



VINCE NICOLETTI
DIRECTOR

PLANNING AND DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Code Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

March 3, 2026

To: Board of Supervisors Communications Received

**NOTIFICATION OF REVIEW AND APPROVAL OF AMENDMENT TO JOINT AGREEMENT
TO IMPROVE SUBDIVISION**

County of San Diego Tract No. 5520-1 (FINAL MAP NO. 16668)

The Director of Planning & Development Services is reviewing an Amendment to Joint Agreement to Improve Subdivision for public and private improvements for approval. County Tract No. 5520-1 is in the Lakeside Community Plan Area.

PROJECT DESCRIPTION

This is a request for the Director of Planning & Development Services to approve, authorize, and execute the First Amendment to Joint Agreement to Improve Subdivision for public and private improvements required by County of San Diego Tract No. 5520-1 (Final Map No. 16668), and approve, authorize, the substitution of parties and securities.

County of San Diego Tract No. 5520-1, also known as Germann Tentative Map, is a subdivision consisting of fourteen (14) single-family lots and one (1) HOA lot on a total of 5.28 acres. The project site is located at 9212 Westhill Road, within the Lakeside Community Plan Area of unincorporated San Diego County.

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

Attachment A

Joint Agreement to Improve Major Subdivision

**AMENDMENT TO THE JOINT AGREEMENT TO IMPROVE MAJOR
SUBDIVISION, SUBSTITUTION OF PARTIES AND SUBSTITUTE SECURITY
(COUNTY OF SAN DIEGO TRACT NO. 5520-1, FINAL MAP 16668)
(PDS2024-LDMJIP-50110)**

This Amendment to the Joint Agreement to Improve Major Subdivision, is made and entered into this 3 day of MARCH, 2026, between the County of San Diego, a political subdivision of the State of California ("County"), the Lakeside Water District ("Water District"), the San Diego County Sanitation District ("Sanitation District"), and ROBERT EARNEST GERMANN, SUCCESSOR TRUSTEE, U.D.T. DATED 3-17- 80, F.B.O. EARNEST O. GERMANN AND VIRGINE M. GERMANN, ("Former Owner"), and LAKESIDE NEW HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("New Owner"), with respect to the following:

RECITALS

A. The Director of Planning and Development Services Department for the County ("Director") approved the Final Map for County of San Diego Tract No. 5520-1 (Final Map No. 16668) consisting of fourteen single family residential lots and One HOA lot on a total of 5.28 acres.

B. As a condition of approval of the aforementioned Subdivision in compliance with the Subdivision Map Act, Gov. Code § 66410, et seq., and Section 81.404 of the San Diego County Code of Regulatory Ordinances ("County Code"), the original Owner of the Subdivision agreed to construct certain public improvements pursuant to the "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5520-1", approved by the County Board of Supervisors on 2/16/2026 ("Joint Improvement Agreement").

C. New Owner has entered into an agreement to acquire ownership of the Subdivision and desires to fully assume all obligations of the Former Owner relating to the Joint Improvement Agreement.

AGREEMENT

WHEREFORE, it is agreed by and between the County, District, Former Owner, and New Owner as follows:

1. New Owner fully and unconditionally assumes all obligations of Former Owner as stated in the Joint Improvement Agreement, including but not limited to the obligations to furnish, at their own cost and expense, all labor, equipment, and material to complete the subdivision improvements specified in the Joint Improvement Agreement.
2. Former Owner is hereby released from all obligations stated in the Joint

Improvement Agreement.

3. The Joint Improvement Agreement is hereby amended by substituting New Owner in place of Former Owner in all places.

New Owner provides to County the attached "Joint Improvement Security Agreement Faithful Performance Bond" and "Joint Improvement Security Agreement Labor and Material Bond", as required by the Joint Improvement Agreement, to guarantee the performance of all acts, duties and obligations set forth in the Joint Improvement Agreement. County agrees that the "Joint Improvement Security Agreement Faithful Performance Bond" and "Joint Improvement Security Agreement Labor and Material Bond" previously delivered by Former Owner shall automatically terminate upon approval of this Amendment by the County.

4. Except as herein amended, the Joint Improvement Agreement and all provisions, terms and conditions thereof shall remain in full force and effect.
5. Whenever references are made in the Joint Improvement Agreement to County and/or District, the County and the District may act or exercise rights under the agreements either: (a) jointly, or (b) severally and individually acting independently of the other.
6. Notwithstanding any provisions in this Amendment to the Joint Improvement Agreement to the contrary, no release, termination or substitution of parties authorized herein (a "Released Party") shall relieve Released Party of liability for any loss, claim or damage sustained by another party as a result of any breach by such Released Party of the terms and conditions of the Joint Improvement Agreement.
7. This Amendment to the Joint Improvement Agreement may be executed in counterparts, each of which shall be fully effective as an original, and all of which together shall constitute one and the same instrument.
8. This Assumption Agreement and the Joint Improvement Agreement shall be governed by and construed according to the laws of the State of California without regard to choice of law principles. Venue for any litigation shall be brought only in the state courts of California or in the federal courts located in San Diego County, California. New 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 Assumption Agreement to be executed as of the date first written above.

FORMER OWNER

ROBERT EARNEST GERMANN, SUCCESSOR TRUSTEE, U.D.T. DATED 3-17-80, F.B.O. EARNEST O. GERMANN AND VIRGINE M. GERMANN



By: ROBERT EARNEST GERMANN

NEW OWNER

LAKESIDE NEW HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: RC2DEV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, its
Manager

By: SIGNED IN COUNTER PARTS
Rey Ross, Manager

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

FORMER OWNER

ROBERT EARNEST GERMANN, SUCCESSOR TRUSTEE, U.D.T. DATED 3-17-80, F.B.O. EARNEST O. GERMANN AND VIRGINE M. GERMANN

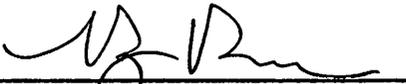
SIGNED IN COUNTERPARTS

By: ROBERT EARNEST GERMANN

NEW OWNER

LAKESIDE NEW HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: RC2DEV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, its
Manager

By: 
Rey Ross, Manager

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 October 20, 2025 before me, Maihar Meakha (Notary Public),
(Here insert name and title of the officer)

personally appeared Key Pass,
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]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Amendment to the Joint
(Title or description of attached document)

Agreement
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer
_____ (Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

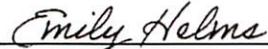
INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

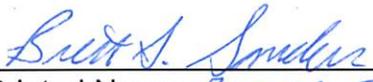
COUNTY OF SAN DIEGO

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

By: 
Clerk of the Board of Supervisors

By: 
Senior Deputy

LAKESIDE WATER DISTRICT

By: 
Printed Name BRETT L. SANDERS
Printed Title GENERAL MANAGER

San Diego County Sanitation District

By: 
Clerk of the Board of Directors

Note: Notary acknowledgements required for signatures

** see attached certificate*

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

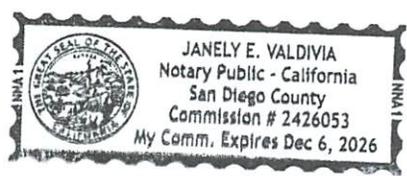
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On March 6, 2026 before me, Janely E. Valdivia, Notary Public
Date 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.



Place Notary Seal and/or Stamp Above

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 [Handwritten Signature]
Signature of Notary Public

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: Amendment to the Joint Agreement to Improve major subdivision, substitution of parties and substitute security
Document Date: March 3, 2026 Number of Pages: 9 including cert.
Signer(s) Other Than Named Above: N/A (County of San Diego Tract No. 5520-1, Final map 16668)

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:

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 California }
County of San Diego } SS.

On Nov. 5, 2025, before me, Michelle Baker, Notary Public,
DATE

personally appeared Brett L. Sanders, 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.



PLACE NOTARY SEAL IN ABOVE SPACE

Michelle Baker

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

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

RIGHT
THUMBPRINT
OF
SIGNER

OTHER



Attachment B
Faithful Performance
Bond

**JOINT IMPROVEMENT SECURITY AGREEMENT
FAITHFUL PERFORMANCE BOND**

(PDS2024-LDMJIP-50110)
(Multiple Districts)

WHEREAS, the Board of Supervisors of the County of San Diego, State of California ("County"), the Lakeside Water District ("Water District"), the San Diego County Sanitation District ("Sanitation District"), and LAKESIDE NEW HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("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. 5520-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5520-1" ("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, We, Owner and AMERICAN CONTRACTORS INDEMNITY COMPANY, organized and existing under the laws of the State of California, and authorized to act as surety in the State of California, as surety, are held and firmly bound unto the County, Water District and Sanitation District (individually, "District," or collectively, "Districts") in the penal sum of **One Million Three Hundred Sixty Nine Thousand Nine Hundred Dollars and No/100 (\$1,369,900.00)** 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, Districts, and their respective officers, agents and employees, 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 County's Director of Public Works ("Director") and Districts for a reduction in the penal amount of this surety bond. If Director and Districts 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 "Amounts of Security" of the Joint Agreement to Improve.

When Director and Districts 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 County and Districts, the Clerk of the Board of Supervisors and the Clerk for the Districts 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 Districts, 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 Districts 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 Districts 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 Districts, Owner is entitled to a ninety-five percent (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 Districts 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 and agree this surety bond replaces in its entirety that certain Joint Improvement Security Agreement Faithful Performance Bond between Robert Earnest Germann, Successor Trustee, U.D.T. Dated 3-17-80, F.B.O. Earnest O. Germann and Virgine M. Germann, the County, the Water District, and the Sanitation District.

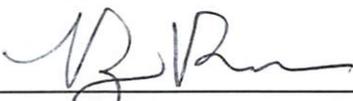
8. The parties acknowledge that the Joint Agreement to Improve is appended to this surety bond.

IN WITNESS WHEREOF, this instrument has been duly executed by Owner and surety above named, on January 28th, 20 26.

OWNER

LAKESIDE NEW HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: RC2DEV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, its Manager

By: 

Rey Ross, Manager

Surety Name and Address

AMERICAN CONTRACTORS INDEMNITY COMPANY
801 South Figueroa Street, Suite 700
Los Angeles, CA 90017



By: Albert Melendez, Attorney-in-Fact



- 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.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 }

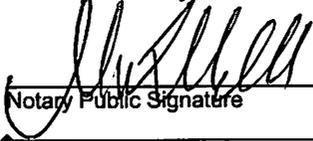
County of SAN DIEGO }

On 02-02-2026 before me, Maihar Meakha (Notary Public),
(Here insert name and title of the officer)

personally appeared Key Ross,
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.



Notary Public Signature

(Notary Public Seal)



INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Joint Improvement Security
(Title or description of attached document)

Agreement For Full Performance Bond
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

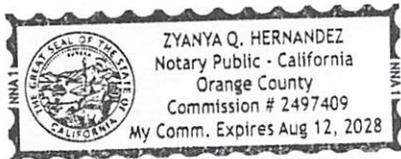
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On JAN 28 2026, before me, Zyanya Q. Hernandez, Notary Public,
personally appeared Albert Melendez

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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE Zyanya Q. Hernandez

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

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____



TOKIOMARINE
HCC

POWER OF ATTORNEY

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Erik Johansson, Jennifer Anaya, Melissa Lopez, Albert Melendez, Christina Rogers, Joaquin Perez, Vanessa Ramirez, Jessica T. Garcia, Zyanya Hernandez or Jonathan Batin of Tustin, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed ***** UNLIMITED ***** Dollars (*** UNLIMITED ***).

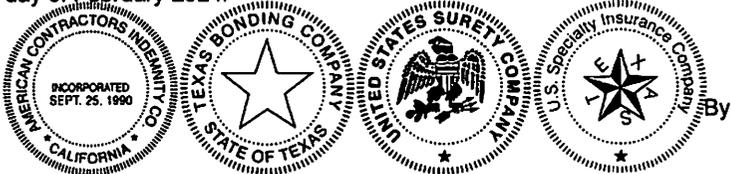
This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary 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 and 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, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, 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 Corporate Secretary.

Be it 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, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of February 2024.



AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY, UNITED STATES SURETY COMPANY, U.S. SPECIALTY INSURANCE COMPANY

Daniel P. Aguilar, Vice President

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 Los Angeles

On this 1st day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 28th day of January, 2026.

Bond No. 1001237696
Agency No. 19261 - PDF POA



Kio Lo, Assistant Secretary

visit tmhcc.com/surety for more information



TOKIOMARINE
HCC

Surety Group
801 S. Figueroa Street, Suite 700
Los Angeles, CA 90017 USA
Tel: 310-649-0990

SURETY BOND SEAL ADDENDUM

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

Due to logistical issues associated with the use of traditional seals during this COVID-19 pandemic, American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, (individually, the "Company" and collectively, the "Companies") have authorized its Attorneys-in-Fact to affix the Companies' corporate seal to any bond executed on behalf of the Companies by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of any of the Companies by its Attorney-in-Fact, each Company hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 1st day of April 2020.

**American Contractors Indemnity Company, Texas Bonding Company,
United States Surety Company and U.S. Specialty Insurance Company**



By: Frank Mester
Frank Mester, Vice President

Attachment C
Labor and Material
Bond

**JOINT IMPROVEMENT SECURITY AGREEMENT
LABOR AND MATERIAL BOND**

(PDS2024-LDMJIP-50110)
(Multiple Districts)

WHEREAS, the Board of Supervisors of the County of San Diego, State of California ("County"), the Lakeside Water District ("Water District"), the San Diego County Sanitation District ("Sanitation District"), and LAKESIDE NEW HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY("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. 5520-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5520-1" ("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 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 the undersigned, as corporate surety, are held firmly bound unto the County, Districts, 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 **Six Hundred Eighty Four Thousand Nine Hundred Fifty Dollars and No/100 (\$684,950.00)**, 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.

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 Districts, 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 and agree this surety bond replaces in its entirety that certain Joint Improvement Security Agreement Labor and Material Bond between Robert Earnest Germann, Successor Trustee, U.D.T. Dated 3-17-80, F.B.O. Earnest O. Germann and Virgine M. Germann, the County, the Water District, and the Sanitation District.

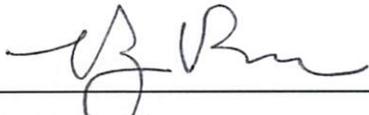
5. The parties acknowledge that the Joint Agreement to Improve is appended to this surety bonds.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named on, January 28th, 2026.

OWNER

LAKESIDE NEW HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: RC2DEV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, its Manager

By: 

Rey Ross, Manager

Surety name and address

AMERICAN CONTRACTORS INDEMNITY COMPANY
801 South Figueroa Street, Suite 700
Los Angeles, CA 90017



By: Albert Melendez, Attorney-in-Fact



- 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.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 02-02-2026 before me, Maihar Meakha (Notary Public),
(Here insert name and title of the officer)

personally appeared Rey Ross,
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.

[Handwritten Signature]

Notary Public Signature

(Notary Public Seal)



INSTRUCTIONS FOR COMPLETING THIS FORM

ADDITIONAL OPTIONAL INFORMATION

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

DESCRIPTION OF THE ATTACHED DOCUMENT

Joint Improvement Security
(Title or description of attached document)

Agreement Labor and Material
(Title or description of attached document continued) Band

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

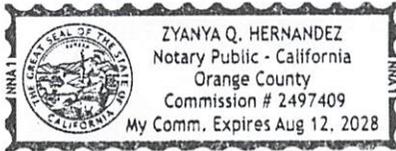
State of California }
County of Orange }

JAN 28 2026

On _____, before me, Zyanya Q. Hernandez, Notary Public,
personally appeared Albert Melendez

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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE Zyanya Q. Hernandez

PLACE NOTARY SEAL ABOVE

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

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____



TOKIOMARINE
HCC

POWER OF ATTORNEY

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Erik Johansson, Jennifer Anaya, Melissa Lopez, Albert Melendez, Christina Rogers, Joaquin Perez, Vanessa Ramirez, Jessica T. Garcia, Zyanya Hernandez or Jonathan Batin of Tustin, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed ***** UNLIMITED ***** Dollars (*** UNLIMITED ***).

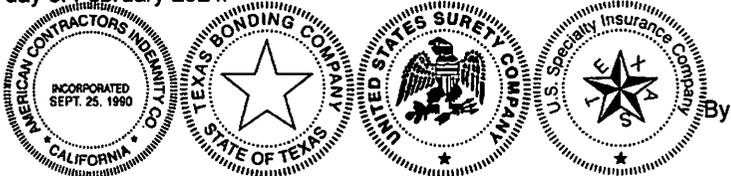
This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary 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 and 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, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, 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 Corporate Secretary.

Be it 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, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of February 2024.



AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY, UNITED STATES SURETY COMPANY, U.S. SPECIALTY INSURANCE COMPANY

[Signature]
Daniel P. Aguilar, Vice President

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 Los Angeles

On this 1st day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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]* (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 28th day of January, 2026.

Bond No. 1001237696
Agency No. 19261 - PDF POA



[Signature]
Kio Lo, Assistant Secretary

visit tmhcc.com/surety for more information



TOKIOMARINE
HCC

Surety Group
801 S. Figueroa Street, Suite 700
Los Angeles, CA 90017 USA
Tel: 310-649-0990

SURETY BOND SEAL ADDENDUM

**AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY**

Due to logistical issues associated with the use of traditional seals during this COVID-19 pandemic, American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, (individually, the "Company" and collectively, the "Companies") have authorized its Attorneys-in-Fact to affix the Companies' corporate seal to any bond executed on behalf of the Companies by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of any of the Companies by its Attorney-in-Fact, each Company hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 1st day of April 2020.

**American Contractors Indemnity Company, Texas Bonding Company,
United States Surety Company and U.S. Specialty Insurance Company**



By: Frank Mester
Frank Mester, Vice President

Attachment D
Director Approval



**County of San Diego,
Planning & Development Services**

March 3, 2026

COUNTY OF SAN DIEGO TRACT NO. 5520-1 (FINAL MAP NO. 16668):

**APPROVAL OF AMENDMENT TO JOINT AGREEMENT TO IMPROVE MAJOR
SUBDIVISION, SUBSTITUTION OF PARTIES AND SUBSTITUTE SECURITY FOR
GERMANN TENTATIVE MAP LOCATED IN THE LAKESIDE COMMUNITY PLAN
AREA (DISTRICT: 2)**

OVERVIEW: This is a request for the Director of Planning & Development Services to approve, authorize, and execute the First Amendment to Joint Agreement to Improve Subdivision for public and private improvements required by County of San Diego Tract No. 5520-1 and approve, authorize, and the substitution of parties and securities. County of San Diego Tract No. 5520-1, also known as Germann Tentative Map, is a subdivision consisting of fourteen single-family residential lots and one HOA lot on a total of 5.28 acres. The project site is located at 9212 Westhill Road, within the Lakeside Community Plan Area of unincorporated San Diego County.

RECOMMENDATION(S)

DEPUTY DIRECTOR, PLANNING & DEVELOPMENT SERVICES (PDS)

1. Find that the approval of the First Amendment to Joint Agreement to Improve Subdivision (First Amendment), the substitution of parties and substitute securities, and associated actions for County of San Diego (County) Tract No. 5520-1 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 and authorize the Clerk of the Board of Supervisors (Clerk) to execute the First Amendment which includes street improvements, sewer facilities, water facilities, and final monumentation, to document the change in ownership, and substitution of security.

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.

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



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

March 3, 2026

To: Board of Supervisors Communications Received

NOTIFICATION OF REVIEW AND APPROVAL OF FINAL MAP APPLICATION

County of San Diego Tract No. 5615-1

The Director of Planning & Development Services is reviewing a Final Map application for approval. The Final Map, County Tract No. 5615-1, is in the Bonsall and Fallbrook Community 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. 5615-1; accept related easements; and approve, authorize, and execute the Joint Agreement to Improve Major Subdivision (Joint Agreement for Improvements) for public improvements.

County of San Diego Tract No. 5615-1, also known as Ocean Breeze Ranch Tentative Map, consists of a total of 66 lots which includes two (2) future development lots, one (1) equestrian estate lot, 14 residential estate lots, 21 HOA open spaces, 10 HOA basin lots, one HOA private park, one (1) HOA lift station, one (1) private road, one (1) Equestrian MUP lot, two (2) public parks lots, 11 biological open space lots, and one (1) remainder lot on 1402.46 acres. The project site is located at 5820 West Lilac Road within the Bonsall and Fallbrook Community Plan Area of 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

Final Map

MAP NO.

SHEET 1 OF 6 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 5520-1

BEING A SUBDIVISION OF A PORTION OF LOT 78 OF THE RINGBRIER PLATS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1896, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 14, 1917

SECTIONAL QUANTITIES PREPARED BY FIELD MEASUREMENT TITLE COMPANY, OFFICE NO. INC-7182278

OWNER'S STATEMENT

I, OWNER STATE THAT THE LAND HEREIN IS NOT SUBJECT TO ANY MORTGAGE OR OTHER ENCUMBRANCE...

SIGNATURE COMMISSION STATEMENT

BE STATEMENT OF THE PUBLIC LANDS, COUNTY OF SAN DIEGO, CALIFORNIA...

SAN DIEGO COUNTY SANITARIAN DISTRICT ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE SANITARIAN AS SHOWN ON THIS MAP...

SUBVERTOR'S STATEMENT

I, JOHN J. GIBSON, A PERSONS, LAND SURVEYOR, STATE THAT THE SAID...



NOTARY ACKNOWLEDGEMENT

A FREE PUBLIC STATE OF CALIFORNIA, COUNTY OF SAN DIEGO...

COUNTY SUBVERTOR'S STATEMENT

I, JOHN J. GIBSON, COUNTY CLERK SAN DIEGO COUNTY, STATE THAT...



TAX DEPOSIT CERTIFICATE

I, JOHN GIBSON, CLERK OF THE COUNTY OF SAN DIEGO, COUNTY CLERK...

COUNTY CLERK'S CERTIFICATE

I, JOHN GIBSON, CLERK OF THE COUNTY OF SAN DIEGO, COUNTY CLERK...

COUNTY RECORDER'S CERTIFICATE

I, JOHN J. GIBSON, RECORDER OF THE COUNTY OF SAN DIEGO, COUNTY RECORDER...

OWNER'S STATEMENT (continued) regarding mortgages and encumbrances.

SIGNATURE COMMISSION STATEMENT (continued) regarding public lands.

SAN DIEGO COUNTY SANITARIAN DISTRICT ACCEPTANCE CERTIFICATE (continued) regarding health regulations.

SUBVERTOR'S STATEMENT (continued) regarding survey details.

Notary signature and seal for the Owner's Statement.

ESQUIRE'S WARRANTS AMENDMENT and other legal notices.

BONDS AND ASSESSMENT CERTIFICATE and other financial documents.

COUNTY CLERK'S CERTIFICATE (continued) regarding record keeping.

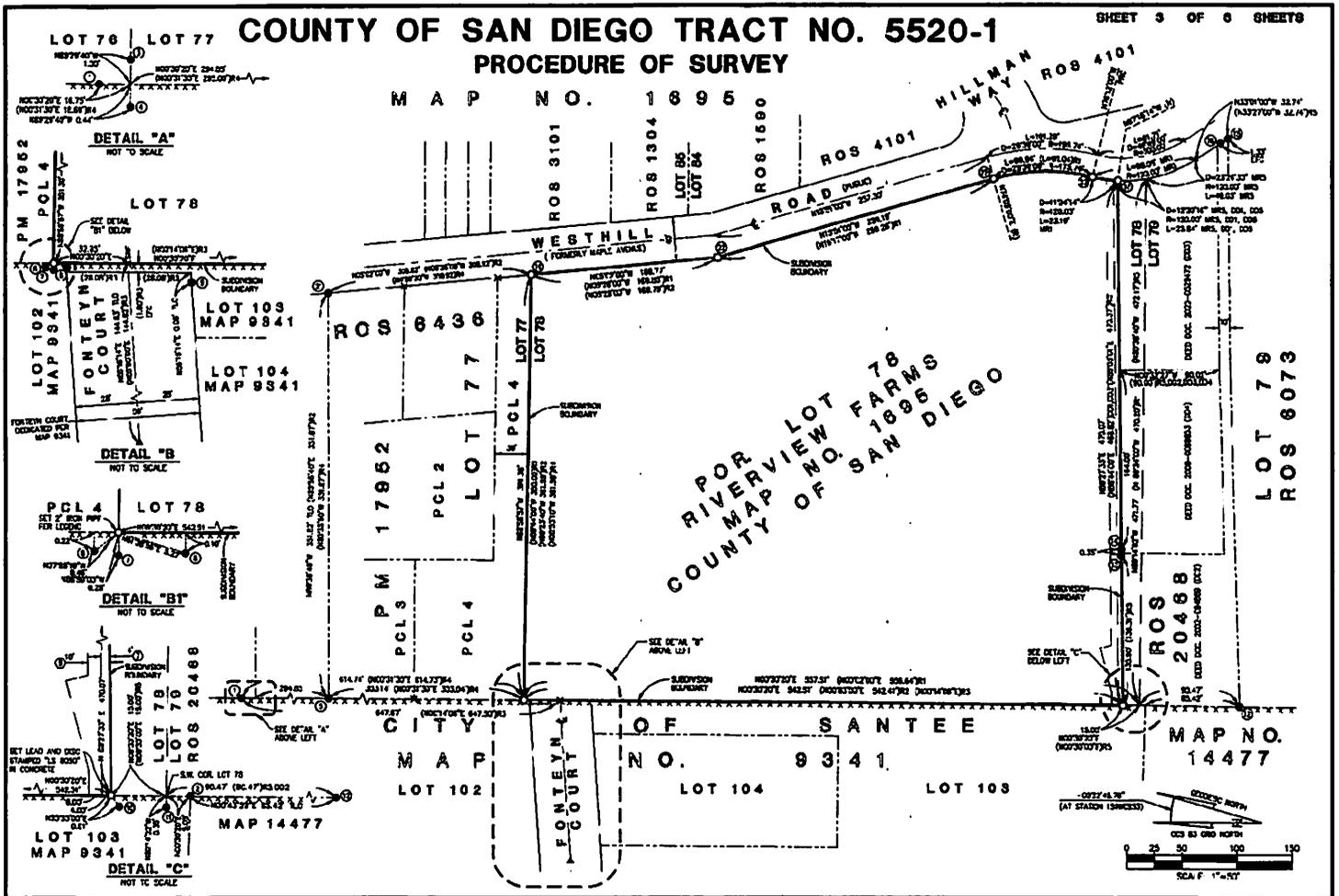
COUNTY RECORDER'S CERTIFICATE (continued) regarding recording.

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5520-1
PROCEDURE OF SURVEY

SHEET 3 OF 6 SHEETS

MAP NO. 1895



MAP NO.

SHEET 4 OF 6 SHEETS

COUNTY OF SAN DIEGO TRACT NO. '5520-1

EASEMENT LEGEND:

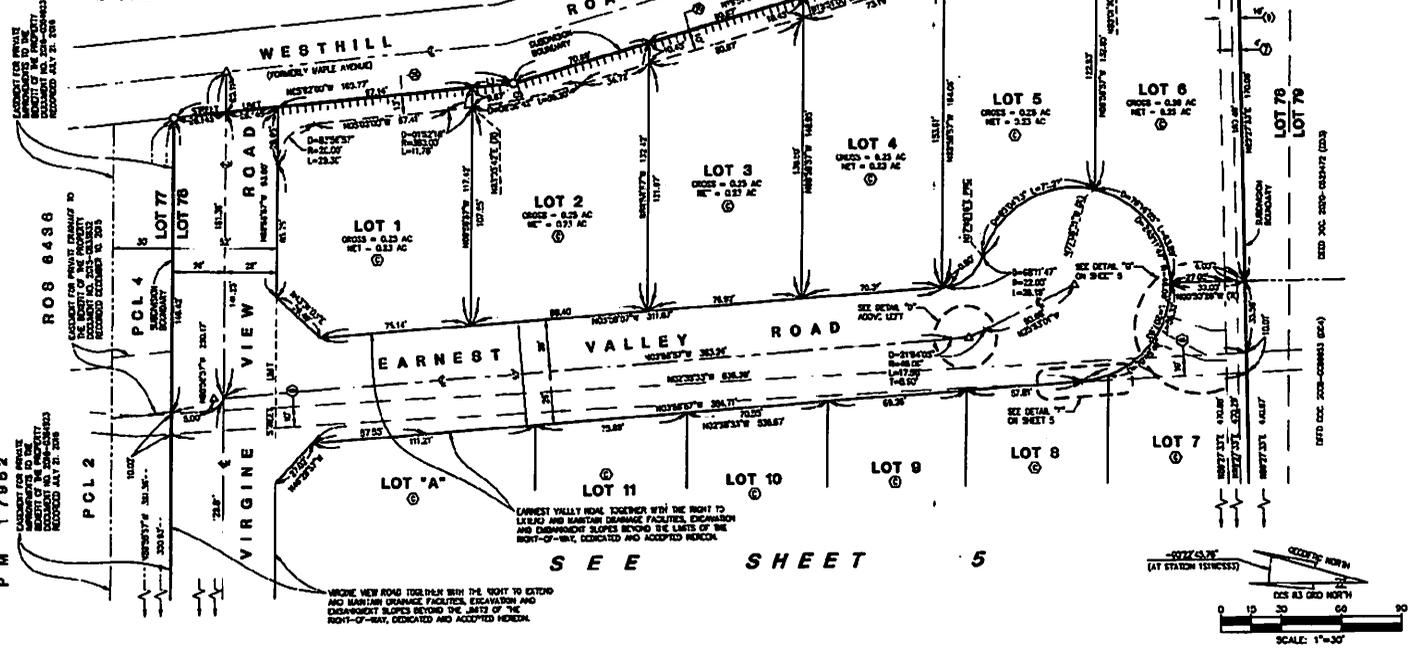
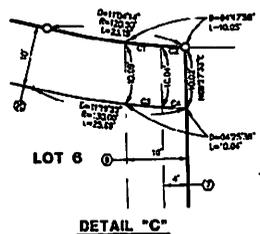
- ① PRIVATE DRAINAGE EASEMENT RECESSION FOR THE BENEFIT OF THE DRAINAGE, ITS SUCCESSORS AND/OR AGENCIES
- ② EASEMENT GRANTED TO AND ACCEPTED BY SAN DIEGO COUNTY SANITATION DISTRICT
- ③ AVIGATION EASEMENT TO THE COUNTY OF SAN DIEGO OVER LOTS 1-11, HOLDINGS, AND LOT 8 OF THIS SUBDIVISION GRANTED AND ACCEPTED HEREIN

CURVE DATA TABLE

NO.	DELTA	CHORD	LENGTH
1	172.50°	172.50'	172.50'
2	172.50°	172.50'	172.50'
3	172.50°	172.50'	172.50'
4	172.50°	172.50'	172.50'
5	172.50°	172.50'	172.50'
6	172.50°	172.50'	172.50'
7	172.50°	172.50'	172.50'
8	172.50°	172.50'	172.50'
9	172.50°	172.50'	172.50'
10	172.50°	172.50'	172.50'
11	172.50°	172.50'	172.50'

LINE DATA TABLE

NO.	BEARING	LENGTH
1	N 0° 00' 00" W	172.50'
2	S 0° 00' 00" E	172.50'
3	N 0° 00' 00" W	172.50'
4	S 0° 00' 00" E	172.50'
5	N 0° 00' 00" W	172.50'
6	S 0° 00' 00" E	172.50'
7	N 0° 00' 00" W	172.50'
8	S 0° 00' 00" E	172.50'
9	N 0° 00' 00" W	172.50'
10	S 0° 00' 00" E	172.50'
11	N 0° 00' 00" W	172.50'



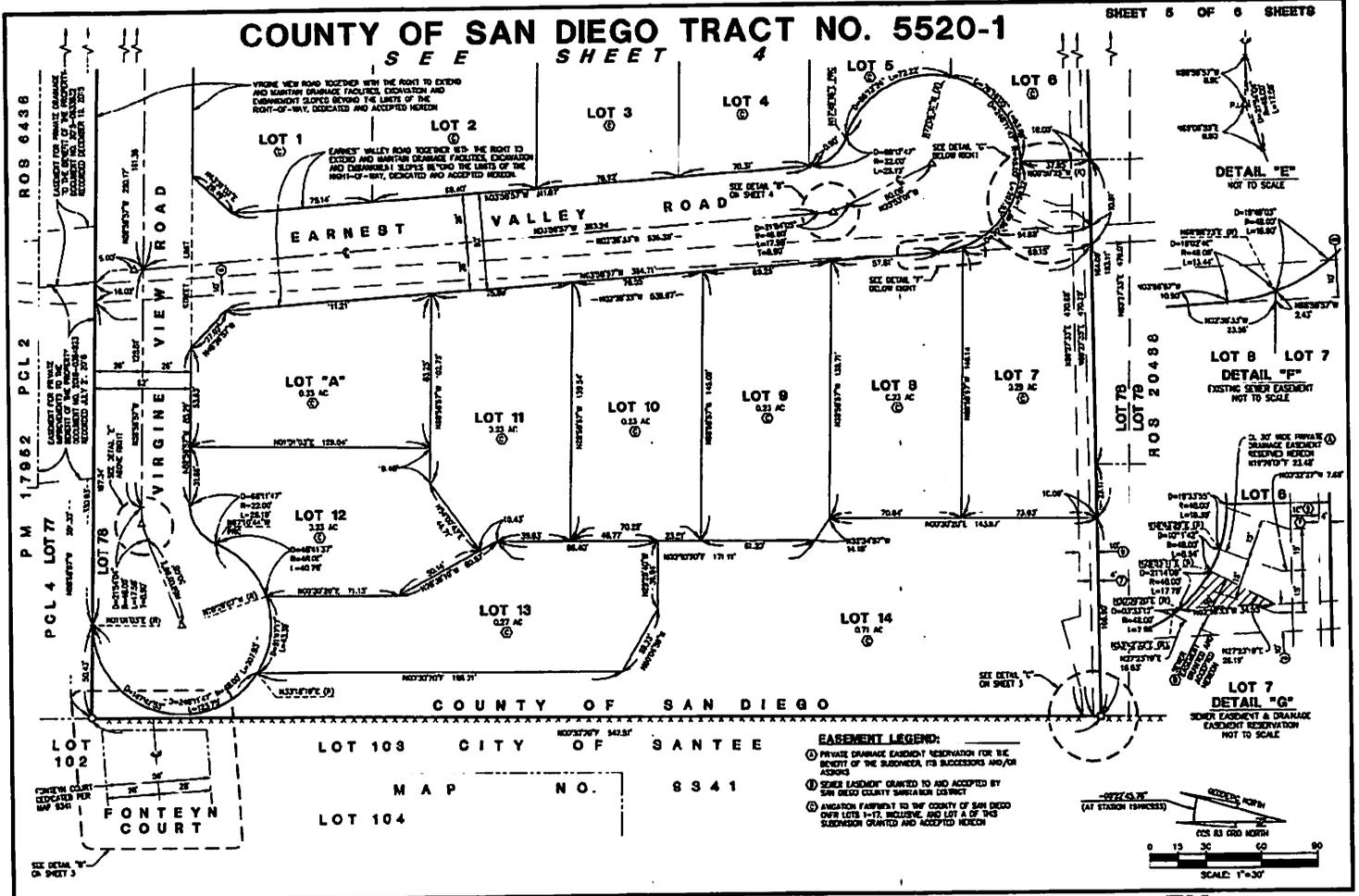
SEE SHEET 5

MAP NO.

SHEET 5 OF 6 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 5520-1

S E E SHEET 4

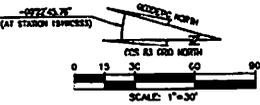


DETAIL "E"
NOT TO SCALE

LOT 8 LOT 7
DETAIL "F"
EXISTING SETBACK EASEMENT
NOT TO SCALE

LOT 6
DETAIL "G"
SETBACK EASEMENT & DRAINAGE
EASEMENT RESERVATION
NOT TO SCALE

- EASEMENT LEGEND:**
- ① PRIVATE DRAINAGE EASEMENT RESERVATION FOR THE BENEFIT OF THE SUBNEEDED, ITS SUCCESSORS AND/OR ASSIGNS
 - ② SCHEMATIC EASEMENT GRANTED TO AND ACCEPTED BY SAN DIEGO COUNTY SANITARIAN DISTRICT
 - ③ AVIGATION EASEMENT TO THE COUNTY OF SAN DIEGO OVER LOTS 1-14, HEREIN, AND LOT 14 OF THIS SUBNEEDED GRANTED AND ACCEPTED HEREON

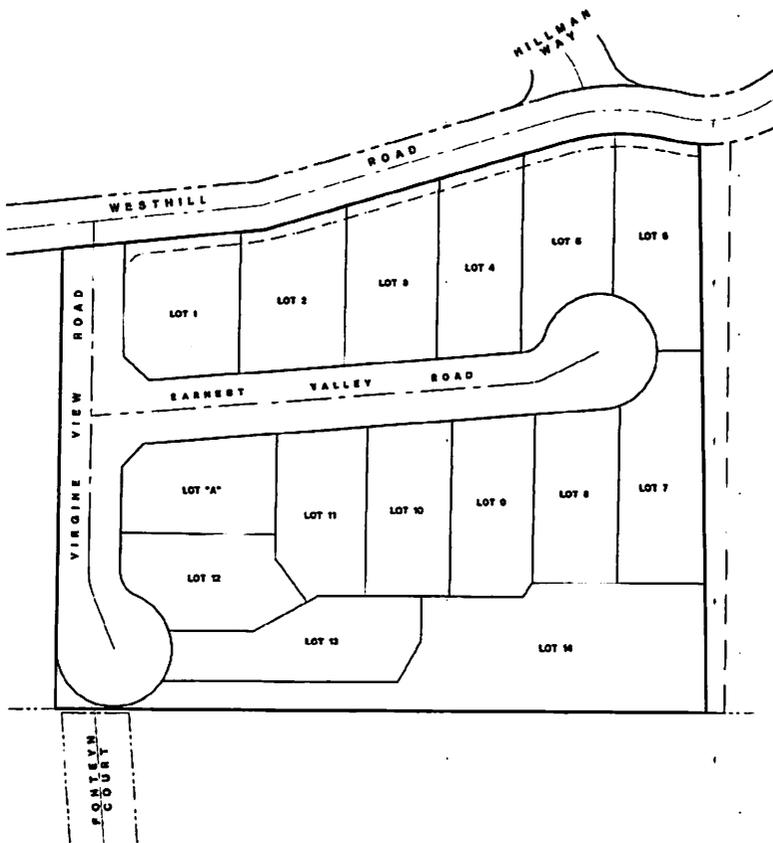


MAP NO. 8341

MAP NO.

SHEET 6 OF 6 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 5520-1
NON-TITLE INFORMATION



NOTES

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

SOLAR NOTE

THIS SUBDIVISION HAS A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH LOT ALLOWED BY THIS SUBDIVISION PURSUANT TO SECTION 81.40(a) OF THE SUBDIVISION ORDINANCE.

FLOOD ZONE

THIS SUBDIVISION LIES WITHIN ZONE "X" (OTHER 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 NO. OF 2015, MAP NO. 0602020404, MAP REVISED MAY 19, 2012, AS MAINTAINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).



COUNTY OF SAN DIEGO TRACT NO. 5615-1

MAP NO.

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 6400, SUBSECTION (b)(2)(B) OF THE SUBDIVISION MAP ACT, THESE PARTIES BEING: (1) CARMEL REYES AND A TRUST AND (2) SCHNEIDER, THE TRUSTEES OF THE CARMEL TRUST.

SAN LUIS REY ESTATE TRUST COMPANY.

- (1) FOR ELECTRIC TRANSMISSION LINE AND RECEIVING TOWER, RECORDS RECORDED JANUARY 14, 1983 IN BOOK 324, PAGE 22, O.K.

CHAS. FRYMAYL, ET AL.

- (1) FOR ELECTRIC TRANSMISSION LINES AND CONSTRUCTION, INSTALLATION AND MAINTENANCE OF A TOWER, RECORDS RECORDED JAN. 17TH IN BOOK 314, PAGE 24, O.K.

SAN DIEGO GAS & ELECTRIC COMPANY.

- (1) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 2233) RECORDED FEBRUARY 4, 1983 IN BOOK 112, PAGE 208, O.K. (EXCEPT TO BE VALIDATED AFTER THE RECORDATION OF THE MAP)
- (2) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 1343) RECORDED MAY 14, 1948 IN BOOK 514, PAGE 111, O.K. (EXCEPT TO BE VALIDATED AFTER THE RECORDATION OF THE MAP)
- (3) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 1443) RECORDED MAY 24, 1948 IN BOOK 514, PAGE 111, O.K. (EXCEPT TO BE VALIDATED AFTER THE RECORDATION OF THE MAP)
- (4) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 2073) RECORDED AUGUST 14, 1943 IN BOOK 104, PAGE 234, O.K. (EXCEPT TO BE VALIDATED AFTER THE RECORDATION OF THE MAP)
- (5) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 1455) RECORDED AUGUST 14, 1943 IN FILE NO. 1943-03744, O.K. (EXCEPT TO BE VALIDATED AFTER THE RECORDATION OF THE MAP)
- (6) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 1455) RECORDED OCTOBER 14, 2014 AS DOCUMENT NO. 2014-03548, O.K. (EXCEPT TO BE VALIDATED AFTER THE RECORDATION OF THE MAP)
- (7) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 1455) RECORDED JUNE 24, 2014 AS DOCUMENT NO. 2014-03144, O.K.
- (8) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 1455) RECORDED FEBRUARY 14, 1983 IN BOOK 112, PAGE 208, O.K. (EXCEPT TO BE VALIDATED AFTER THE RECORDATION OF THE MAP)
- (9) FOR FUEL LINES AND UNDERGROUND CONDUITS (PW 1455) RECORDED OCTOBER 14, 2014 AS DOCUMENT NO. 2014-03548, O.K.

COUNTY OF SAN DIEGO.

- (1) FOR ROAD AND RECEIVING TOWERS RECORDED SEPTEMBER 24, 1928 IN BOOK 147 IN BOOK 253, PAGE 144, O.K.
- (2) FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ROAD PWR LINES RECORDED MAY 29, 1939 IN BOOK 792, PAGE 312, O.K.
- (3) FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ROAD PWR LINES RECORDED MAY 29, 1939 IN BOOK 792, PAGE 312, O.K.
- (4) FOR ROAD AND RECEIVING TOWERS RECORDED APRIL 21, 1913 AS DOCUMENT NO. 2014-03042, O.K.
- (5) FOR LATED USE ONLY SPACE RECORDED OCTOBER 14, 2014 AS DOCUMENT NO. 2014-03042, O.K.

SAN DIEGO COUNTY WATER AUTHORITY, A STATE AGENCY.

- (1) FOR ROAD AND RECEIVING TOWERS RECORDED SEPTEMBER 24, 1928 IN BOOK 147 IN BOOK 253, PAGE 144, O.K.
- (2) FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ROAD PWR LINES RECORDED MAY 29, 1939 IN BOOK 792, PAGE 312, O.K.
- (3) FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ROAD PWR LINES RECORDED MAY 29, 1939 IN BOOK 792, PAGE 312, O.K.
- (4) FOR ROAD AND RECEIVING TOWERS RECORDED APRIL 21, 1913 AS DOCUMENT NO. 2014-03042, O.K.
- (5) FOR LATED USE ONLY SPACE RECORDED OCTOBER 14, 2014 AS DOCUMENT NO. 2014-03042, O.K.

SIGNATURE OMISSION STATEMENT CONTINUED

Signature Omission, with respect:

holder of the following easement:

- (1) FOR ROAD PWR LINES RECORDED SEPTEMBER 14, 1913 AS FILE NO. 2014-03042, O.K.
- (2) RECEIVING AND AIR RECEIVING TOWERS RECORDED JUNE 21, 2014 AS DOCUMENT NO. 2014-03042, O.K.

SAN LUIS REY CO., A FEDERAL CORPORATION.

holder of the following easement:

- (1) FOR PRIVATE WATER SERVICE TOWERS AND RECEIVING TOWERS RECORDED MAY 29, 1939 AS FILE NO. 1939-03708, O.K. AND EXCEPT TO BE VALIDATED AFTER THE RECORDATION OF THE MAP.

NO OPERATING USE.

THE UTILITIES REGULATORY COMMISSION HAS ISSUED TOWERS, MAINTENANCE AND TOWER SERVICE RECORDS MAY 24, 2014 AS DOCUMENT NO. 2014-03144, O.K.

ADRIAN DINE, (Sole of Title Hold)

holder of the following easement:

- (1) FOR HIGH-CAPACITY ACCESS ROUTE RECORDED APRIL 14, 2014 AS DOCUMENT NO. 2014-03144, O.K.

ADRIAN DINE, (Sole of Title Hold)

holder of the following easement:

- (1) FOR HIGH-CAPACITY ACCESS ROUTE RECORDED APRIL 14, 2014 AS DOCUMENT NO. 2014-03144, O.K.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OF GOOD STANDING CONFIRMS THE CONTRACT DOCUMENT IS WHOLE AND COMPLETE AS ATTACHED AND NOT BE IMPROPERLY REVISED, ALTERED OR VALIDITY OF THIS DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

or Shawna L. Weber, either as Sole or Joint with Michael L. Weber

PERSONALLY APPEARED Shawna L. Weber, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires April 9, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, on the day first above written.

NOTARY PUBLIC STATE OF CALIFORNIA

SIGNATURE Shawna L. Weber

NAME (PRINT OR PRINTED) Shawna L. Weber

ADDRESS (PRINT OR PRINTED) 10000 Camino del Rio South, Suite 200, San Diego, CA 92108

COMMISION EXPIRES April 9, 2020

COMMISSION NUMBER OF NOTARY 25831

NOTARY ACKNOWLEDGMENT

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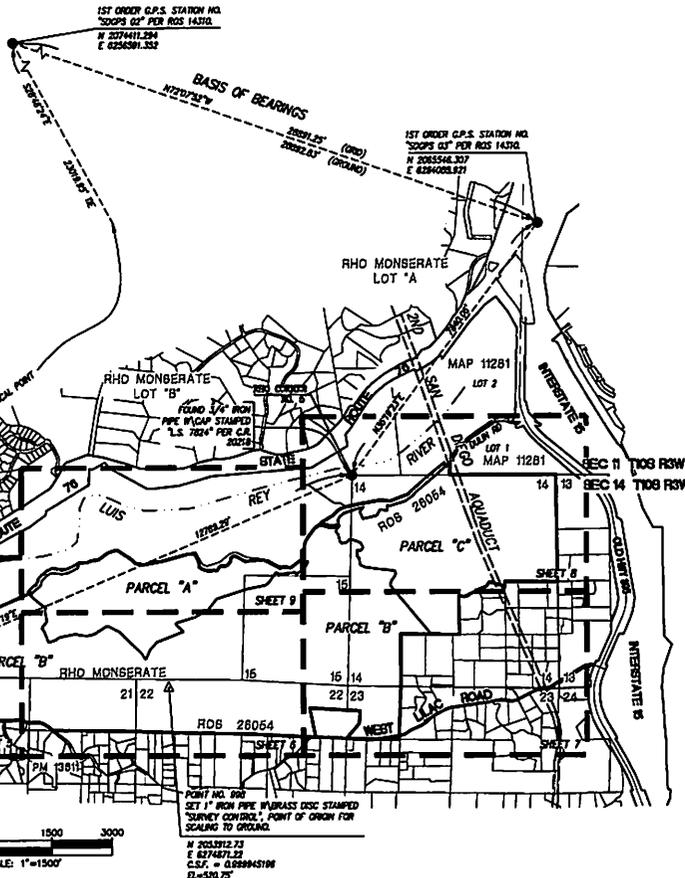
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 4 OF 44 SHEETS



CONFORMANCE ANGLE AT
FCO STATION 896
MAY BE 225°-323.75'



BOUNDARY NOTE

THE PERIMETER BOUNDARY OF CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 17, 2019 AS DOCUMENT NO. 2019-0400308 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, BEING THE BOUNDARY OF TRACT SUBDIVISION, WAS SURVEYED AND MONUMENTED PER RECORD OF SURVEY NO. 26254.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS) OF 1983, ZONE 10, GRID BEARING BETWEEN G.P.S. STATION NO. SCOP'S-03 AND G.P.S. STATION SCOP'S-03 (BOTH HAVING A CCS COORDINATE VALUE OF 1ST ORDER OR BETTER) PER RECORD OF SURVEY NO. 14350.

I.E. SOUTH 72°07'52" EAST

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID LEVEL DISTANCES, MULTIPLY DISTANCES BY 0.9999716. GRID DISTANCE + GROUND DISTANCE X COMBINED SCALE FACTOR, USED AN AVERAGE SITE ELEVATION OF 300' TO DETERMINE COMBINED SCALE FACTOR. QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF S&D SYSTEM.

PROCEDURE LEGEND

- (A) ● INDICATES FOUND 3" IRON PIPE WITH DISC MARKED "S.S. 8601" SQUARE" PER RECORD OF SURVEY NO. 26254
- (B) ● INDICATES FOUND REBAR WITH ALUMINUM CAP STAMPED "S.S. 8601" SQUARE" PER RECORD OF SURVEY NO. 26254, UNLESS OTHERWISE NOTED
- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES FOUND M-10 STREET WELL MARK WITH DISC STAMPED "S.S. 8537" PER MAP 18443, UNLESS OTHERWISE NOTED.
- INDICATES CLEAR SPACE EASEMENT MARKERS PER COUNTY OF SAN DIEGO DESIGN STANDARD 05-18 TYPE 1, SET IN TOP OF CURB OR CONCRETE WALK, UPON THE COMPLETION OF IMPROVEMENTS
- △ INDICATES M-10 STREET CENTERLINE WELL MONUMENT WITH DISC STAMPED "S.S. 8601" TO BE SET, UNLESS OTHERWISE NOTED.
- ▲ INDICATES M-10 STREET CENTERLINE WELL MONUMENT WITH DISC STAMPED "S.S. 8601" TO BE SET AT A TYPICAL 5'0" OFFSET ALONG THE TANGENT, UNLESS OTHERWISE NOTED.
- INDICATES SET 2"Ø" IRON PIPE WITH DISC MARKED "S.S. 8601", UNLESS OTHERWISE NOTED.
- INDICATES SET 1 1/4" IRON PIPE WITH DISC MARKED "S.S. 8601", UNLESS OTHERWISE NOTED.
- (J1) INDICATES RECORDED DATA PER RECORD OF SURVEY NO. 8502
- (J2) INDICATES RECORDED DATA PER RECORD OF SURVEY NO. 3634
- (J3) INDICATES RECORDED DATA PER RECORD OF SURVEY NO. 8307
- (J4) INDICATES RECORDED DATA PER PARCEL MAP NO. 1218
- (J5) INDICATES RECORDED DATA PER PARCEL MAP NO. 50962
- (J6) INDICATES RECORDED DATA PER MAP NO. 18443
- (J7) INDICATES RECORDED DATA PER MAP NO. 14163
- < > INDICATES CALCULATED VALUE
- (J001) INDICATES RECORDED VALUE PER DOCUMENT NO. 2008-048323, RECORDED 04/04/2008
- (J002) INDICATES RECORDED VALUE PER DOCUMENT NO. 2010-0474503, RECORDED 04/09/2010
- (J003) INDICATES RECORDED VALUE PER DOCUMENT NO. 2009-048321, RECORDED 04/27/2009
- (J004) INDICATES RECORDED VALUE PER DOCUMENT NO. 2008-0298893, G.L.R., RECORDED 04/04/2008
- INDICATES RANGING AND SECTION BOUNDARY
- - - INDICATES SECTION LINE
- LLL.L INDICATES ADJUTERS ACCESS RIGHTS RELINQUISHED

WEST LILAC ROAD NOTE 1:

MUCH OF WEST LILAC ROAD HAS NO FORMAL DEDICATION OR PUBLIC ROAD EASEMENT BUT IS CONSIDERED A COUNTY (PUBLIC) ROAD. IT IS MAINTAINED BY THE COUNTY AND IS FOUND IN THE COUNTY'S ROAD REGISTER.

BY RESOLUTION, THE COUNTY BOARD OF SUPERVISORS HAS HELD THAT, WHEN THERE IS NO DEDICATION OR PUBLIC ROAD EASEMENT, THE ROAD RIGHT-OF-WAY IS TO BE 40' WIDE AND ENCOMPASS THE ROAD IMPROVEMENTS. THIS SURVEY HAS HELD THE ALIGNMENTS THAT PREVIOUS SURVEYS HAVE ESTABLISHED, AND WHERE NO MONUMENT HAS BEEN OPEN, A 40' WIDTH HAS BEEN SHOWN.

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 5 OF 44 SHEETS

WEST LILAC ROAD NOTE 2:

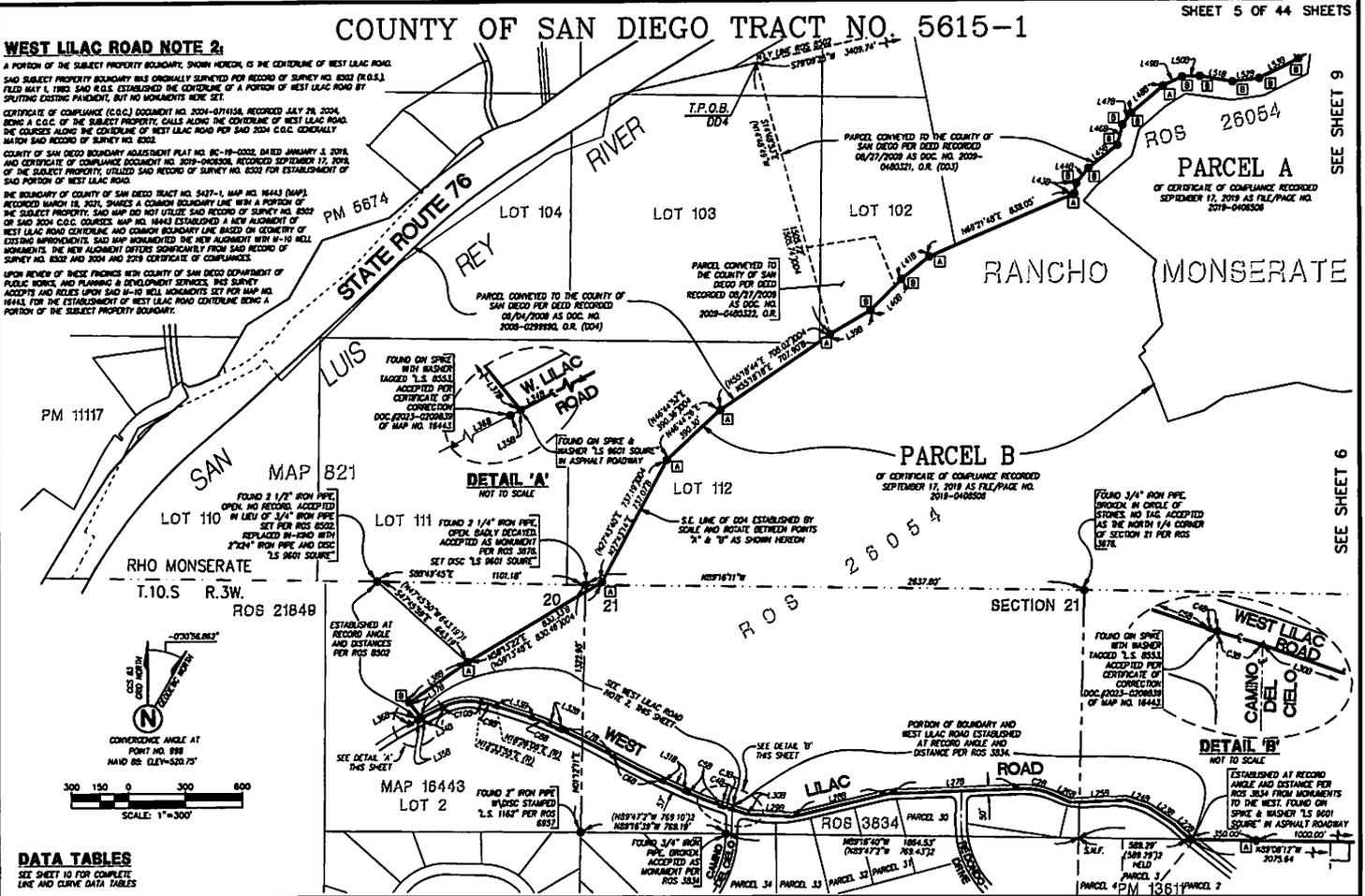
A PORTION OF THE SUBJECT PROPERTY BOUNDARY, SHOWN HEREIN, IS THE CENTERLINE OF WEST LILAC ROAD. SAID SUBJECT PROPERTY BOUNDARY WAS ORIGINALLY SURVEYED FOR RECORD OF SURVEY NO. 8502 (P.L.S.) FILED MAY 1, 1980. SAID R.O.S. ESTABLISHED THE CENTERLINE OF A PORTION OF WEST LILAC ROAD BY SPLITTING EXISTING PARCELS, BUT NO MONUMENTS WERE SET.

CERTIFICATE OF COMPLIANCE (C.O.C.) DOCUMENT NO. 2009-074154, RECORDED JULY 28, 2009, BEING A C.O.C. OF THE SUBJECT PROPERTY, CALLS ALONG THE CENTERLINE OF WEST LILAC ROAD. THE COURSES ALONG THE CENTERLINE OF WEST LILAC ROAD FOR SAID 2009 C.O.C. GENERALLY MATCH SAID RECORD OF SURVEY NO. 8502.

COUNTY OF SAN DIEGO BOUNDARY ADJUSTMENT PLAN NO. BC-19-0002, DATED JANUARY 3, 2019, AND CERTIFICATE OF COMPLIANCE DOCUMENT NO. 2019-040658, RECORDED SEPTEMBER 17, 2019, OF THE SUBJECT PROPERTY, UTILIZED SAID RECORD OF SURVEY NO. 8502 FOR ESTABLISHMENT OF SAID PORTION OF WEST LILAC ROAD.

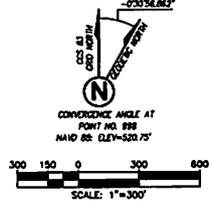
THE BOUNDARY OF COUNTY OF SAN DIEGO TRACT NO. 5615-1, MAP NO. 16443 (MAP), RECORDED MARCH 13, 2021, SHARES A COMMON BOUNDARY LINE WITH A PORTION OF THE SUBJECT PROPERTY. SAID MAP DID NOT UTILIZE SAID RECORD OF SURVEY NO. 8502 OR SAID 2009 C.O.C. COURSES. MAP NO. 16443 ESTABLISHED A NEW ALIGNMENT OF WEST LILAC ROAD CENTERLINE AND COMMON BOUNDARY LINE BASED ON GEOMETRY OF EXISTING IMPROVEMENTS. SAID MAP MONUMENTED THE NEW ALIGNMENT WITH 1/2" IRON MONUMENTS. THE NEW ALIGNMENT DEVIATES SIGNIFICANTLY FROM SAID RECORD OF SURVEY NO. 8502 AND 2009 C.O.C. COURSES.

UPON REVIEW OF THESE FINDINGS WITH COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS AND PLANNING & DEVELOPMENT SERVICES, THIS SURVEY ACCEPTS AND ADOPTS UPON SAID 1/2" IRON MONUMENTS SET FOR MAP NO. 16443, FOR THE ESTABLISHMENT OF WEST LILAC ROAD CENTERLINE BEING A PORTION OF THE SUBJECT PROPERTY BOUNDARY.



DETAIL 'A' NOT TO SCALE

DETAIL 'B' NOT TO SCALE



DATA TABLES SEE SHEET 10 FOR COMPLETE LINE AND CURVE DATA TABLES

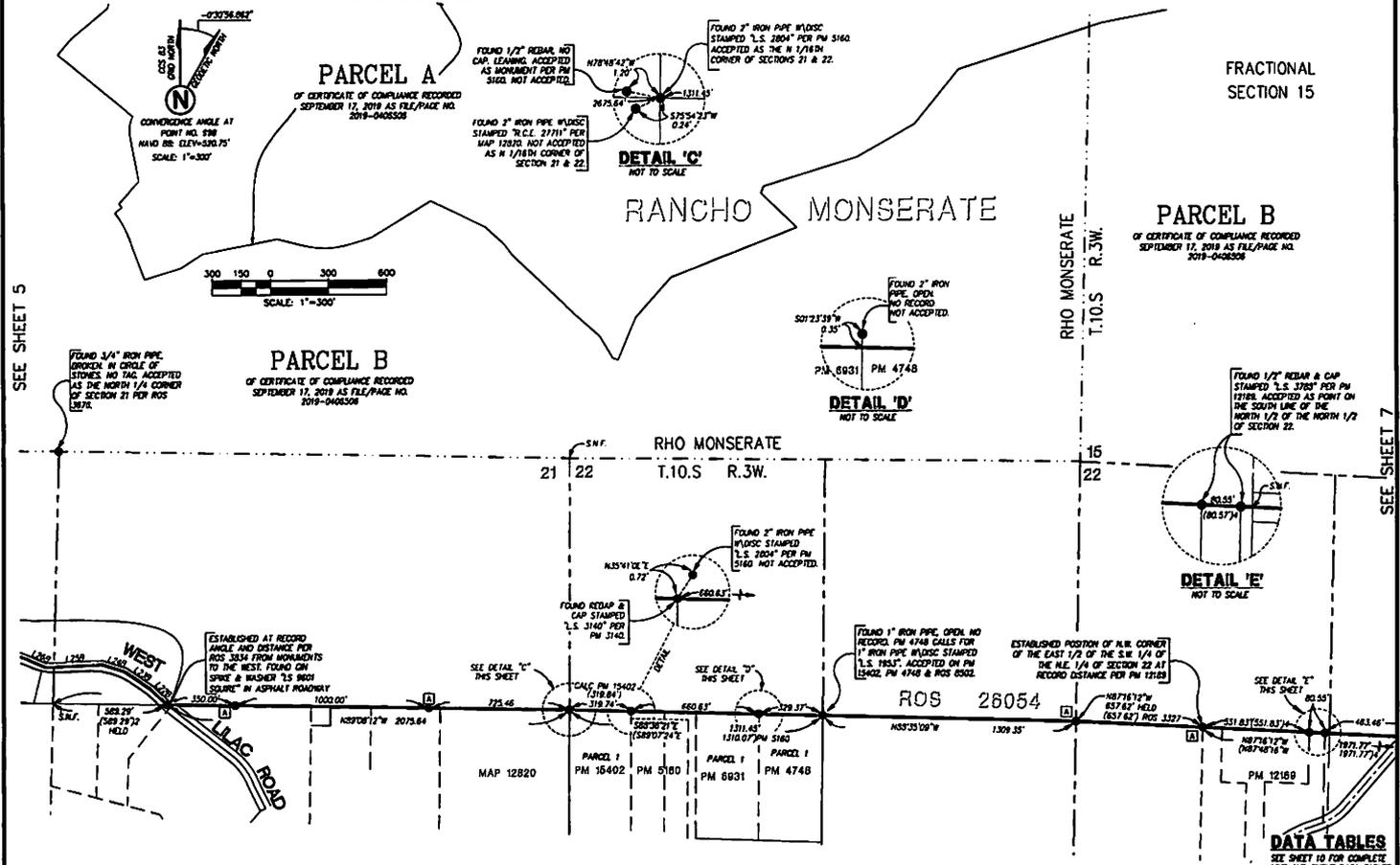
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 6 OF 44 SHEETS

FRACTIONAL SECTION 15

RANCHO MONSERATE



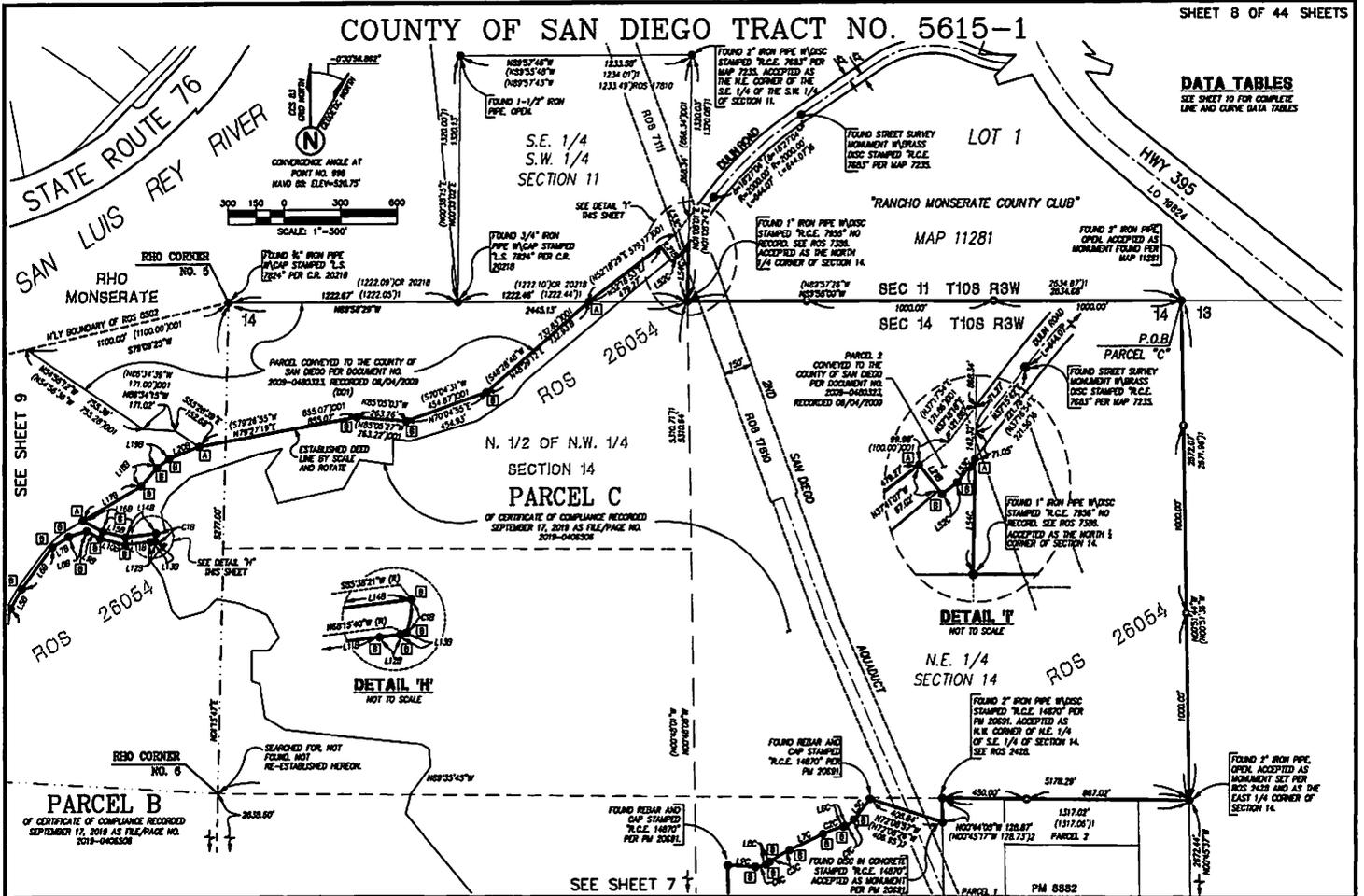
DATA TABLES
SEE SHEET 10 FOR COMPLETE LINE AND CURVE DATA TABLES

MAP NO.

SHEET 8 OF 44 SHEETS

COUNTY OF SAN DIEGO TRACT NO. 5615-1

DATA TABLES
SEE SHEET 10 FOR COMPLETE
LINE AND CURVE DATA TABLES



MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1 PROCEDURE OF SURVEY DATA TABLE SHEET

SHEET 10 OF 44 SHEETS

PARCEL 'A' LINE DATA TABLE
PER DOC. NO. 2018-0408308
MEASURED = RECORD
(UNLESS OTHERWISE NOTED)

NO.	BEARING	LENGTH
L1A	N78°54'22"E	41.07
L2A	N88°52'37"E	171.72
L3A	N61°58'47"E	64.52
L4A	S74°23'07"E	108.28
L5A	N88°17'50"E	118.54
L6A	N54°10'07"E	107.00
L7A	S71°18'22"E	77.77
L8A	S60°59'17"E	72.27
L9A	S54°30'07"E	134.47
L10A	S54°31'42"E	134.54
L11A	S54°31'42"E	88.89
L12A	S43°32'42"E	84.73
L13A	S73°32'42"E	117.00
L14A	S78°36'36"E	201.47
L15A	N78°17'02"E	243.89
L16A	N78°17'02"E	243.89
L17A	N78°17'02"E	452.78
L18A	S53°59'44"E	144.47
L19A	S31°00'15"E	154.37
L20A	S38°42'47"E	117.89
L21A	S50°27'17"E	171.24
L22A	N68°17'28"E	303.07
L23A	N78°10'52"E	272.77
L24A	N64°50'18"E	88.14
L25A	S77°34'07"E	47.50
L26A	N65°30'14"E	84.73
L27A	N61°54'41"E	72.27
L28A	S74°19'13"E	161.74
L29A	N65°30'14"E	84.73
L30A	N61°54'41"E	72.27
L31A	N65°30'14"E	84.73
L32A	S74°19'13"E	161.74
L33A	N61°54'41"E	72.27
L34A	N65°30'14"E	84.73
L35A	N61°54'41"E	72.27
L36A	N65°30'14"E	84.73
L37A	S74°19'13"E	161.74
L38A	S77°34'07"E	47.50
L39A	S60°59'17"E	134.47
L40A	S54°31'42"E	134.54
L41A	N54°10'07"E	107.00
L42A	N78°54'22"E	41.07

PARCEL 'A' CURVE DATA TABLE
PER DOC. NO. 2018-0408308
MEASURED = RECORD
(UNLESS OTHERWISE NOTED)

NO.	CG/LA	RADIUS	LENGTH
C7A	A=181°28'	275.00'	88.76'
C8A	A=270°00'	433.00'	174.17'
C9A	A=78°28'00"	43.00'	60.07'
C10A	A=73°04'00"	78.69'	101.27'
C11A	A=73°04'00"	150.00'	171.11'
C12A	A=71°58'00"	150.00'	57.54'
C13A	A=41°20'57"	60.00'	85.81'

PARCEL 'B' LINE DATA TABLE
PER DOC. NO. 2018-0408308
MEASURED = RECORD
(UNLESS OTHERWISE NOTED)

NO.	BEARING	LENGTH
L1B	N55°00'00"E	28.89
L2B	N71°10'18"E	53.38
L3B	N08°11'57"E	118.85
L4B	N17°08'30"E	228.74
L5B	N28°16'47"E	118.85
L6B	N38°00'00"E	278.00
L7B	N52°31'47"E	102.74
L8B	N71°10'18"E	100.65
L9B	N02°00'00"E	81.25
L10B	N75°21'30"W	138.50
L11B	N62°46'20"W	172.25
L12B	N42°01'43"E	27.81
L13B	N70°04'39"E	4.07
L14B	N64°30'46"E	162.63
L15B	N75°01'05"E	128.69
L16B	N02°00'00"E	131.21
L17B	N58°21'18"E	360.17
L18B	N02°00'00"E	128.36
L19B	N51°08'07"E	60.83
L20B	N65°08'18"E	170.81
L21B	N31°01'07"E	160.00
L22B	N44°07'07"E	118.07
L23B	S44°35'12"E	118.07
L24B	N58°32'18"E	142.70
L25B	S25°34'12"E	104.40
L26B	N71°10'18"E	102.31
L27B	N65°30'14"E	282.63
L28B	S77°34'07"E	120.31
L29B	N65°30'14"E	282.63
L30B	N61°54'41"E	225.80
L31B	N65°30'14"W	81.53
L32B	S54°10'40"W	121.53
L33B	N67°29'13"E	698.54
L34B	N78°18'20"W	698.52

PARCEL 'B' CURVE DATA TABLE
PER DOC. NO. 2018-0408308
MEASURED = RECORD
(UNLESS OTHERWISE NOTED)

NO.	BEARING	LENGTH
L35B	N55°00'00"E	28.89
L36B	N71°10'18"E	53.38
L37B	N08°11'57"E	118.85
L38B	N17°08'30"E	228.74
L39B	N28°16'47"E	118.85
L40B	N38°00'00"E	278.00
L41B	N52°31'47"E	102.74
L42B	N71°10'18"E	100.65
L43B	N02°00'00"E	81.25
L44B	N75°21'30"W	138.50
L45B	N62°46'20"W	172.25
L46B	N42°01'43"E	27.81
L47B	N70°04'39"E	4.07
L48B	N64°30'46"E	162.63
L49B	N75°01'05"E	128.69
L50B	N02°00'00"E	131.21
L51B	N58°21'18"E	360.17
L52B	N02°00'00"E	128.36
L53B	N51°08'07"E	60.83
L54B	N65°08'18"E	170.81
L55B	N31°01'07"E	160.00
L56B	N44°07'07"E	118.07
L57B	S44°35'12"E	118.07
L58B	N58°32'18"E	142.70
L59B	S25°34'12"E	104.40
L60B	N71°10'18"E	102.31
L61B	N65°30'14"E	282.63
L62B	S77°34'07"E	120.31
L63B	N65°30'14"E	282.63
L64B	N61°54'41"E	225.80
L65B	N65°30'14"W	81.53
L66B	S54°10'40"W	121.53
L67B	N67°29'13"E	698.54
L68B	N78°18'20"W	698.52

PARCEL 'B' CURVE DATA TABLE
PER DOC. NO. 2018-0408308
MEASURED = RECORD
(UNLESS OTHERWISE NOTED)

NO.	DELTA	RADIUS	LENGTH
C7B	A=203°28'00"	30.00'	41.07'
C8B	A=281°50'00"	400.00'	166.17'
C9B	A=78°28'00"	400.00'	1184.17'
C10B	A=73°04'00"	800.00'	5.38'
C11B	A=73°04'00"	1600.00'	15.23'
C12B	A=73°04'00"	1600.00'	211.57'
C13B	A=71°58'00"	1600.00'	231.64'
C14B	A=41°20'57"	340.00'	181.87'
C15B	A=41°20'57"	340.00'	181.87'
C16B	A=41°20'57"	340.00'	181.87'
C17B	A=41°20'57"	340.00'	181.87'
C18B	A=41°20'57"	340.00'	181.87'
C19B	A=41°20'57"	340.00'	181.87'
C20B	A=41°20'57"	340.00'	181.87'

PARCEL 'C' LINE DATA TABLE
PER DOC. NO. 2018-0408308
MEASURED = RECORD
(UNLESS OTHERWISE NOTED)

NO.	BEARING	LENGTH
L1C	N00°00'00"E	100.00
L2C	N33°24'47"E	140.18
L3C	N52°22'27"E	171.97
L4C	N44°25'27"E	185.79
L5C	N54°25'27"E	8.78
L6C	N88°00'00"E	144.27
L7C	N00°00'00"E	100.00
L8C	N00°00'00"E	100.00
L9C	N00°00'00"E	100.00
L10C	N00°00'00"E	100.00
L11C	N00°00'00"E	100.00
L12C	N00°00'00"E	100.00
L13C	N00°00'00"E	100.00
L14C	N00°00'00"E	100.00
L15C	N00°00'00"E	100.00
L16C	N00°00'00"E	100.00
L17C	N00°00'00"E	100.00
L18C	N00°00'00"E	100.00
L19C	N00°00'00"E	100.00
L20C	N00°00'00"E	100.00
L21C	N00°00'00"E	100.00
L22C	N00°00'00"E	100.00
L23C	N00°00'00"E	100.00
L24C	N00°00'00"E	100.00
L25C	N00°00'00"E	100.00
L26C	N00°00'00"E	100.00
L27C	N00°00'00"E	100.00
L28C	N00°00'00"E	100.00
L29C	N00°00'00"E	100.00
L30C	N00°00'00"E	100.00
L31C	N00°00'00"E	100.00
L32C	N00°00'00"E	100.00
L33C	N00°00'00"E	100.00
L34C	N00°00'00"E	100.00
L35C	N00°00'00"E	100.00
L36C	N00°00'00"E	100.00
L37C	N00°00'00"E	100.00
L38C	N00°00'00"E	100.00
L39C	N00°00'00"E	100.00
L40C	N00°00'00"E	100.00
L41C	N00°00'00"E	100.00
L42C	N00°00'00"E	100.00
L43C	N00°00'00"E	100.00
L44C	N00°00'00"E	100.00
L45C	N00°00'00"E	100.00
L46C	N00°00'00"E	100.00
L47C	N00°00'00"E	100.00
L48C	N00°00'00"E	100.00
L49C	N00°00'00"E	100.00
L50C	N00°00'00"E	100.00
L51C	N00°00'00"E	100.00
L52C	N00°00'00"E	100.00
L53C	N00°00'00"E	100.00
L54C	N00°00'00"E	100.00
L55C	N00°00'00"E	100.00
L56C	N00°00'00"E	100.00
L57C	N00°00'00"E	100.00
L58C	N00°00'00"E	100.00
L59C	N00°00'00"E	100.00
L60C	N00°00'00"E	100.00
L61C	N00°00'00"E	100.00
L62C	N00°00'00"E	100.00
L63C	N00°00'00"E	100.00
L64C	N00°00'00"E	100.00
L65C	N00°00'00"E	100.00
L66C	N00°00'00"E	100.00
L67C	N00°00'00"E	100.00
L68C	N00°00'00"E	100.00
L69C	N00°00'00"E	100.00
L70C	N00°00'00"E	100.00
L71C	N00°00'00"E	100.00
L72C	N00°00'00"E	100.00
L73C	N00°00'00"E	100.00
L74C	N00°00'00"E	100.00
L75C	N00°00'00"E	100.00
L76C	N00°00'00"E	100.00
L77C	N00°00'00"E	100.00
L78C	N00°00'00"E	100.00
L79C	N00°00'00"E	100.00
L80C	N00°00'00"E	100.00
L81C	N00°00'00"E	100.00
L82C	N00°00'00"E	100.00
L83C	N00°00'00"E	100.00
L84C	N00°00'00"E	100.00
L85C	N00°00'00"E	100.00
L86C	N00°00'00"E	100.00
L87C	N00°00'00"E	100.00
L88C	N00°00'00"E	100.00
L89C	N00°00'00"E	100.00
L90C	N00°00'00"E	100.00
L91C	N00°00'00"E	100.00
L92C	N00°00'00"E	100.00
L93C	N00°00'00"E	100.00
L94C	N00°00'00"E	100.00
L95C	N00°00'00"E	100.00
L96C	N00°00'00"E	100.00
L97C	N00°00'00"E	100.00
L98C	N00°00'00"E	100.00
L99C	N00°00'00"E	100.00
L100C	N00°00'00"E	100.00

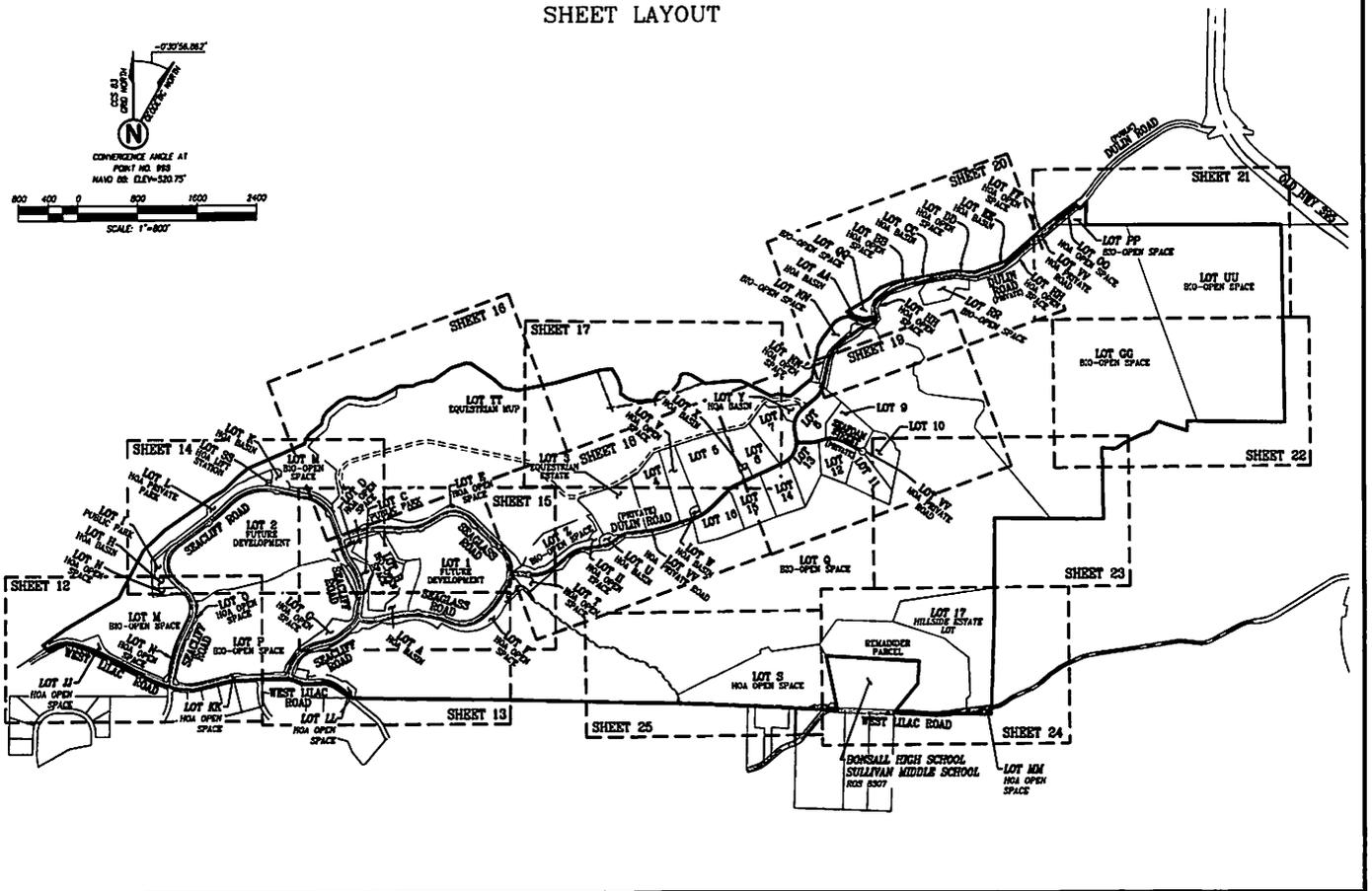
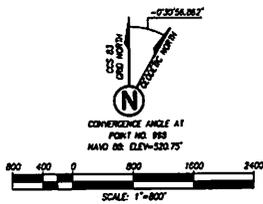
PARCEL 'C' CURVE DATA TABLE
PER DOC. NO. 2018-0408308
MEASURED = RECORD
(UNLESS OTHERWISE NOTED)

NO.	DELTA	RADIUS	LENGTH
C7C	A=174°40'	100.00'	66.14'
C8C	A=110°00'	600.00'	116.72'
C9C	A=101°00'	700.00'	130.84'
C10C	A=92°00'	100.00'	66.14'

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1 SHEET LAYOUT

SHEET 11 OF 44 SHEETS



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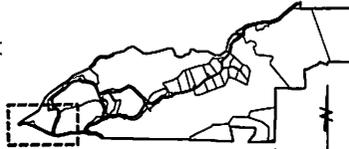
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 12 OF 44 SHEETS

LOT 113
RANCHO MONSERATE
PARTITION TRACT D
MAP 821
APN 123-381-07

SEE SHEET 14

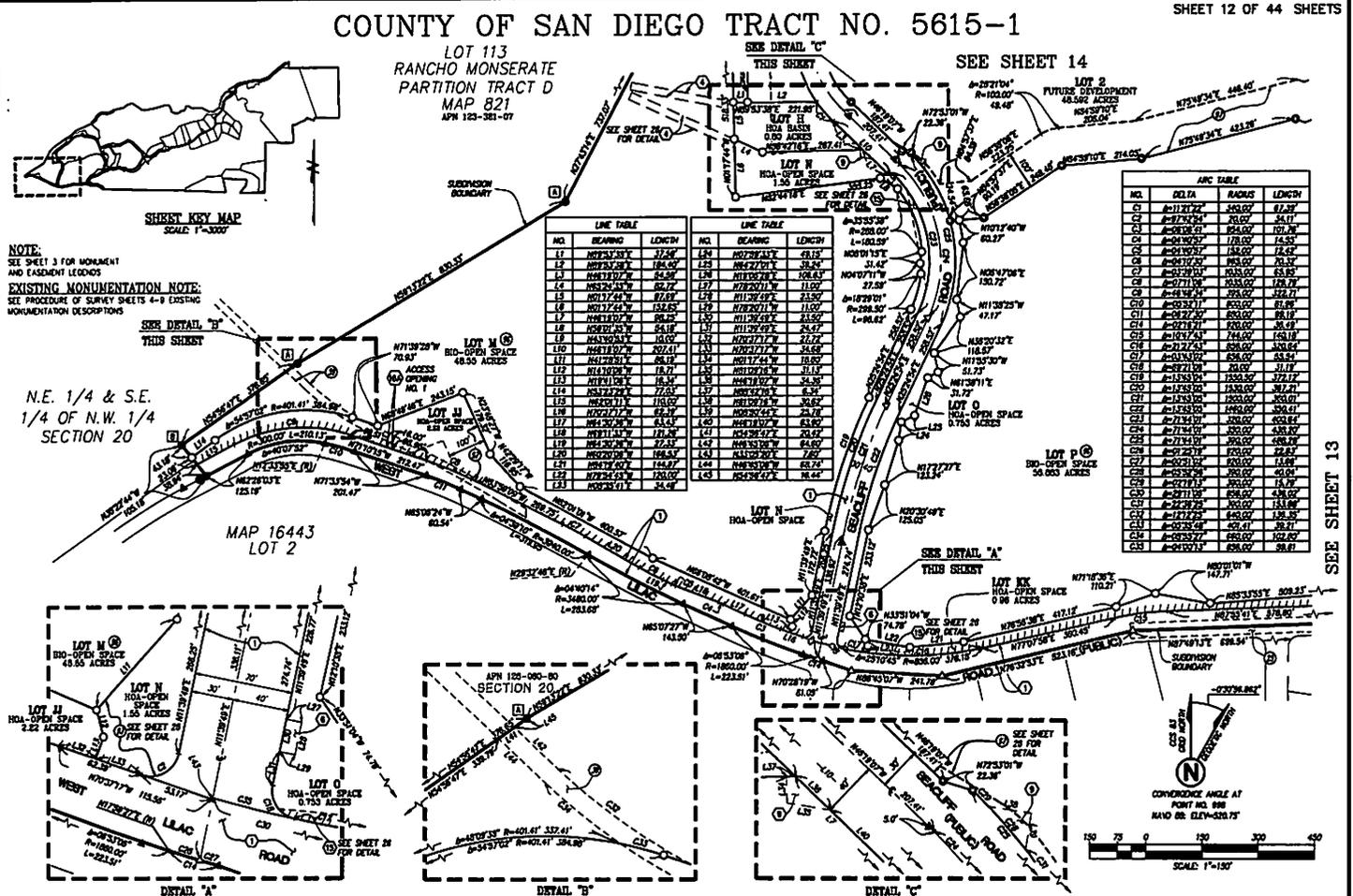


NOTE:
SEE SHEET 3 FOR MONUMENT
AND EASEMENT LEGENDS
EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING
MONUMENTATION DESCRIPTIONS

N.E. 1/4 & S.E.
1/4 OF N.W. 1/4
SECTION 20

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
11	N073°28'W	37.24	144	N02°28'42"E	49.72
12	N073°28'W	184.92	145	N89°27'21"E	39.94
13	N073°28'W	84.96	146	N18°58'28"E	108.83
14	N89°27'21"E	82.72	147	N72°20'11"W	11.00
15	N073°28'W	82.88	148	N11°24'42"E	21.90
16	N073°28'W	152.85	149	N12°20'11"W	11.00
17	N073°28'W	84.96	150	N11°24'42"E	21.90
18	N073°28'W	84.96	151	N11°24'42"E	21.90
19	N073°28'W	102.92	152	N11°24'42"E	21.90
20	N073°28'W	207.41	153	N02°28'42"E	34.68
21	N073°28'W	84.96	154	N02°28'42"E	34.68
22	N073°28'W	84.96	155	N11°24'42"E	21.90
23	N073°28'W	84.96	156	N11°24'42"E	21.90
24	N073°28'W	77.02	157	N073°28'W	84.96
25	N073°28'W	184.92	158	N073°28'W	84.96
26	N073°28'W	84.96	159	N073°28'W	84.96
27	N073°28'W	84.96	160	N073°28'W	84.96
28	N073°28'W	84.96	161	N073°28'W	84.96
29	N073°28'W	84.96	162	N073°28'W	84.96
30	N073°28'W	84.96	163	N073°28'W	84.96
31	N073°28'W	84.96	164	N073°28'W	84.96
32	N073°28'W	84.96	165	N073°28'W	84.96
33	N073°28'W	84.96	166	N073°28'W	84.96

NO.	DELTA	RADIUS	LENGTH
C1	A=211°21'27"	850.00	81.287
C2	A=217°02'04"	850.00	84.711
C3	A=208°08'21"	854.00	101.706
C4	A=201°50'25"	170.00	14.263
C5	A=201°07'17"	181.00	18.252
C6	A=201°07'17"	185.00	20.317
C7	A=202°29'25"	103.00	63.857
C8	A=202°29'25"	103.00	128.772
C9	A=214°58'41"	258.00	122.721
C10	A=203°31'11"	850.00	81.898
C11	A=208°27'29"	850.00	88.119
C12	A=202°14'18"	700.00	88.291
C13	A=210°17'41"	744.00	150.118
C14	A=212°27'24"	258.00	130.824
C15	A=212°27'24"	258.00	130.824
C16	A=212°27'24"	258.00	130.824
C17	A=212°27'24"	258.00	130.824
C18	A=212°27'24"	258.00	130.824
C19	A=212°27'24"	258.00	130.824
C20	A=212°27'24"	258.00	130.824
C21	A=212°27'24"	258.00	130.824
C22	A=212°27'24"	258.00	130.824
C23	A=212°27'24"	258.00	130.824
C24	A=212°27'24"	258.00	130.824
C25	A=212°27'24"	258.00	130.824
C26	A=212°27'24"	258.00	130.824
C27	A=212°27'24"	258.00	130.824
C28	A=212°27'24"	258.00	130.824
C29	A=212°27'24"	258.00	130.824
C30	A=212°27'24"	258.00	130.824
C31	A=212°27'24"	258.00	130.824
C32	A=212°27'24"	258.00	130.824
C33	A=212°27'24"	258.00	130.824



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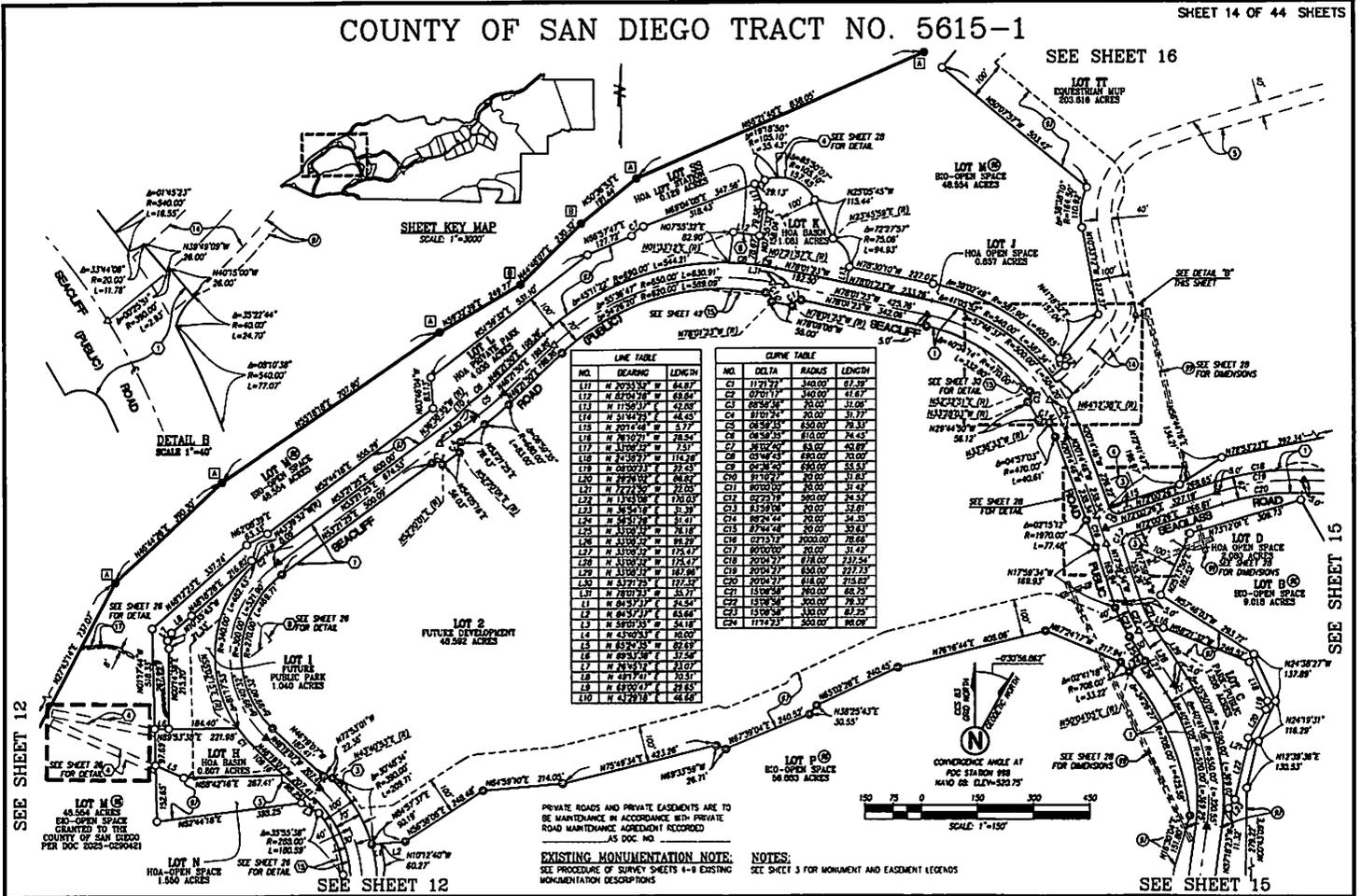
SEE SHEET 13

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 14 OF 44 SHEETS

SEE SHEET 16

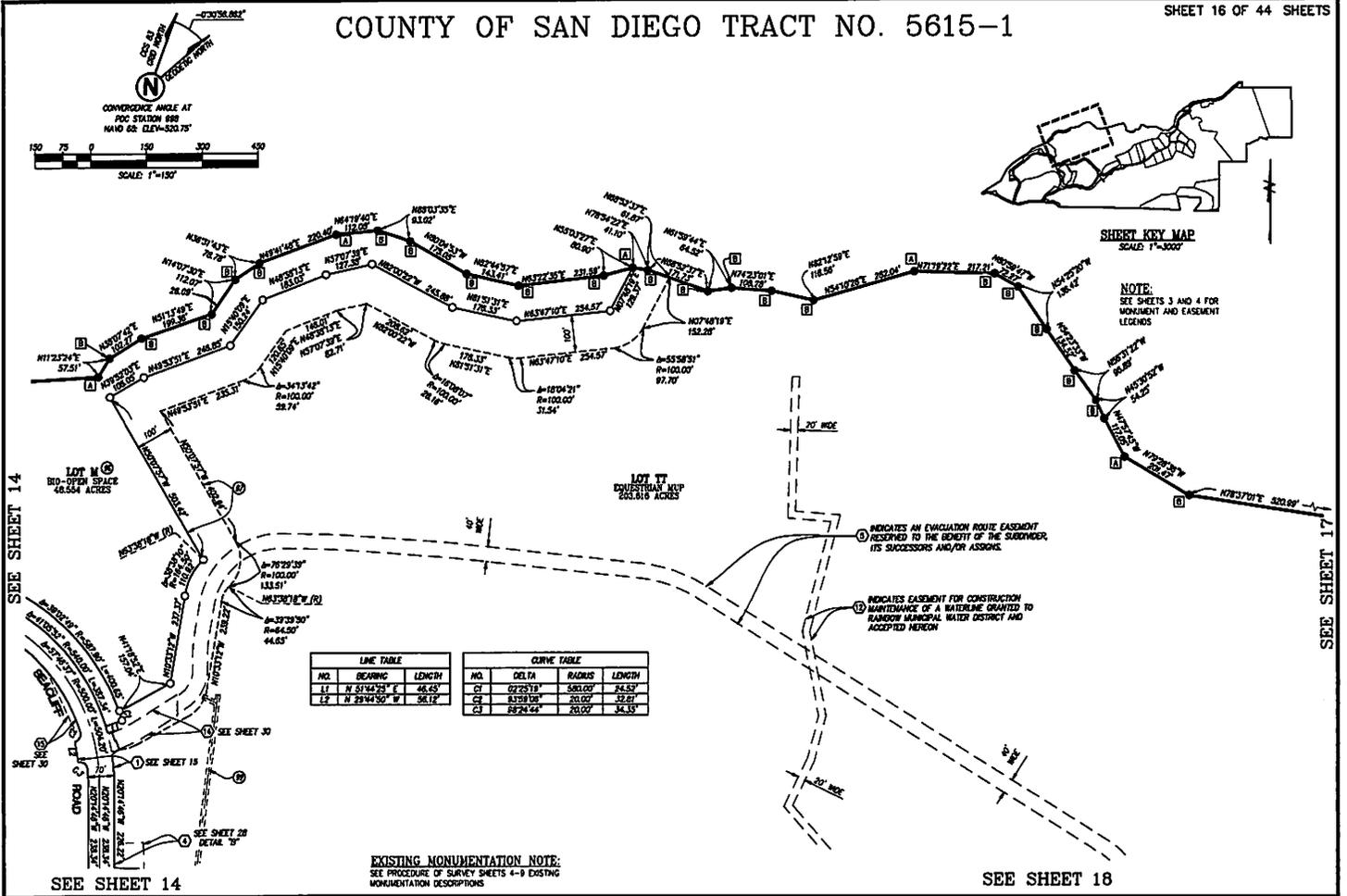


LINE TABLE		CURVE TABLE	
NO.	DESCRIPTION	NO.	DELTA
101	N 117°17'30" W 345.00'	C1	117°17'30"
102	N 117°17'30" W 345.00'	C2	117°17'30"
103	N 117°17'30" W 345.00'	C3	117°17'30"
104	N 117°17'30" W 345.00'	C4	117°17'30"
105	N 117°17'30" W 345.00'	C5	117°17'30"
106	N 117°17'30" W 345.00'	C6	117°17'30"
107	N 117°17'30" W 345.00'	C7	117°17'30"
108	N 117°17'30" W 345.00'	C8	117°17'30"
109	N 117°17'30" W 345.00'	C9	117°17'30"
110	N 117°17'30" W 345.00'	C10	117°17'30"
111	N 117°17'30" W 345.00'	C11	117°17'30"
112	N 117°17'30" W 345.00'	C12	117°17'30"
113	N 117°17'30" W 345.00'	C13	117°17'30"
114	N 117°17'30" W 345.00'	C14	117°17'30"
115	N 117°17'30" W 345.00'	C15	117°17'30"
116	N 117°17'30" W 345.00'	C16	117°17'30"
117	N 117°17'30" W 345.00'	C17	117°17'30"
118	N 117°17'30" W 345.00'	C18	117°17'30"
119	N 117°17'30" W 345.00'	C19	117°17'30"
120	N 117°17'30" W 345.00'	C20	117°17'30"
121	N 117°17'30" W 345.00'	C21	117°17'30"
122	N 117°17'30" W 345.00'	C22	117°17'30"
123	N 117°17'30" W 345.00'	C23	117°17'30"
124	N 117°17'30" W 345.00'	C24	117°17'30"
125	N 117°17'30" W 345.00'	C25	117°17'30"
126	N 117°17'30" W 345.00'	C26	117°17'30"
127	N 117°17'30" W 345.00'	C27	117°17'30"
128	N 117°17'30" W 345.00'	C28	117°17'30"
129	N 117°17'30" W 345.00'	C29	117°17'30"
130	N 117°17'30" W 345.00'	C30	117°17'30"
131	N 117°17'30" W 345.00'	C31	117°17'30"
132	N 117°17'30" W 345.00'	C32	117°17'30"
133	N 117°17'30" W 345.00'	C33	117°17'30"
134	N 117°17'30" W 345.00'	C34	117°17'30"
135	N 117°17'30" W 345.00'	C35	117°17'30"
136	N 117°17'30" W 345.00'	C36	117°17'30"
137	N 117°17'30" W 345.00'	C37	117°17'30"
138	N 117°17'30" W 345.00'	C38	117°17'30"
139	N 117°17'30" W 345.00'	C39	117°17'30"
140	N 117°17'30" W 345.00'	C40	117°17'30"
141	N 117°17'30" W 345.00'	C41	117°17'30"
142	N 117°17'30" W 345.00'	C42	117°17'30"
143	N 117°17'30" W 345.00'	C43	117°17'30"
144	N 117°17'30" W 345.00'	C44	117°17'30"
145	N 117°17'30" W 345.00'	C45	117°17'30"
146	N 117°17'30" W 345.00'	C46	117°17'30"
147	N 117°17'30" W 345.00'	C47	117°17'30"
148	N 117°17'30" W 345.00'	C48	117°17'30"
149	N 117°17'30" W 345.00'	C49	117°17'30"
150	N 117°17'30" W 345.00'	C50	117°17'30"

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 16 OF 44 SHEETS



SHEET KEY MAP
SCALE: 1"=300'

NOTE:
SEE SHEETS 3 AND 4 FOR
MONUMENT AND EASEMENT
LEGENDS

① INDICATES AN EVACUATION ROUTE EASEMENT
RESERVED TO THE BENEFIT OF THE SUBOWNER,
ITS SUCCESSORS AND/OR ASSIGNS.

② INDICATES EASEMENT FOR CONSTRUCTION
MAINTENANCE OF A WATERLINE GRANTED TO
RANCHO MUNICIPAL WATER DISTRICT AND
ACCEPTED HEREON

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 51°44'55" E	46.65'
L2	N 23°44'30" W	58.12'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°23'19"	500.00'	24.52'
C2	83°59'04"	20.00'	22.81'
C3	28°24'44"	20.00'	16.33'

EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING
MONUMENTATION DESCRIPTIONS

SEE SHEET 14
SEE SHEET 15
SEE SHEET 16
SEE SHEET 17
SEE SHEET 18

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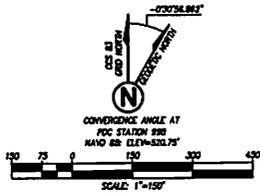
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MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

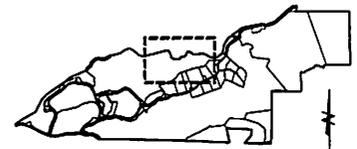
SHEET 17 OF 44 SHEETS



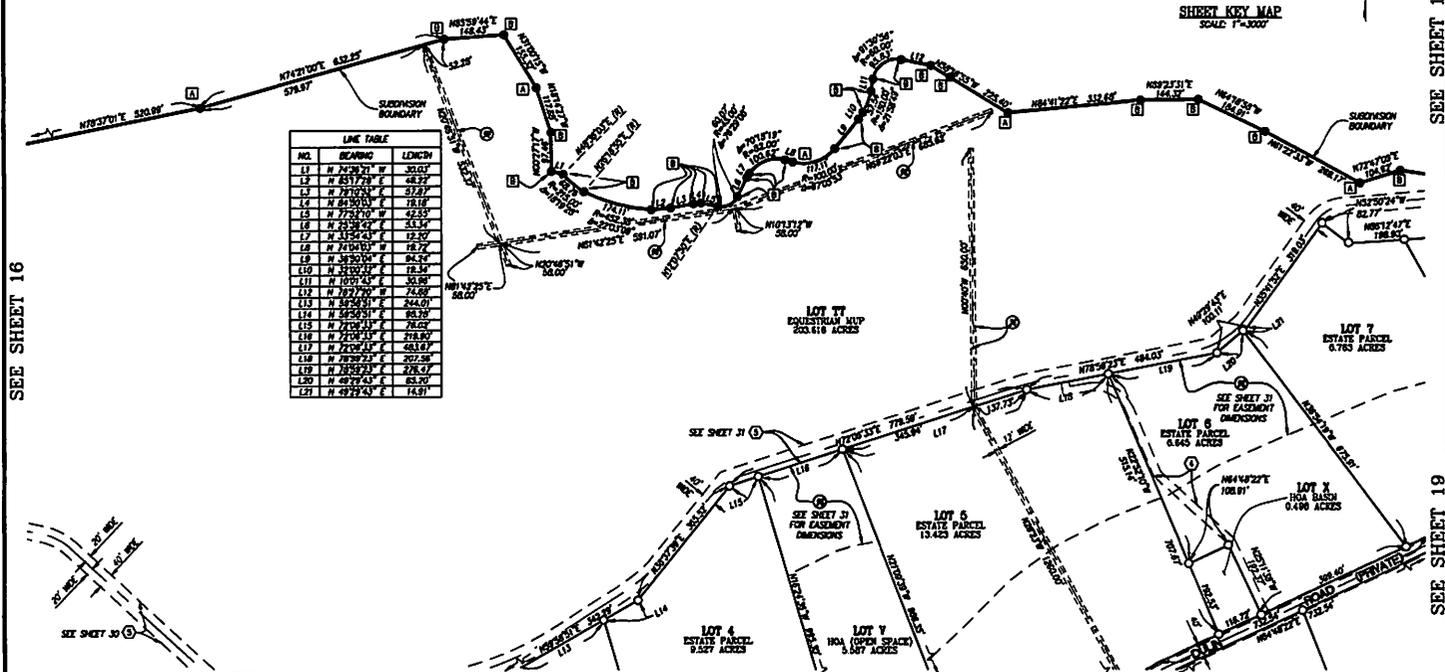
EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING MONUMENTATION DESCRIPTIONS

NOTES:
SEE SHEET 3 FOR MONUMENT AND EASEMENT LEGENDS

PRIVATE ROADS AND PRIVATE EASEMENTS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS DOC. NO.



NO.	BEARING	LENGTH
11	N 74°28'21\"	351.01
12	N 83°17'28\"	48.97
13	N 72°02'51\"	112.73
14	N 84°30'51\"	18.16
15	N 77°24'10\"	42.85
16	N 72°25'27\"	15.14
17	N 51°24'43\"	12.92
18	N 21°04'10\"	18.72
19	N 34°30'28\"	84.54
20	N 31°00'28\"	78.34
21	N 10°01'43\"	38.88
22	N 70°27'20\"	71.88
23	N 84°24'11\"	24.01
24	N 54°24'11\"	88.70
25	N 71°04'11\"	78.65
26	N 72°28'11\"	118.85
27	N 72°02'11\"	621.81
28	N 78°28'21\"	207.58
29	N 78°28'21\"	228.21
30	N 48°24'43\"	81.52
31	N 48°24'43\"	14.91



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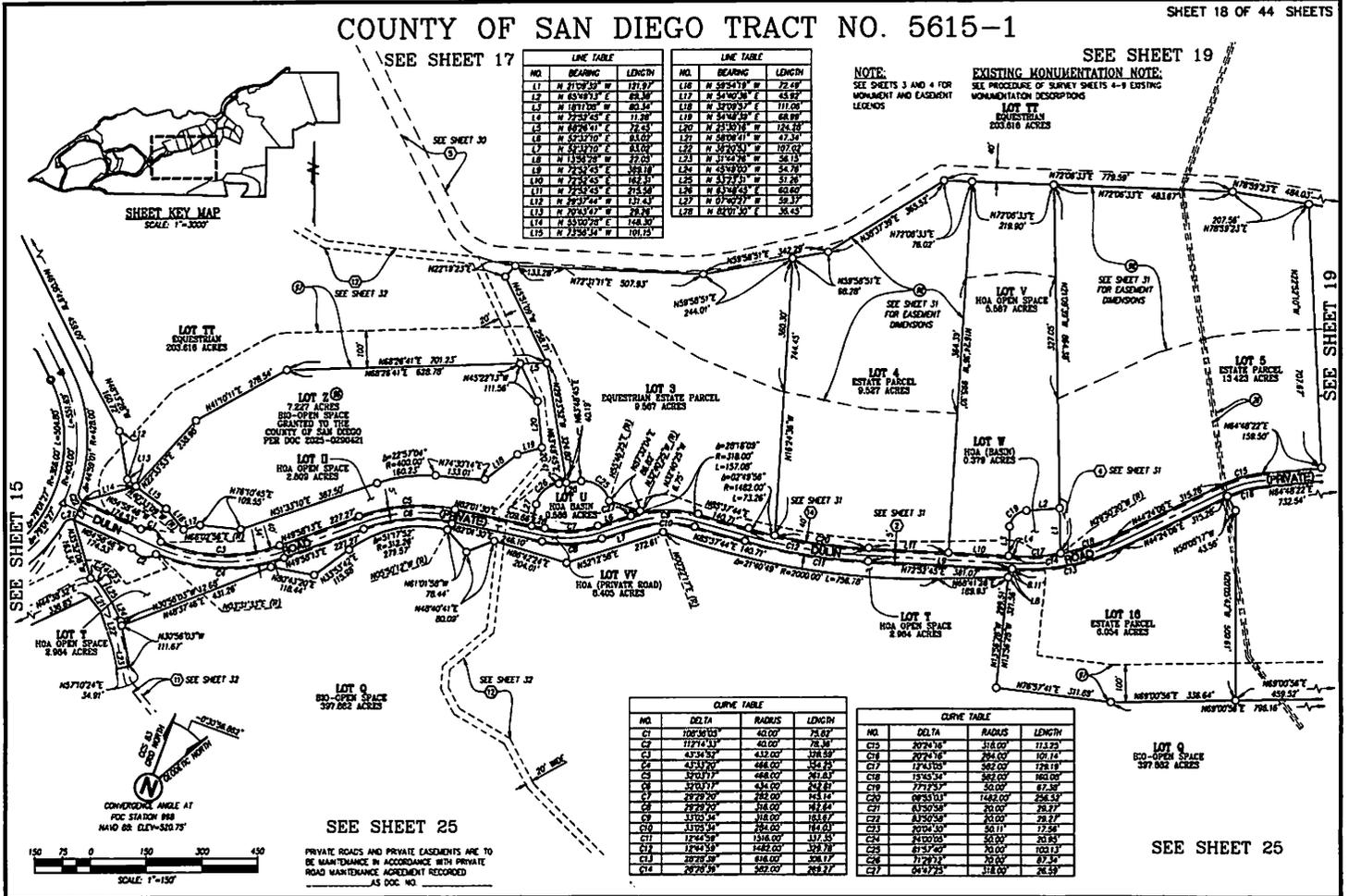
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MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 18 OF 44 SHEETS

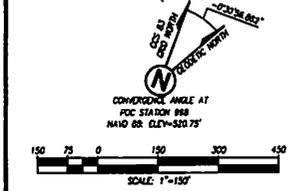


LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N 21°02'37" W	127.87	L16	N 58°54'19" W	72.49
L2	N 63°09'13" E	68.36	L17	N 34°02'57" E	43.92
L3	N 10°11'09" W	62.50	L18	N 32°02'57" E	111.09
L4	N 72°52'45" E	11.29	L19	N 84°04'25" E	68.89
L5	N 68°29'41" E	78.43	L20	N 23°30'18" W	124.39
L6	N 52°32'10" E	81.09	L21	N 58°06'41" W	47.39
L7	N 82°10'07" E	61.09	L22	N 82°04'31" W	107.02
L8	N 13°02'28" W	77.20	L23	N 31°02'28" W	54.13
L9	N 72°52'45" E	399.19	L24	N 43°04'00" W	54.79
L10	N 72°52'45" E	184.20	L25	N 52°52'31" W	51.28
L11	N 72°52'45" E	215.59	L26	N 63°04'43" E	60.00
L12	N 69°27'44" E	127.43	L27	N 01°02'27" E	59.37
L13	N 70°51'47" E	28.28	L28	N 82°07'30" E	30.43
L14	N 81°02'27" E	168.20			
L15	N 73°06'34" W	109.10			

NOTE: SEE SHEETS 3 AND 4 FOR MONUMENT AND EASEMENT LEGENDS

EXISTING MONUMENTATION NOTE: SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING MONUMENTATION DESCRIPTIONS

CURVE TABLE				CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	128°38'00"	40.00'	75.87'	C15	87°04'18"	318.00'	111.23'
C2	117°14'13"	40.00'	76.38'	C16	207°41'18"	284.00'	126.14'
C3	43°34'52"	432.00'	128.59'	C17	174°33'00"	362.00'	128.19'
C4	43°34'52"	444.00'	134.23'	C18	158°52'34"	362.00'	144.00'
C5	37°03'17"	444.00'	131.43'	C19	171°23'17"	30.00'	82.36'
C6	37°03'17"	434.00'	124.87'	C20	09°33'01"	1442.00'	258.53'
C7	27°22'20"	252.00'	143.14'	C21	83°30'38"	20.00'	39.27'
C8	27°22'20"	318.00'	182.84'	C22	83°30'38"	20.00'	39.27'
C9	33°02'44"	318.00'	184.67'	C23	83°30'38"	20.00'	39.27'
C10	33°02'44"	284.00'	164.00'	C24	207°41'18"	50.00'	20.85'
C11	17°44'58"	124.00'	117.35'	C25	87°04'18"	20.00'	100.13'
C12	17°44'58"	142.00'	138.78'	C26	171°23'17"	20.00'	87.30'
C13	29°29'58"	84.00'	308.17'	C27	04°52'25"	318.00'	26.52'
C14	29°29'58"	562.00'	261.27'				



SEE SHEET 25

PRIVATE ROADS AND PRIVATE EASEMENTS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS DOC. NO.

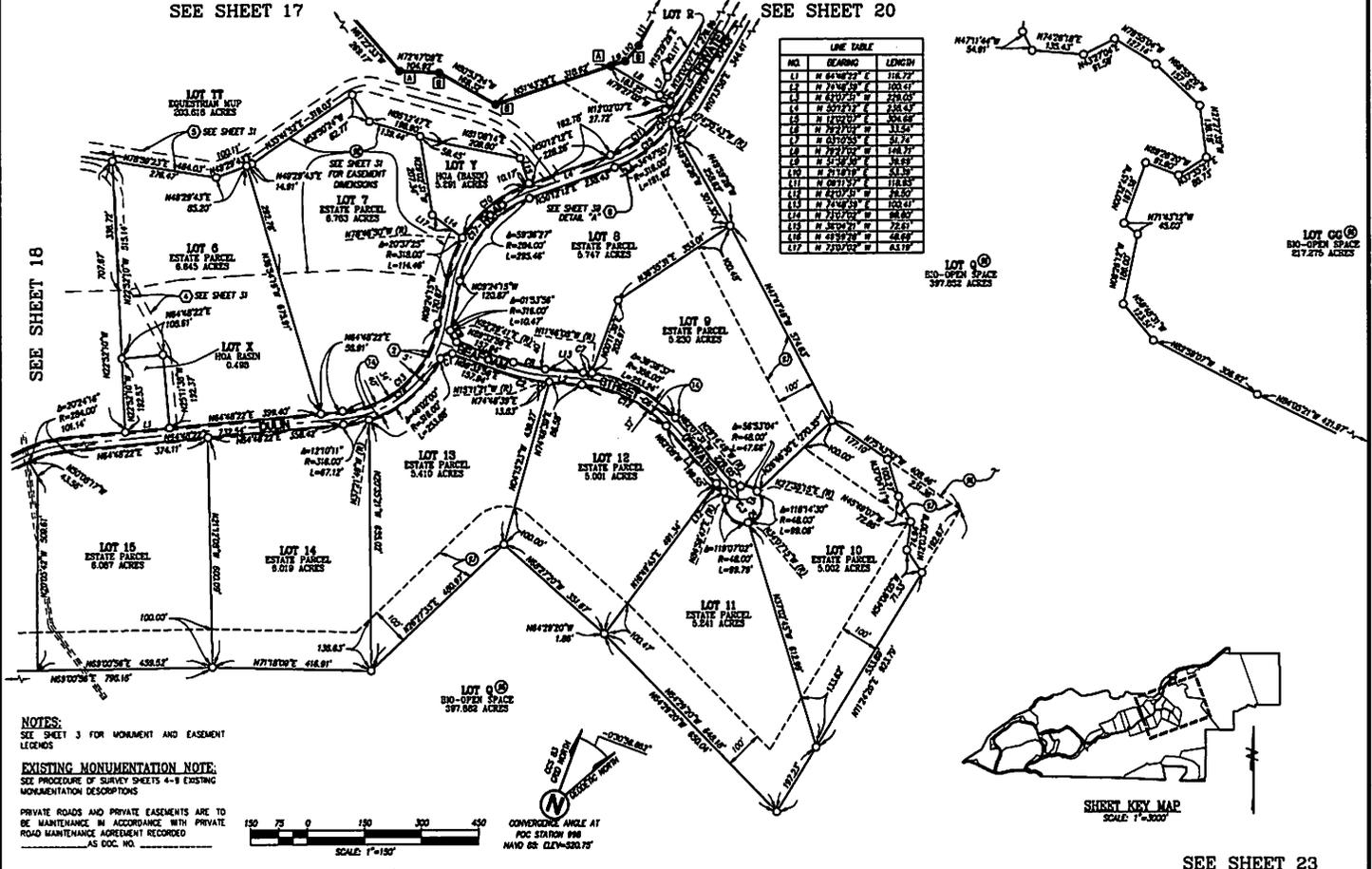
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 19 OF 44 SHEETS

SEE SHEET 17

SEE SHEET 20



NO.	BEARING	LENGTH
01	N 84°46'27.7\"	116.77
02	N 74°46'27.7\"	103.41
03	N 81°02'27.7\"	216.00
04	N 55°27'27.7\"	216.00
05	N 17°27'27.7\"	202.85
06	N 72°27'27.7\"	112.45
07	N 63°27'27.7\"	51.75
08	N 72°27'27.7\"	148.77
09	N 51°27'27.7\"	16.89
10	N 21°27'27.7\"	114.85
11	N 01°27'27.7\"	114.85
12	N 82°27'27.7\"	16.89
13	N 74°46'27.7\"	103.41
14	N 72°27'27.7\"	148.77
15	N 55°27'27.7\"	216.00
16	N 43°27'27.7\"	48.89
17	N 23°27'27.7\"	63.19

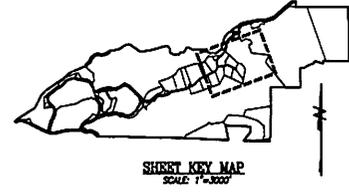
NOTES:
SEE SHEET 3 FOR MONUMENT AND EASEMENT LEGENDS

EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-8 EXISTING MONUMENTATION DESCRIPTIONS

PRIVATE ROADS AND PRIVATE EASEMENTS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS DOC. NO. _____



CONVERGENCE ANGLE AT POC STATION 998
NAD 83 GLEM=500.75"



SEE SHEET 23

Bowman Consulting Group Ltd
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 San Diego, CA 92101
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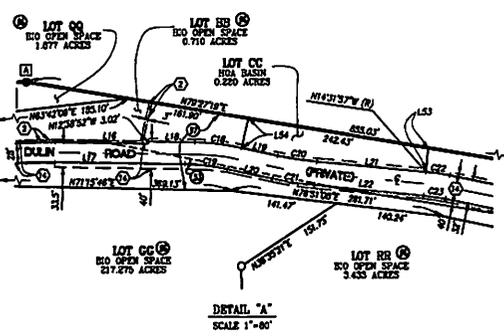
COUNTY TM 5615TER
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MAP NO.

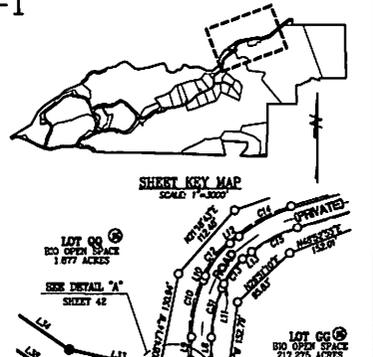
COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 20 OF 44 SHEETS

NO.	DELTA	RADIUS	LENGTH
C1	4154.91	484.00	354.04
C2	4154.91	316.00	378.81
C3	4154.91	316.00	378.81
C4	4154.91	316.00	378.81
C5	4154.91	316.00	378.81
C6	4154.91	316.00	378.81
C7	4154.91	316.00	378.81
C8	4154.91	316.00	378.81
C9	4154.91	316.00	378.81
C10	4154.91	316.00	378.81
C11	4154.91	316.00	378.81
C12	4154.91	316.00	378.81
C13	4154.91	316.00	378.81
C14	4154.91	316.00	378.81
C15	4154.91	316.00	378.81
C16	4154.91	316.00	378.81
C17	4154.91	316.00	378.81
C18	4154.91	316.00	378.81
C19	4154.91	316.00	378.81
C20	4154.91	316.00	378.81
C21	4154.91	316.00	378.81
C22	4154.91	316.00	378.81
C23	4154.91	316.00	378.81
C24	4154.91	316.00	378.81
C25	4154.91	316.00	378.81
C26	4154.91	316.00	378.81
C27	4154.91	316.00	378.81
C28	4154.91	316.00	378.81
C29	4154.91	316.00	378.81
C30	4154.91	316.00	378.81
C31	4154.91	316.00	378.81
C32	4154.91	316.00	378.81



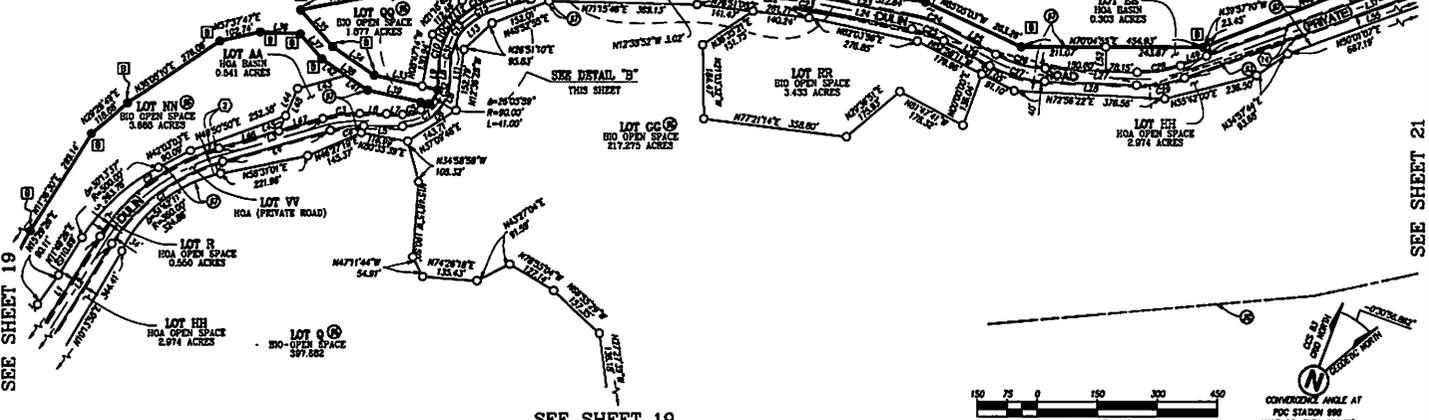
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N 12°02'00" E	276.95	L36	N 72°37'27" E	276.52
L2	N 12°02'00" E	276.95	L37	N 72°37'27" E	276.52
L3	N 12°02'00" E	276.95	L38	N 72°37'27" E	276.52
L4	N 12°02'00" E	276.95	L39	N 72°37'27" E	276.52
L5	N 12°02'00" E	276.95	L40	N 72°37'27" E	276.52
L6	N 12°02'00" E	276.95	L41	N 72°37'27" E	276.52
L7	N 12°02'00" E	276.95	L42	N 72°37'27" E	276.52
L8	N 12°02'00" E	276.95	L43	N 72°37'27" E	276.52
L9	N 12°02'00" E	276.95	L44	N 72°37'27" E	276.52
L10	N 12°02'00" E	276.95	L45	N 72°37'27" E	276.52
L11	N 12°02'00" E	276.95	L46	N 72°37'27" E	276.52
L12	N 12°02'00" E	276.95	L47	N 72°37'27" E	276.52
L13	N 12°02'00" E	276.95	L48	N 72°37'27" E	276.52
L14	N 12°02'00" E	276.95	L49	N 72°37'27" E	276.52
L15	N 12°02'00" E	276.95	L50	N 72°37'27" E	276.52
L16	N 12°02'00" E	276.95	L51	N 72°37'27" E	276.52
L17	N 12°02'00" E	276.95	L52	N 72°37'27" E	276.52
L18	N 12°02'00" E	276.95	L53	N 72°37'27" E	276.52
L19	N 12°02'00" E	276.95	L54	N 72°37'27" E	276.52
L20	N 12°02'00" E	276.95	L55	N 72°37'27" E	276.52
L21	N 12°02'00" E	276.95	L56	N 72°37'27" E	276.52
L22	N 12°02'00" E	276.95	L57	N 72°37'27" E	276.52
L23	N 12°02'00" E	276.95	L58	N 72°37'27" E	276.52
L24	N 12°02'00" E	276.95	L59	N 72°37'27" E	276.52
L25	N 12°02'00" E	276.95	L60	N 72°37'27" E	276.52
L26	N 12°02'00" E	276.95	L61	N 72°37'27" E	276.52
L27	N 12°02'00" E	276.95	L62	N 72°37'27" E	276.52
L28	N 12°02'00" E	276.95	L63	N 72°37'27" E	276.52
L29	N 12°02'00" E	276.95	L64	N 72°37'27" E	276.52
L30	N 12°02'00" E	276.95	L65	N 72°37'27" E	276.52
L31	N 12°02'00" E	276.95	L66	N 72°37'27" E	276.52
L32	N 12°02'00" E	276.95	L67	N 72°37'27" E	276.52
L33	N 12°02'00" E	276.95	L68	N 72°37'27" E	276.52
L34	N 12°02'00" E	276.95	L69	N 72°37'27" E	276.52
L35	N 12°02'00" E	276.95	L70	N 72°37'27" E	276.52
L36	N 12°02'00" E	276.95	L71	N 72°37'27" E	276.52
L37	N 12°02'00" E	276.95	L72	N 72°37'27" E	276.52
L38	N 12°02'00" E	276.95	L73	N 72°37'27" E	276.52
L39	N 12°02'00" E	276.95	L74	N 72°37'27" E	276.52
L40	N 12°02'00" E	276.95	L75	N 72°37'27" E	276.52
L41	N 12°02'00" E	276.95	L76	N 72°37'27" E	276.52
L42	N 12°02'00" E	276.95	L77	N 72°37'27" E	276.52
L43	N 12°02'00" E	276.95	L78	N 72°37'27" E	276.52
L44	N 12°02'00" E	276.95	L79	N 72°37'27" E	276.52
L45	N 12°02'00" E	276.95	L80	N 72°37'27" E	276.52
L46	N 12°02'00" E	276.95	L81	N 72°37'27" E	276.52
L47	N 12°02'00" E	276.95	L82	N 72°37'27" E	276.52
L48	N 12°02'00" E	276.95	L83	N 72°37'27" E	276.52
L49	N 12°02'00" E	276.95	L84	N 72°37'27" E	276.52
L50	N 12°02'00" E	276.95	L85	N 72°37'27" E	276.52
L51	N 12°02'00" E	276.95	L86	N 72°37'27" E	276.52
L52	N 12°02'00" E	276.95	L87	N 72°37'27" E	276.52
L53	N 12°02'00" E	276.95	L88	N 72°37'27" E	276.52
L54	N 12°02'00" E	276.95	L89	N 72°37'27" E	276.52
L55	N 12°02'00" E	276.95	L90	N 72°37'27" E	276.52
L56	N 12°02'00" E	276.95	L91	N 72°37'27" E	276.52
L57	N 12°02'00" E	276.95	L92	N 72°37'27" E	276.52
L58	N 12°02'00" E	276.95	L93	N 72°37'27" E	276.52
L59	N 12°02'00" E	276.95	L94	N 72°37'27" E	276.52
L60	N 12°02'00" E	276.95	L95	N 72°37'27" E	276.52
L61	N 12°02'00" E	276.95	L96	N 72°37'27" E	276.52
L62	N 12°02'00" E	276.95	L97	N 72°37'27" E	276.52
L63	N 12°02'00" E	276.95	L98	N 72°37'27" E	276.52
L64	N 12°02'00" E	276.95	L99	N 72°37'27" E	276.52
L65	N 12°02'00" E	276.95	L100	N 72°37'27" E	276.52



EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING MONUMENTATION DESCRIPTIONS

NOTES:
SEE SHEET 5 FOR MONUMENT AND EASEMENT LEGENDS

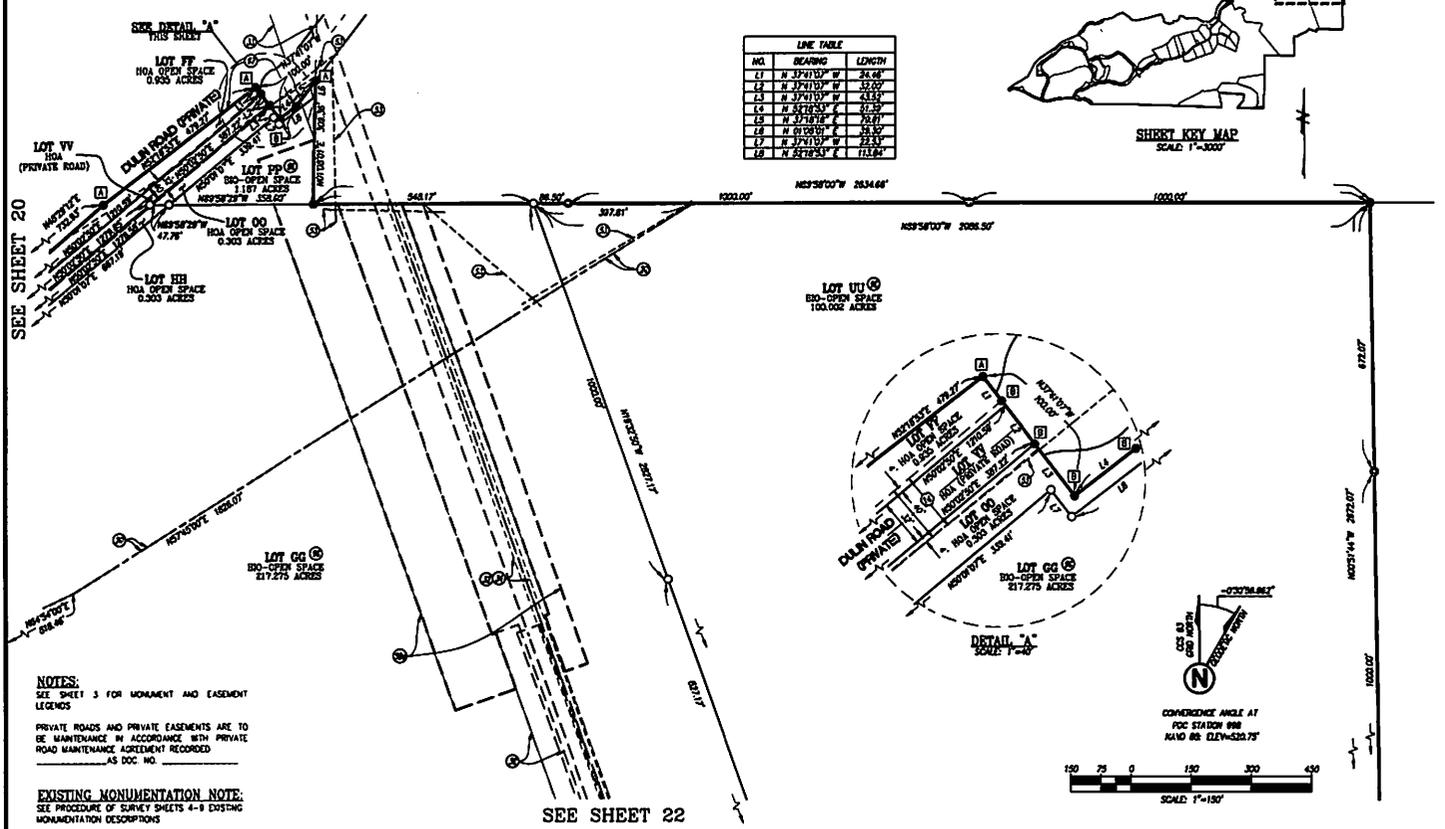
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MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 21 OF 44 SHEETS



NOTES:
 SEE SHEET 3 FOR MONUMENT AND EASEMENT LEGENDS
 PRIVATE ROADS AND PRIVATE EASEMENTS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS DOC. NO. _____
EXISTING MONUMENTATION NOTE:
 SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING MONUMENTATION DESCRIPTIONS

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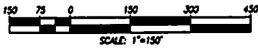
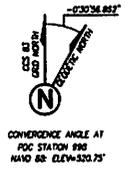
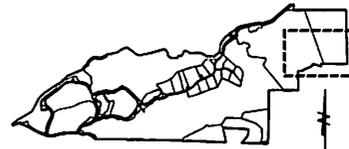
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 22 OF 44 SHEETS

SEE SHEET 21

SEE SHEET 21



LOT GG
100-OPEN SPACE
217.275 ACRES

LOT UJI
100-OPEN SPACE
100.002 ACRES

LINE TABLE	
NO.	BEARING LENGTH
L1	N45°19'37"W 37.83'
L2	N27°40'44"E 78.96'
L3	N57°13'22"W 72.78'
L4	N75°28'00"W 76.81'
L5	N72°07'18"W 78.82'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=34°21'15"	200.00'	182.77'
C2	Δ=57°12'56"	100.00'	88.86'
C3	Δ=20°15'54"	100.00'	75.44'
C4	Δ=24°19'37"	85.00'	65.41'
C5	Δ=27°29'31"	75.00'	58.83'

NOTE:
SEE SHEET 3 AND SHEET 4 FOR
MONUMENT AND EASEMENT LEGENDS
EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING
MONUMENTATION DESCRIPTIONS

SEE SHEET 23

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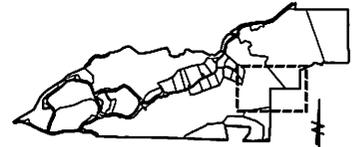
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 23 OF 44 SHEETS

NOTE:
SEE SHEET X FOR MONUMENT
AND EASEMENT LEGENDS

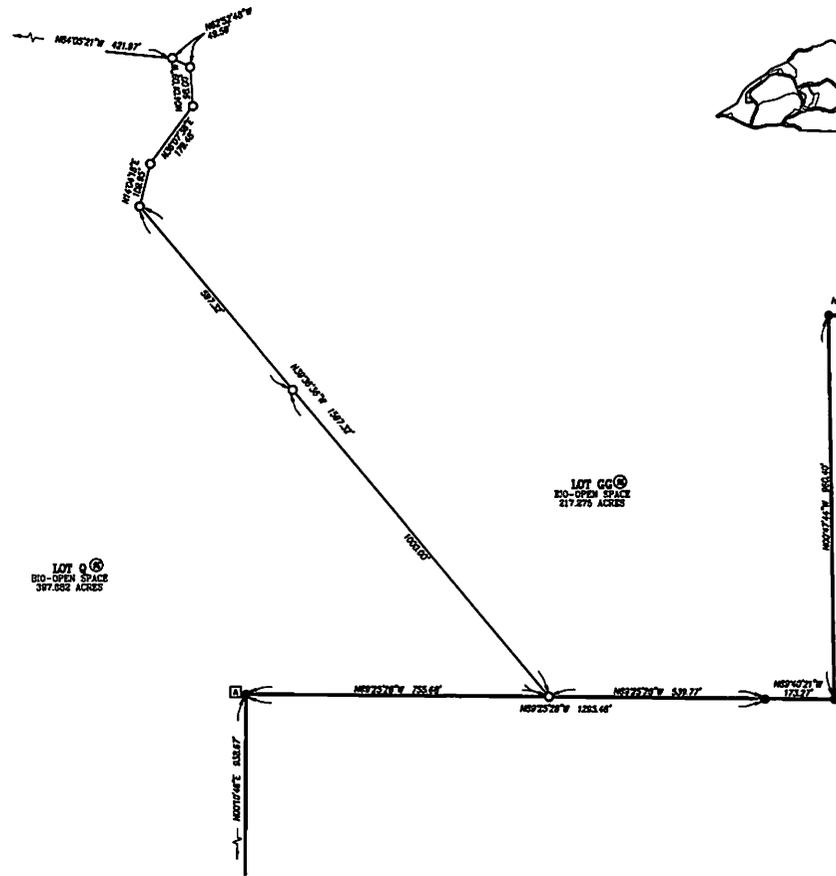
EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING
MONUMENTATION DESCRIPTIONS



SHEET KEY MAP
SCALE: 1"=3000'

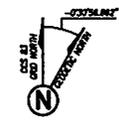
SEE SHEET 19

SEE SHEET 22



LOT 96
BID-OPEN SPACE
397.582 ACRES

LOT 66
BID-OPEN SPACE
219.276 ACRES



CONVERGENCE ANGLE AT
PDC STATION 898
MAGN. BE. ELEV=520.75'



SCALE: 1"=150'

SEE SHEET 24

Bowman

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MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

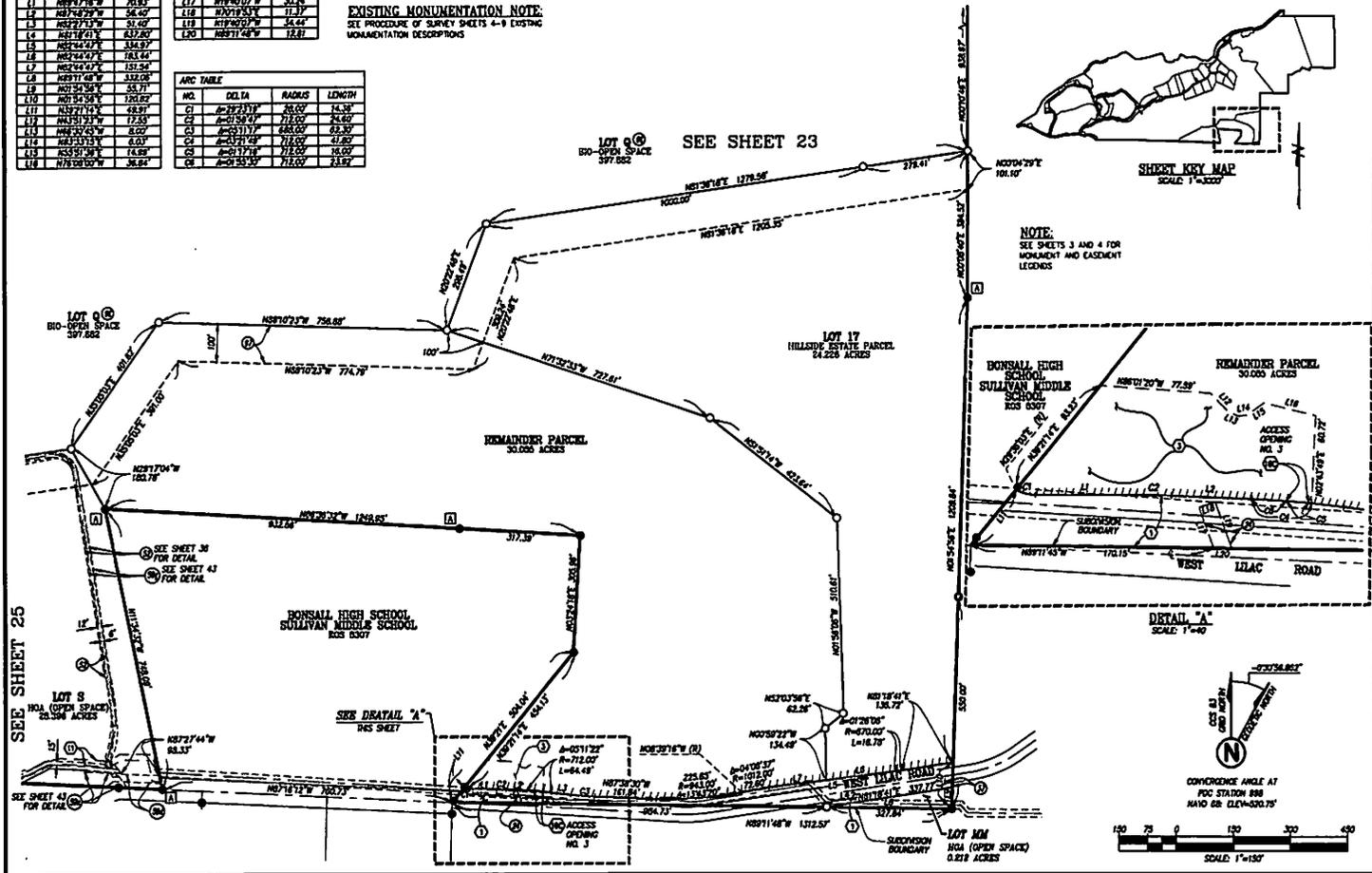
SHEET 24 OF 44 SHEETS

EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-8 EXISTING MONUMENTATION DESCRIPTIONS

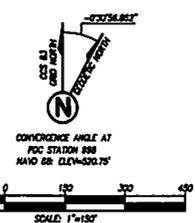
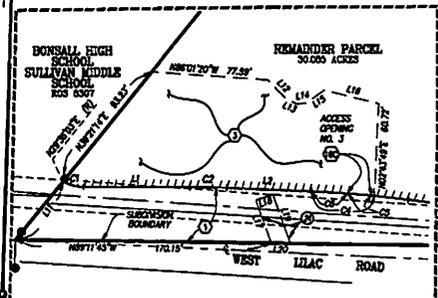
NO.	BEARING	LENGTH
L1	N89°47'30"W	701.81'
L2	N87°48'22"W	54.40'
L3	N82°27'17"W	31.40'
L4	N81°18'01"E	832.80'
L5	N82°44'42"E	334.87'
L6	N82°44'42"E	78.54'
L7	N82°44'42"E	152.54'
L8	N82°11'48"W	332.08'
L9	N81°50'58"W	55.71'
L10	N81°50'58"W	135.02'
L11	N82°27'17"W	68.91'
L12	N81°51'11"W	17.30'
L13	N82°52'47"W	8.22'
L14	N82°20'15"E	6.03'
L15	N82°51'38"E	74.89'
L16	N79°50'02"W	36.89'

NO.	BEARING	LENGTH
E1	N78°40'07"W	31.35'
E2	N70°17'51"E	71.37'
E3	N77°26'51"W	34.44'
E4	N82°11'48"W	18.81'

NO.	DELTA	RADIUS	LENGTH
C1	A=29°23'17"	26.00'	24.35'
C2	A=21°58'41"	71.00'	64.80'
C3	A=23°51'17"	68.00'	63.80'
C4	A=21°41'48"	718.00'	41.80'
C5	A=21°17'18"	718.00'	38.00'
C6	A=21°55'18"	711.00'	33.67'



NOTE:
SEE SHEETS 3 AND 4 FOR MONUMENT AND EASEMENT LEGENDS



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100 S. Broadway, Suite 200
San Diego, CA 92101

Project: 188-128-071
Revision:
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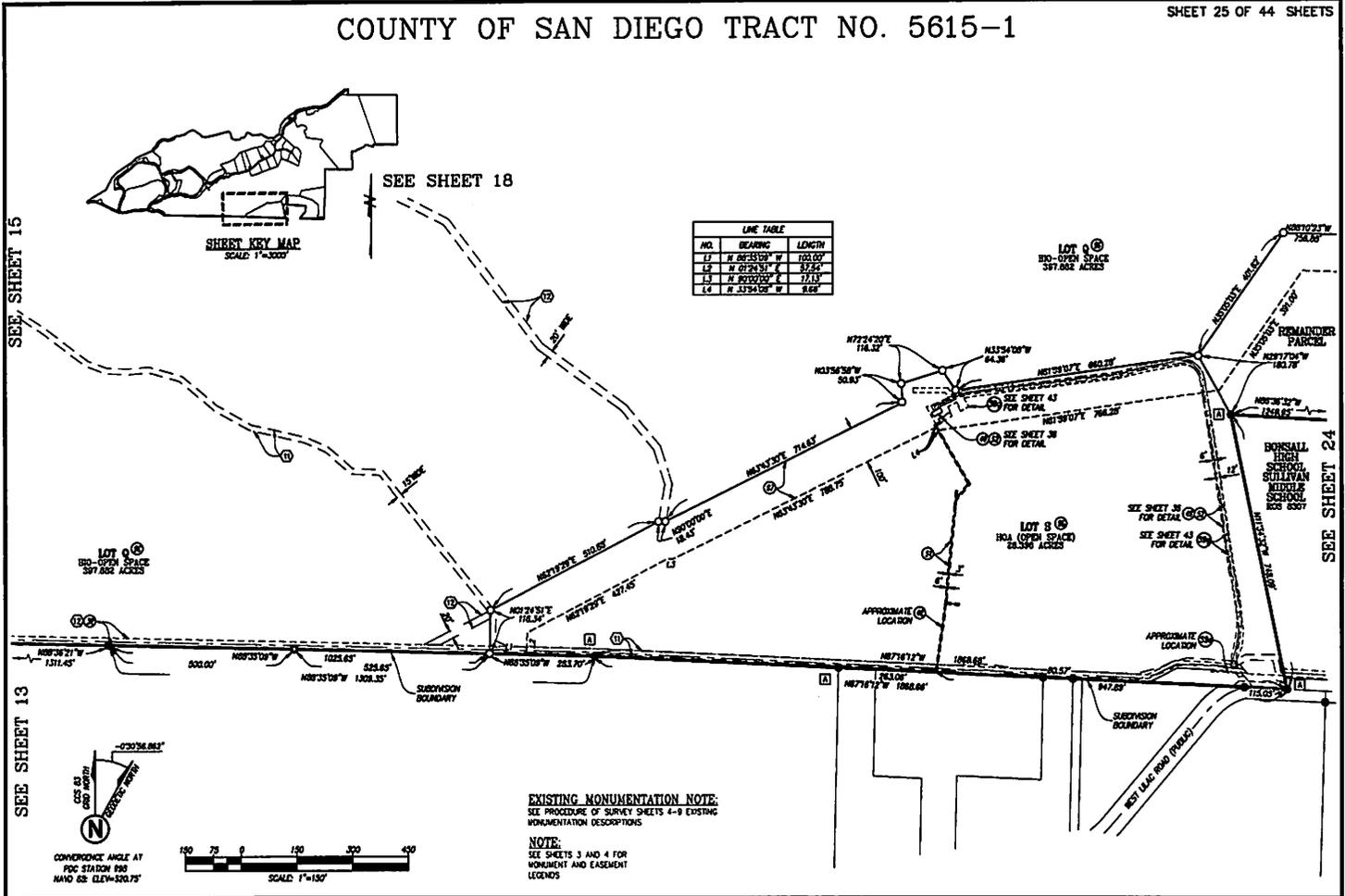
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CALIF. COORD. INDEX 482-3684

COUNTY TM 5615TER
PDS 2025-LDMAP-00476

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 25 OF 44 SHEETS



MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 26 OF 44 SHEETS

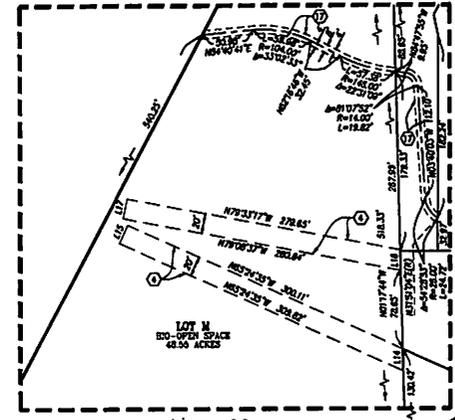
SEE SHEET 28

LOT 113
RANCHO MONSERATE
PARTITION TRACT D
MAP 821

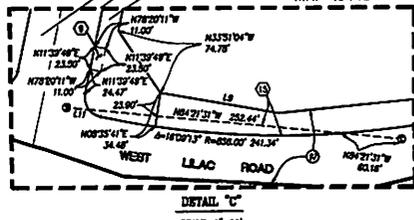
NO.	DELTA	RADIUS	LENGTH
C1	A=115.524°	1250.00'	372.17'
C2	A=287.817°	1000.00'	66.77'
C3	A=115.524°	1000.00'	34.85'
C4	A=287.817°	300.00'	61.85'
C5	A=115.524°	20.00'	31.18'
C6	A=287.817°	20.00'	34.11'
C7	A=115.524°	100.00'	14.69'
C8	A=287.817°	100.00'	14.69'
C9	A=115.524°	600.00'	81.85'
C10	A=287.817°	270.00'	83.54'
C11	A=115.524°	15.00'	12.42'
C12	A=287.817°	244.00'	101.78'
C13	A=115.524°	244.00'	101.78'

NO.	BEARING	LENGTH
L1	N113°27'25"W	77.83'
L2	N113°27'25"W	66.17'
L3	N113°27'25"W	54.18'
L4	N113°27'25"W	54.18'
L5	N113°27'25"W	64.30'
L6	N113°27'25"W	104.83'
L7	N113°27'25"W	39.84'
L8	N113°27'25"W	100.00'
L9	N113°27'25"W	22.11'
L10	N113°27'25"W	22.11'
L11	N113°27'25"W	22.11'
L12	N113°27'25"W	22.11'
L13	N113°27'25"W	20.00'
L14	N113°27'25"W	20.00'
L15	N113°27'25"W	20.00'
L16	N113°27'25"W	20.00'
L17	N113°27'25"W	20.00'

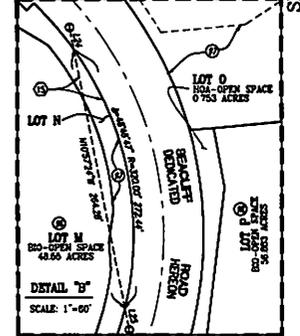
NO.	BEARING	LENGTH
L18	S83°13'30"W	42.11'
L19	S117°40'15"W	62.46'
L20	S25°12'30"W	100.78'
L21	N113°27'25"W	21.11'
L22	N113°27'25"W	24.00'
L23	N113°27'25"W	20.00'
L24	N113°27'25"W	22.00'
L25	N113°27'25"W	22.00'
L26	N113°27'25"W	22.00'
L27	N113°27'25"W	22.00'
L28	N113°27'25"W	22.00'
L29	N113°27'25"W	22.00'
L30	N113°27'25"W	22.00'
L31	N113°27'25"W	22.00'
L32	N113°27'25"W	22.00'



N.E. 1/4 & S.E. 1/4
OF N.W. 1/4
SECTION 20



CONCORDANCE ANGLE AT
POC STATION 898
HANG BE. DELTA=101.75°



EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 1-3 EXISTING
MONUMENTATION DESCRIPTIONS

Bowman Registered Consulting Engineers Ltd.
201 S. Broadway, Suite 200
San Diego, CA 92101

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CALIF. COORD. INDEX 432-3684

COUNTY TM 5615TER
PDS 2025-LDMAP-00478

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 27 OF 44 SHEETS

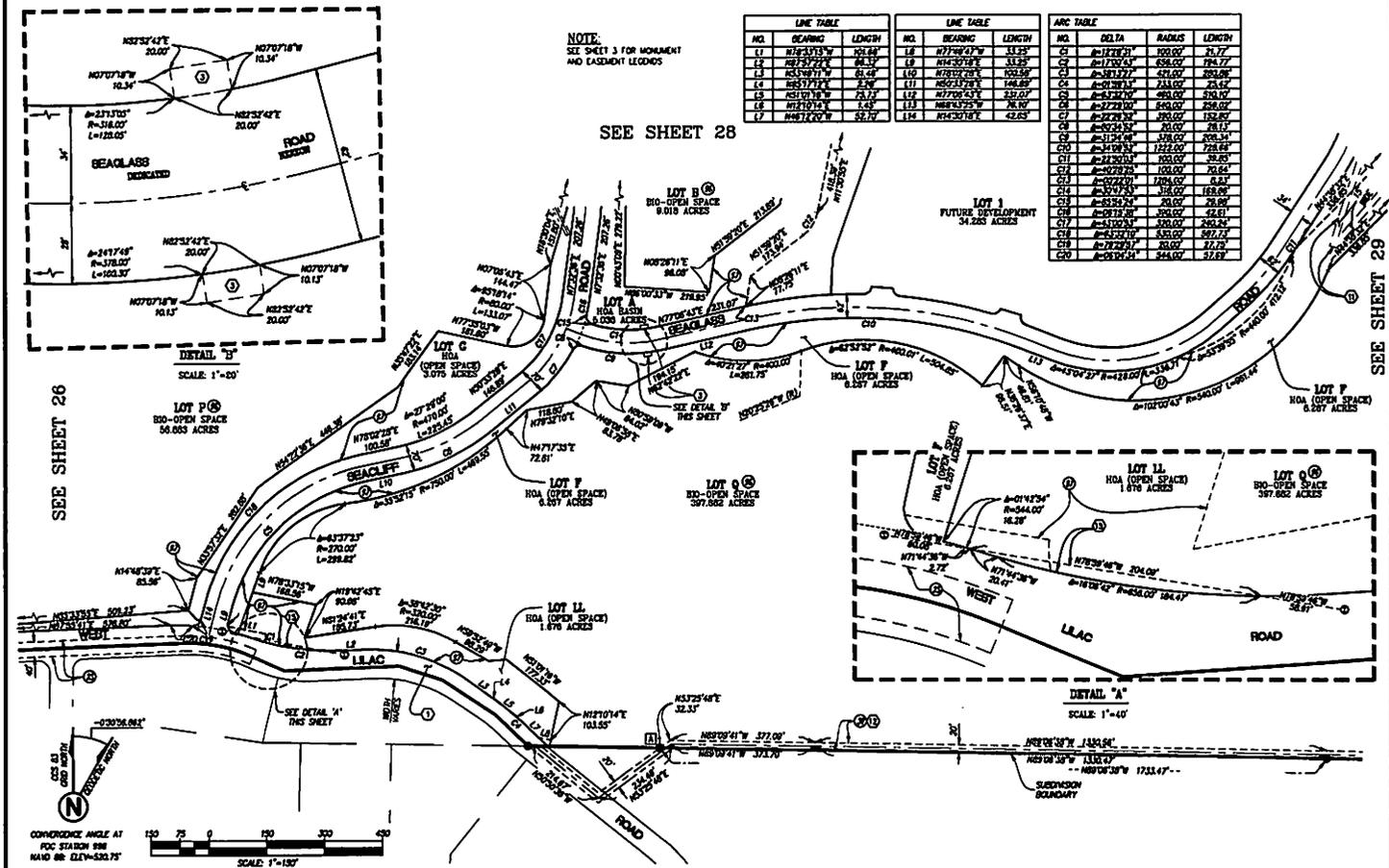
NOTE:
SEE SHEET 3 FOR MONUMENT
AND EASEMENT LEGENDS

SEE SHEET 28

LINE TABLE	
NO.	BEARING LENGTH
L1	N23°47'W 20.00'
L2	N23°47'W 20.00'
L3	N23°47'W 20.00'
L4	N23°47'W 20.00'
L5	N23°47'W 20.00'
L6	N23°47'W 20.00'
L7	N23°47'W 20.00'

LINE TABLE	
NO.	BEARING LENGTH
L8	N23°47'W 20.00'
L9	N23°47'W 20.00'
L10	N23°47'W 20.00'
L11	N23°47'W 20.00'
L12	N23°47'W 20.00'
L13	N23°47'W 20.00'
L14	N23°47'W 20.00'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	112.00°	100.00'	21.77'
C2	112.00°	100.00'	21.77'
C3	112.00°	100.00'	21.77'
C4	112.00°	100.00'	21.77'
C5	112.00°	100.00'	21.77'
C6	112.00°	100.00'	21.77'
C7	112.00°	100.00'	21.77'
C8	112.00°	100.00'	21.77'
C9	112.00°	100.00'	21.77'
C10	112.00°	100.00'	21.77'
C11	112.00°	100.00'	21.77'
C12	112.00°	100.00'	21.77'
C13	112.00°	100.00'	21.77'
C14	112.00°	100.00'	21.77'
C15	112.00°	100.00'	21.77'
C16	112.00°	100.00'	21.77'
C17	112.00°	100.00'	21.77'
C18	112.00°	100.00'	21.77'
C19	112.00°	100.00'	21.77'
C20	112.00°	100.00'	21.77'



DETAIL "B"
SCALE: 1"=20'

DETAIL "A"
SCALE: 1"=40'

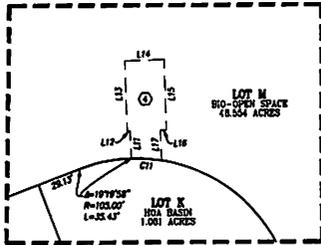


MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 28 OF 44 SHEETS

SEE SHEET 30



DETAIL "A"
SCALE: 1"=40'

NOTES:
SEE SHEET 3 FOR MONUMENT AND EASEMENT LEGENDS

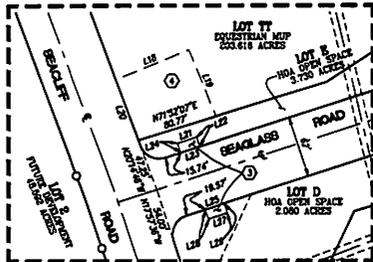
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EXISTING MONUMENTATION NOTE:
SEE PROCEDURE OF SURVEY SHEETS 4-9 EXISTING MONUMENTATION DESCRIPTIONS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N52°04'59"W	68.64'	L17	N89°51'35"E	4.00'
L2	N52°58'24"E	78.87'	L18	N87°38'17"E	25.23'
L3	N52°01'53"W	64.18'	L19	N82°02'09"W	70.89'
L4	N52°53'24"E	62.82'	L20	N80°12'40"W	84.97'
L5	N52°15'34"W	124.80'	L21	N77°52'00"E	24.00'
L6	N42°00'00"E	56.42'	L22	N75°58'54"W	10.00'
L7	N41°29'45"E	132.25'	L23	N75°00'00"E	12.00'
L8	N41°29'30"E	63.25'	L24	N73°50'30"W	20.00'
L9	N41°29'30"E	20.25'	L25	N73°50'30"W	10.00'
L10	N41°29'30"E	62.62'	L26	N72°52'00"E	218.82'
L11	N40°50'05"W	18.24'	L27	N72°52'00"E	25.00'
L12	N40°50'05"W	2.00'	L28	N71°50'30"W	10.00'
L13	N40°50'05"W	47.15'	L29	N71°50'30"W	218.82'
L14	N40°50'05"W	70.00'	L30	N71°50'30"W	6.00'
L15	N40°50'05"W	42.15'	L31	N69°51'35"E	63.00'
			L32	N62°43'30"E	25.00'

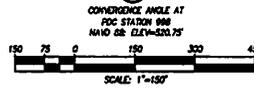
ARC TABLE			
NO.	DELT.A	RADIUS	LENGTH
C1	Δ=39°32'40"	63.00'	23.82'
C2	Δ=39°46'57"	102.00'	28.72'
C3	Δ=27°16'04"	8.00'	24.17'
C4	Δ=30°34'45"	894.00'	20.00'
C5	Δ=30°34'18"	102.00'	8.58'
C6	Δ=31°30'00"	102.00'	105.52'
C7	Δ=39°32'50"	84.32'	24.63'
C8	Δ=11°28'58"	102.00'	20.24'
C9	Δ=42°58'58"	102.00'	143.89'
C10	Δ=28°34'51"	88.17'	50.82'
C11	Δ=10°59'58"	102.00'	20.12'

SEE SHEET 26



DETAIL "B"
SCALE: 1"=60'

SEE SHEET 26



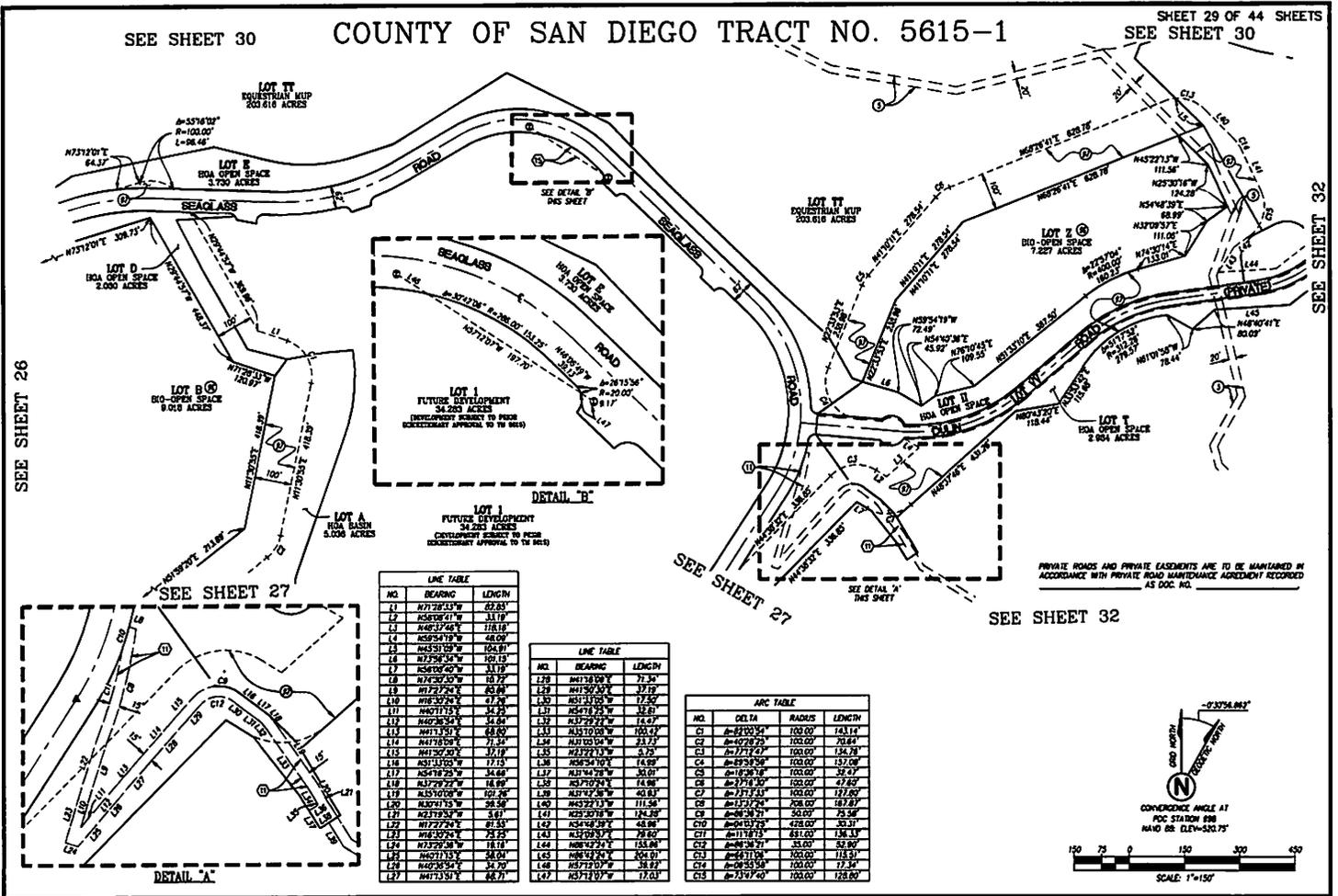
SEE SHEET 27

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SEE SHEET 30

SHEET 29 OF 44 SHEETS
SEE SHEET 30



LINE TABLE

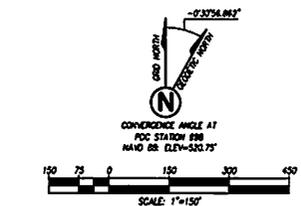
NO.	BEARING	LENGTH
L1	N71°28'53"W	62.85'
L2	S58°08'41"W	31.19'
L3	N46°32'42"E	118.18'
L4	S58°08'41"W	48.00'
L5	N43°31'02"W	104.81'
L6	N73°56'34"W	160.13'
L7	S58°08'41"W	31.19'
L8	N73°56'34"W	160.13'
L9	N71°28'53"E	62.85'
L10	N68°08'41"E	71.79'
L11	N47°13'13"E	34.25'
L12	N40°26'34"E	34.84'
L13	N41°13'51"E	48.80'
L14	N47°13'13"E	71.79'
L15	N41°50'50"E	37.19'
L16	N51°32'00"W	17.75'
L17	N54°18'25"W	34.64'
L18	N37°29'22"W	16.89'
L19	N55°10'09"W	107.26'
L20	N57°18'25"W	58.59'
L21	N23°29'34"W	5.91'
L22	N77°27'40"E	81.55'
L23	N68°08'41"E	75.25'
L24	N73°56'34"W	118.18'
L25	N40°26'34"E	34.84'
L26	N40°26'34"E	34.79'
L27	N41°13'51"E	48.71'

LINE TABLE

NO.	BEARING	LENGTH
L28	N41°18'00"E	71.34'
L29	N41°50'50"E	37.19'
L30	N51°32'00"E	17.75'
L31	N54°18'25"E	34.64'
L32	N37°29'22"E	16.89'
L33	N55°10'09"E	107.27'
L34	N57°18'25"E	58.59'
L35	N23°29'34"E	5.91'
L36	N77°27'40"E	81.56'
L37	N68°08'41"E	75.26'
L38	N73°56'34"E	118.19'
L39	N40°26'34"E	34.84'
L40	N40°26'34"E	34.79'
L41	N41°13'51"E	48.72'

ARC TABLE

NO.	DELTA	RADIUS	LENGTH
A1	42°00'00"	100.00'	143.14'
A2	40°00'00"	100.00'	140.84'
A3	40°00'00"	100.00'	140.84'
A4	40°00'00"	100.00'	140.84'
A5	40°00'00"	100.00'	140.84'
A6	40°00'00"	100.00'	140.84'
A7	40°00'00"	100.00'	140.84'
A8	40°00'00"	100.00'	140.84'
A9	40°00'00"	100.00'	140.84'
A10	40°00'00"	100.00'	140.84'
A11	40°00'00"	100.00'	140.84'
A12	40°00'00"	100.00'	140.84'
A13	40°00'00"	100.00'	140.84'
A14	40°00'00"	100.00'	140.84'
A15	40°00'00"	100.00'	140.84'
A16	40°00'00"	100.00'	140.84'
A17	40°00'00"	100.00'	140.84'
A18	40°00'00"	100.00'	140.84'
A19	40°00'00"	100.00'	140.84'
A20	40°00'00"	100.00'	140.84'



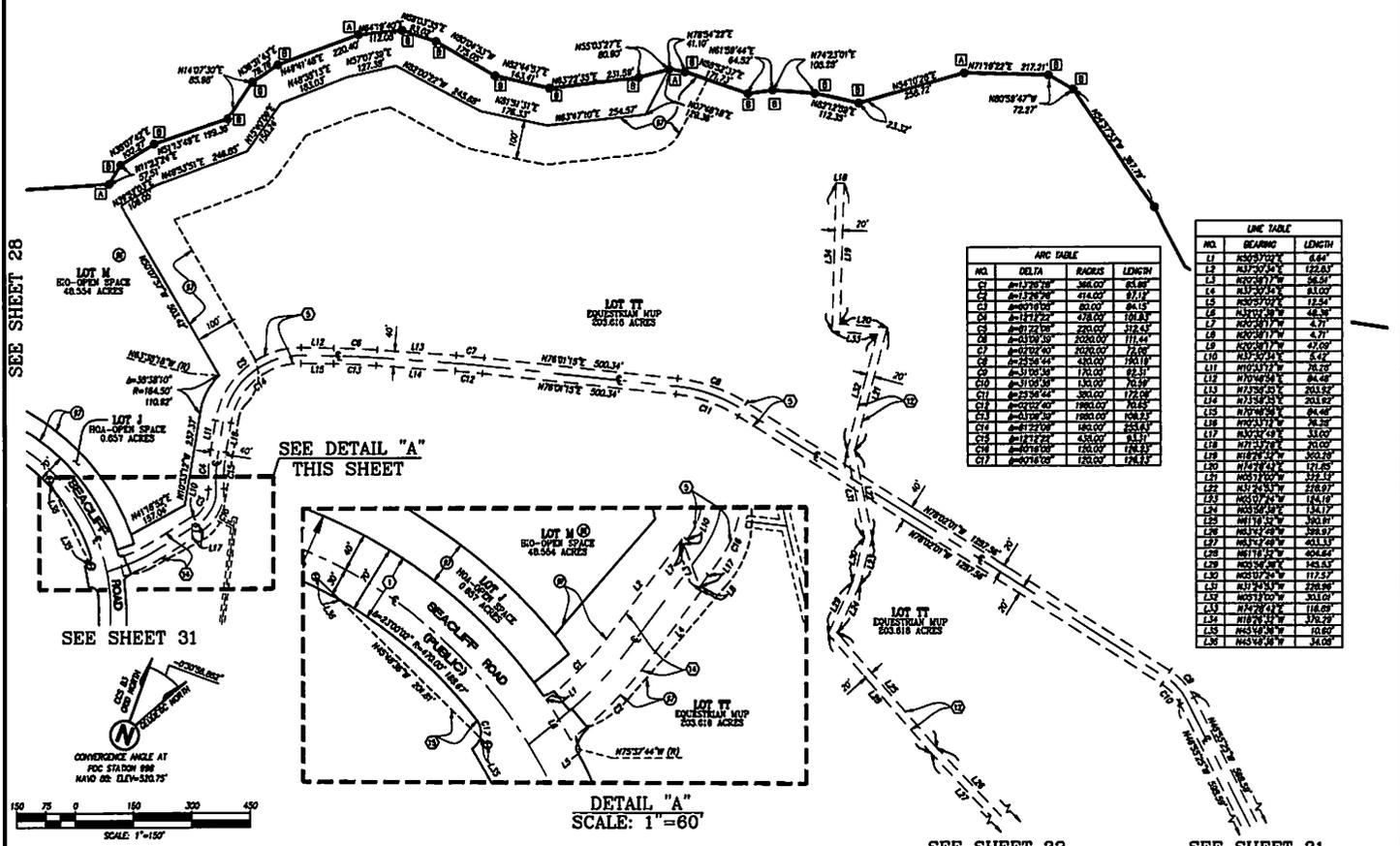
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 PDS 2025-LDMAP-00478

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 30 OF 44 SHEETS

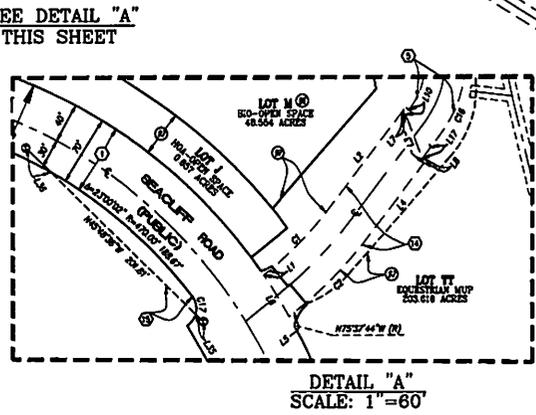


ARC TABLE

NO.	DELTA	RADIUS	LENGTH
C0	0.000000	0.000000	0.000000
C1	0.000000	0.000000	0.000000
C2	0.000000	0.000000	0.000000
C3	0.000000	0.000000	0.000000
C4	0.000000	0.000000	0.000000
C5	0.000000	0.000000	0.000000
C6	0.000000	0.000000	0.000000
C7	0.000000	0.000000	0.000000
C8	0.000000	0.000000	0.000000
C9	0.000000	0.000000	0.000000
C10	0.000000	0.000000	0.000000
C11	0.000000	0.000000	0.000000
C12	0.000000	0.000000	0.000000
C13	0.000000	0.000000	0.000000
C14	0.000000	0.000000	0.000000
C15	0.000000	0.000000	0.000000
C16	0.000000	0.000000	0.000000
C17	0.000000	0.000000	0.000000
C18	0.000000	0.000000	0.000000
C19	0.000000	0.000000	0.000000
C20	0.000000	0.000000	0.000000
C21	0.000000	0.000000	0.000000
C22	0.000000	0.000000	0.000000
C23	0.000000	0.000000	0.000000
C24	0.000000	0.000000	0.000000
C25	0.000000	0.000000	0.000000
C26	0.000000	0.000000	0.000000
C27	0.000000	0.000000	0.000000

LINE TABLE

NO.	BEARING	LENGTH
L1	N55°57'22"E	6.84'
L2	N57°57'54"E	122.63'
L3	N57°57'54"E	56.65'
L4	N57°57'54"E	61.00'
L5	N57°57'54"E	115.50'
L6	N57°57'54"E	4.71'
L7	N57°57'54"E	4.71'
L8	N57°57'54"E	4.71'
L9	N57°57'54"E	4.71'
L10	N57°57'54"E	4.71'
L11	N57°57'54"E	4.71'
L12	N57°57'54"E	4.71'
L13	N57°57'54"E	4.71'
L14	N57°57'54"E	4.71'
L15	N57°57'54"E	4.71'
L16	N57°57'54"E	4.71'
L17	N57°57'54"E	4.71'
L18	N57°57'54"E	4.71'
L19	N57°57'54"E	4.71'
L20	N57°57'54"E	4.71'
L21	N57°57'54"E	4.71'
L22	N57°57'54"E	4.71'
L23	N57°57'54"E	4.71'
L24	N57°57'54"E	4.71'
L25	N57°57'54"E	4.71'
L26	N57°57'54"E	4.71'
L27	N57°57'54"E	4.71'
L28	N57°57'54"E	4.71'
L29	N57°57'54"E	4.71'
L30	N57°57'54"E	4.71'
L31	N57°57'54"E	4.71'
L32	N57°57'54"E	4.71'
L33	N57°57'54"E	4.71'
L34	N57°57'54"E	4.71'
L35	N57°57'54"E	4.71'
L36	N57°57'54"E	4.71'



SEE SHEET 28

SEE DETAIL "A" THIS SHEET

SEE SHEET 31

SEE SHEET 32

SEE SHEET 31

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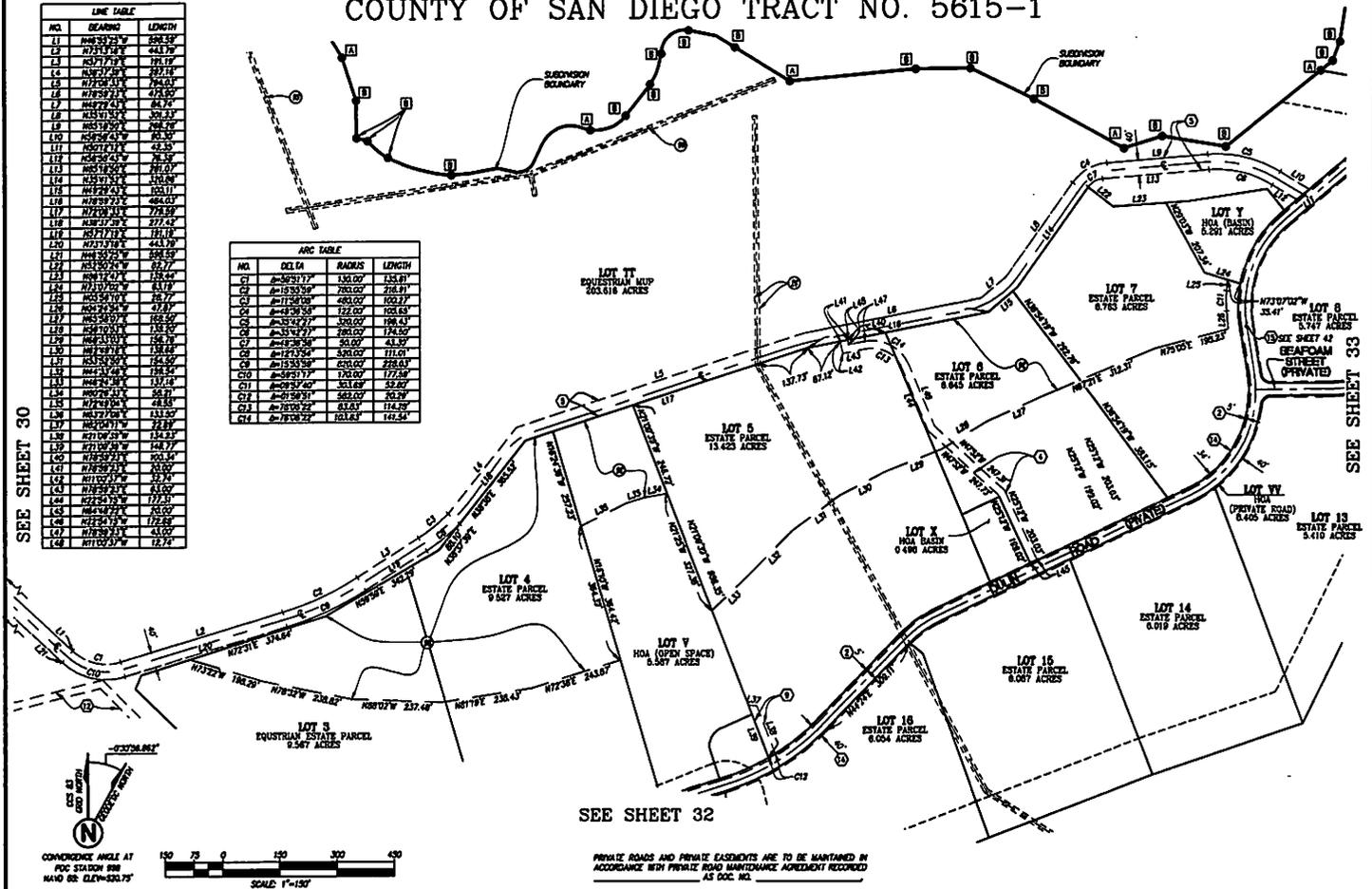
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 31 OF 44 SHEETS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N48°59'22"W	288.59
L2	N33°17'19"W	443.79
L3	N37°17'19"W	181.19
L4	N48°59'22"W	288.59
L5	N72°00'00"W	244.93
L6	N78°59'22"W	424.90
L7	N82°27'43"W	84.77
L8	N53°19'31"W	250.32
L9	N82°27'43"W	768.18
L10	N58°43'30"W	80.50
L11	N00°17'12"E	45.30
L12	N82°27'43"W	768.18
L13	N82°27'43"W	768.18
L14	N81°19'18"W	110.06
L15	N72°00'00"W	103.11
L16	N78°59'22"W	484.03
L17	N72°00'00"W	775.89
L18	N48°59'22"W	277.42
L19	N57°17'19"W	191.19
L20	N71°19'18"W	443.79
L21	N48°59'22"W	288.59
L22	N53°19'31"W	250.32
L23	N81°19'18"W	110.06
L24	N72°00'00"W	83.17
L25	N82°27'43"W	768.18
L26	N82°27'43"W	768.18
L27	N82°27'43"W	768.18
L28	N82°27'43"W	768.18
L29	N82°27'43"W	768.18
L30	N82°27'43"W	768.18
L31	N82°27'43"W	768.18
L32	N82°27'43"W	768.18
L33	N82°27'43"W	768.18
L34	N82°27'43"W	768.18
L35	N82°27'43"W	768.18
L36	N82°27'43"W	768.18
L37	N82°27'43"W	768.18
L38	N82°27'43"W	768.18
L39	N82°27'43"W	768.18
L40	N82°27'43"W	768.18
L41	N82°27'43"W	768.18
L42	N82°27'43"W	768.18
L43	N82°27'43"W	768.18
L44	N82°27'43"W	768.18
L45	N82°27'43"W	768.18
L46	N82°27'43"W	768.18
L47	N82°27'43"W	768.18
L48	N82°27'43"W	768.18
L49	N82°27'43"W	768.18
L50	N82°27'43"W	768.18

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
A1	40°59'21.7"	150.00	155.81
A2	40°59'21.7"	280.00	311.61
A3	40°59'21.7"	420.00	467.42
A4	40°59'21.7"	560.00	623.22
A5	40°59'21.7"	700.00	779.03
A6	40°59'21.7"	840.00	934.83
A7	40°59'21.7"	980.00	1090.64
A8	40°59'21.7"	1120.00	1246.44
A9	40°59'21.7"	1260.00	1402.25
A10	40°59'21.7"	1400.00	1558.05
A11	40°59'21.7"	1540.00	1713.86
A12	40°59'21.7"	1680.00	1869.66
A13	40°59'21.7"	1820.00	2025.47
A14	40°59'21.7"	1960.00	2181.27
A15	40°59'21.7"	2100.00	2337.08
A16	40°59'21.7"	2240.00	2492.88
A17	40°59'21.7"	2380.00	2648.69
A18	40°59'21.7"	2520.00	2804.49
A19	40°59'21.7"	2660.00	2960.30
A20	40°59'21.7"	2800.00	3116.10
A21	40°59'21.7"	2940.00	3271.91
A22	40°59'21.7"	3080.00	3427.71
A23	40°59'21.7"	3220.00	3583.52
A24	40°59'21.7"	3360.00	3739.32
A25	40°59'21.7"	3500.00	3895.13
A26	40°59'21.7"	3640.00	4050.93
A27	40°59'21.7"	3780.00	4206.74
A28	40°59'21.7"	3920.00	4362.54
A29	40°59'21.7"	4060.00	4518.35
A30	40°59'21.7"	4200.00	4674.15



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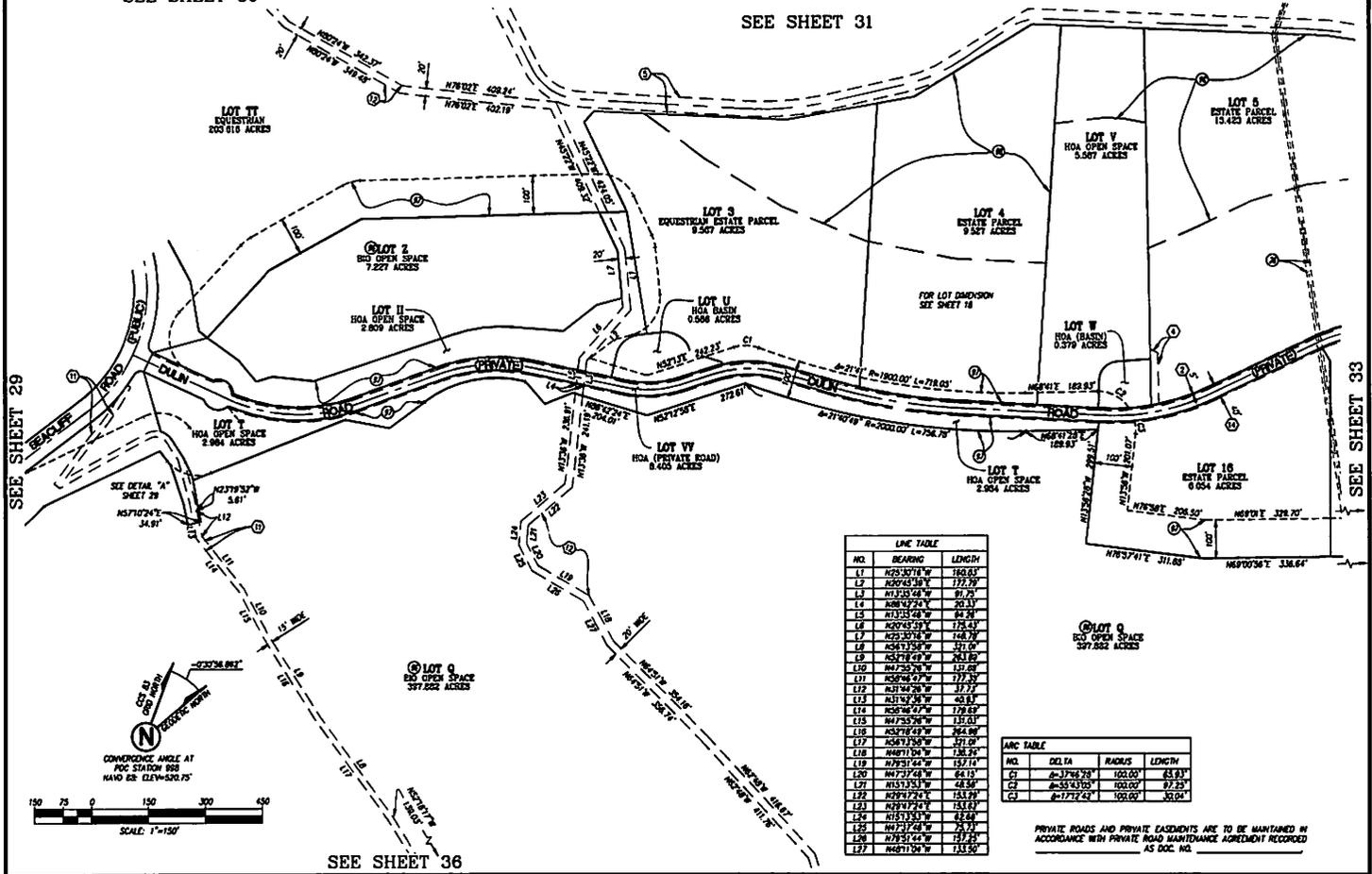
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 32 OF 44 SHEETS

SEE SHEET 30

SEE SHEET 31



NO.	BEARING	LENGTH
L1	N62°30'18"W	160.03'
L2	S80°43'38"W	177.79'
L3	N15°53'48"W	82.71'
L4	S88°42'20"W	20.33'
L5	N13°33'48"W	84.26'
L6	S20°03'24"W	178.43'
L7	S25°30'12"W	148.78'
L8	S24°13'50"W	331.00'
L9	S24°13'50"W	331.00'
L10	N47°22'36"W	152.08'
L11	S26°08'07"W	177.33'
L12	N31°04'36"W	117.77'
L13	N15°52'36"W	49.81'
L14	S26°08'07"W	178.82'
L15	N47°22'36"W	152.01'
L16	S26°08'07"W	164.96'
L17	S24°13'50"W	331.00'
L18	N48°11'54"W	136.20'
L19	N29°22'00"W	152.71'
L20	N47°22'36"W	64.10'
L21	N15°13'51"W	48.58'
L22	S29°47'24"W	153.97'
L23	N29°12'12"W	153.03'
L24	N15°13'51"W	48.64'
L25	N47°22'36"W	74.73'
L26	N29°12'12"W	152.75'
L27	N48°11'54"W	131.50'

NO.	DELTA	RADIUS	LENGTH
CI	2°17'06.28"	100.00'	63.83'
CS	2°33'43.00"	100.00'	87.25'
CT	2°17'27.24"	100.00'	30.04'

PRIVATE ROADS AND PRIVATE EASEMENTS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS DOC. NO.



CONVERGENCE ANGLE AT POC STATION 888
MAGN. BR. 121°45'52.75"

Bowman

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1000 G Street, Suite 200
San Diego, CA 92101

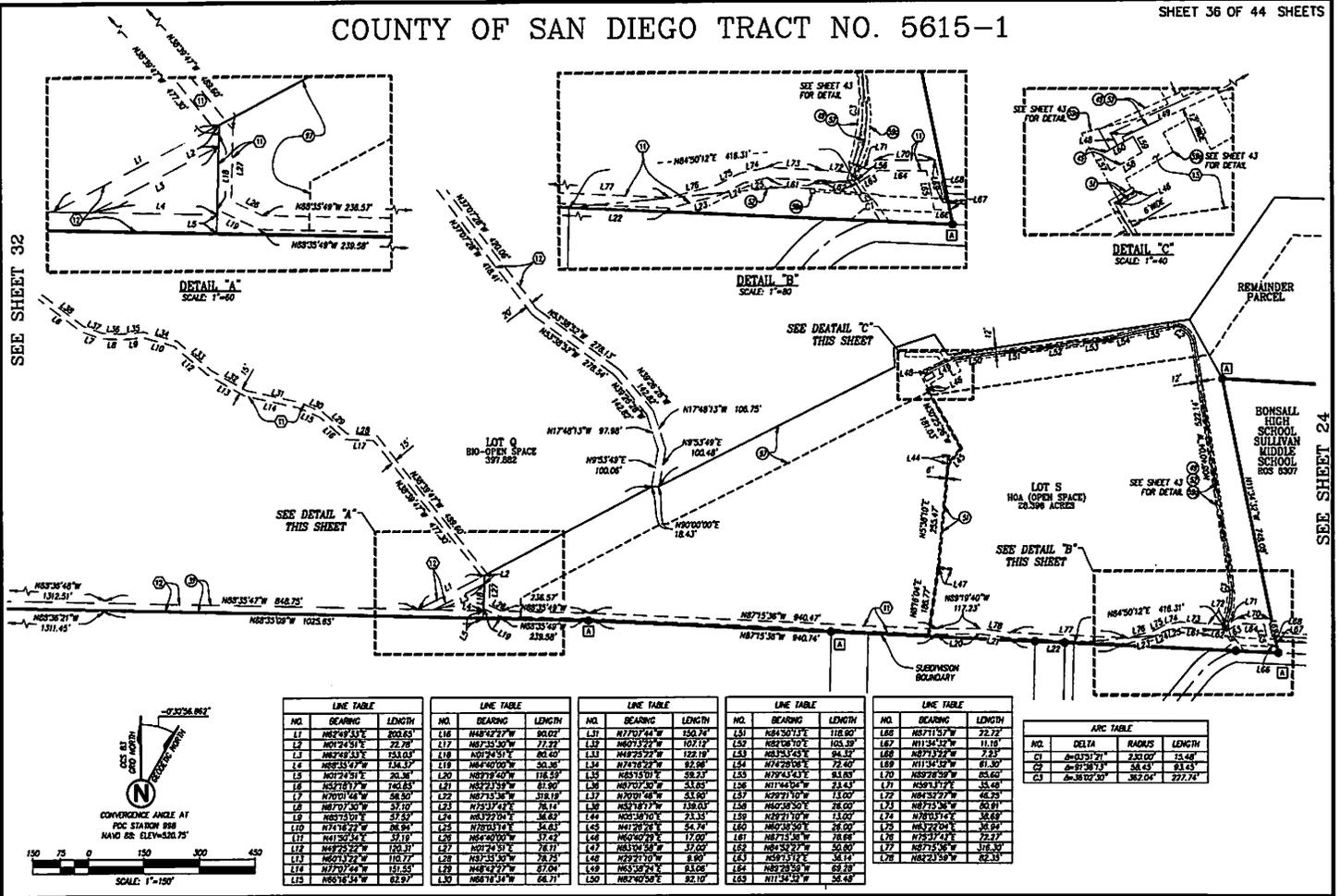
GRADING PLAN PDS2025-LDGRM1-00476
CALIF. COORD. INDEX 482-3684

COUNTY TM 5615TER
PDS 2025-LDMAP-00476

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 36 OF 44 SHEETS



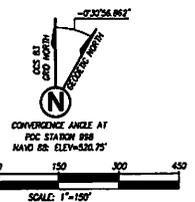
SEE SHEET 32

SEE SHEET 24

DETAIL "A" SCALE: 1"=40'

DETAIL "B" SCALE: 1"=40'

DETAIL "C" SCALE: 1"=40'



LINE TABLE														
NO.	BEARING	LENGTH												
L1	N82°49'53"E	800.63	L16	N48°42'27"W	90.02	L31	N77°02'44"W	150.74	L46	N64°50'33"E	118.90	L61	N87°17'57"W	22.72
L2	N81°24'51"E	22.78	L17	N87°35'30"W	27.22	L32	N80°12'22"W	102.12	L47	N84°08'10"E	103.59	L62	N11°34'42"W	11.10
L3	N82°43'43"E	134.04	L18	N07°54'51"E	80.00	L33	N82°22'22"W	129.19	L48	N83°15'08"E	94.54	L63	N87°12'22"W	2.83
L4	N82°43'47"W	134.17	L19	N84°40'00"W	50.36	L34	N74°18'22"W	82.98	L49	N74°28'08"E	72.40	L64	N11°34'42"W	61.30
L5	N07°24'51"E	20.36	L20	N87°19'40"W	118.59	L35	N85°18'10"E	38.23	L50	N79°43'43"E	93.89	L65	N87°18'59"W	65.60
L6	N57°07'17"W	165.85	L21	N82°22'15"W	81.90	L36	N87°02'52"W	51.85	L51	N11°44'04"W	21.43	L66	N84°17'22"E	15.48
L7	N07°01'48"W	68.50	L22	N87°15'36"W	318.19	L37	N10°01'48"W	83.80	L52	N29°21'10"W	13.00	L67	N84°32'27"W	66.39
L8	N87°07'30"W	37.32	L23	N75°19'42"E	26.14	L38	N84°18'17"W	138.03	L53	N40°58'50"E	28.00	L68	N87°15'36"W	66.91
L9	N87°13'01"E	37.32	L24	N83°22'04"E	34.83	L39	N85°18'10"E	23.35	L54	N29°21'10"W	13.00	L69	N11°34'42"W	34.89
L10	N74°18'22"W	86.94	L25	N78°03'14"E	34.83	L40	N41°28'23"E	54.74	L55	N80°58'50"E	48.00	L70	N83°22'04"E	36.94
L11	N41°52'42"E	33.12	L26	N84°40'00"W	37.42	L41	N60°40'23"E	17.00	L56	N87°15'36"W	18.88	L71	N25°17'42"E	22.37
L12	N87°22'22"W	100.32	L27	N07°24'51"E	26.11	L42	N83°18'58"W	37.00	L57	N84°32'27"W	50.00	L72	N87°15'36"W	316.30
L13	N87°12'22"W	100.77	L28	N87°25'30"W	78.22	L43	N07°21'10"W	8.69	L58	N87°15'36"W	36.14	L73	N82°15'36"W	62.31
L14	N77°02'44"W	151.55	L29	N48°42'27"W	87.04	L44	N83°18'24"E	83.08	L59	N87°28'59"W	69.28			
L15	N86°16'34"W	82.97	L30	N86°16'34"W	86.71	L45	N82°40'50"E	82.10	L60	N11°34'42"W	56.48			

ARC TABLE		
NO.	DELTA	RADIUS
C1	84°33'51"	232.00
C2	84°33'51"	55.43
C3	84°38'02'50"	363.04

Bowman Surveying & Mapping, Inc. 995 E. Harbor, Suite 200 San Diego, CA 92101

Project: 100-101-011
995 E Harbor, Suite 200
San Diego, CA 92101
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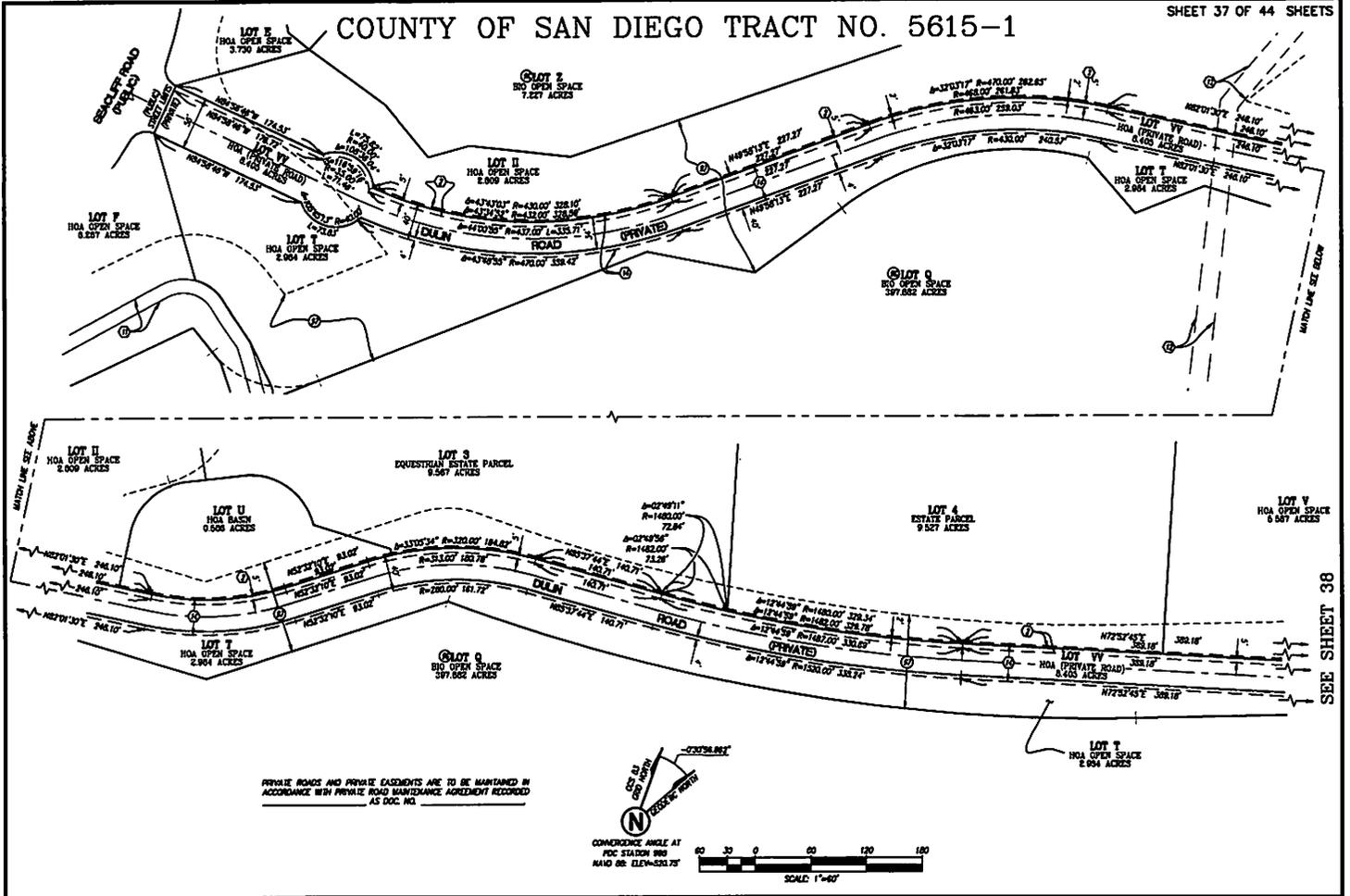
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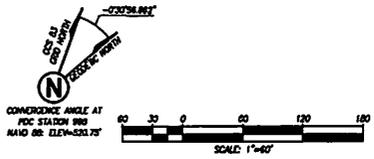
MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 37 OF 44 SHEETS



PRIVATE ROADS AND PRIVATE EASEMENTS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS DOC. NO.



Bowman

Surveying & Mapping Division
 1000 G Street, Suite 200
 San Diego, CA 92101

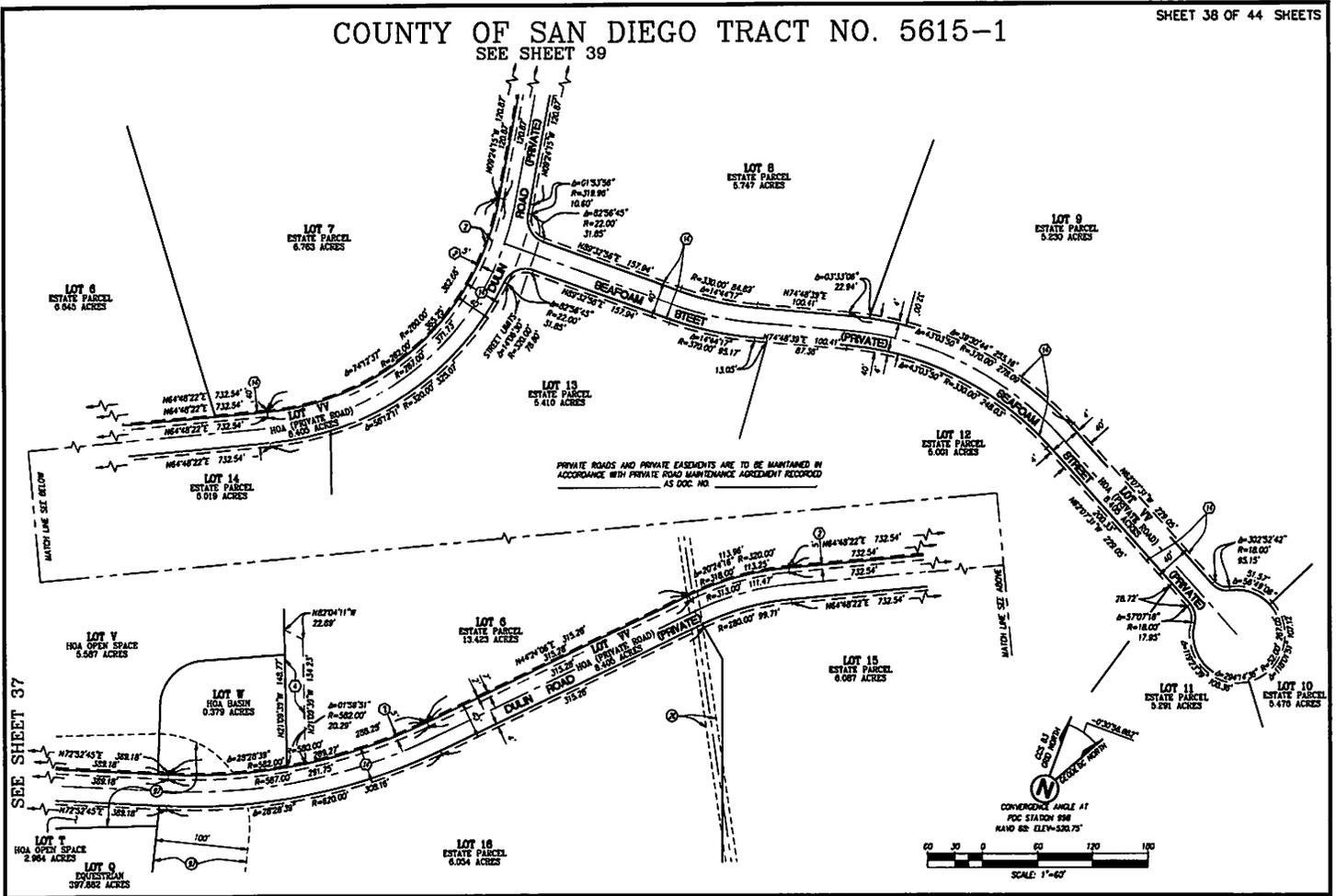
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COUNTY TM 5615TER
 PDS 2025-LDMAP-00478

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1
SEE SHEET 39

SHEET 38 OF 44 SHEETS



Bowman

Surveying & Consulting Engineers Inc.
1915 S. Torrey Pines Road, Suite 200
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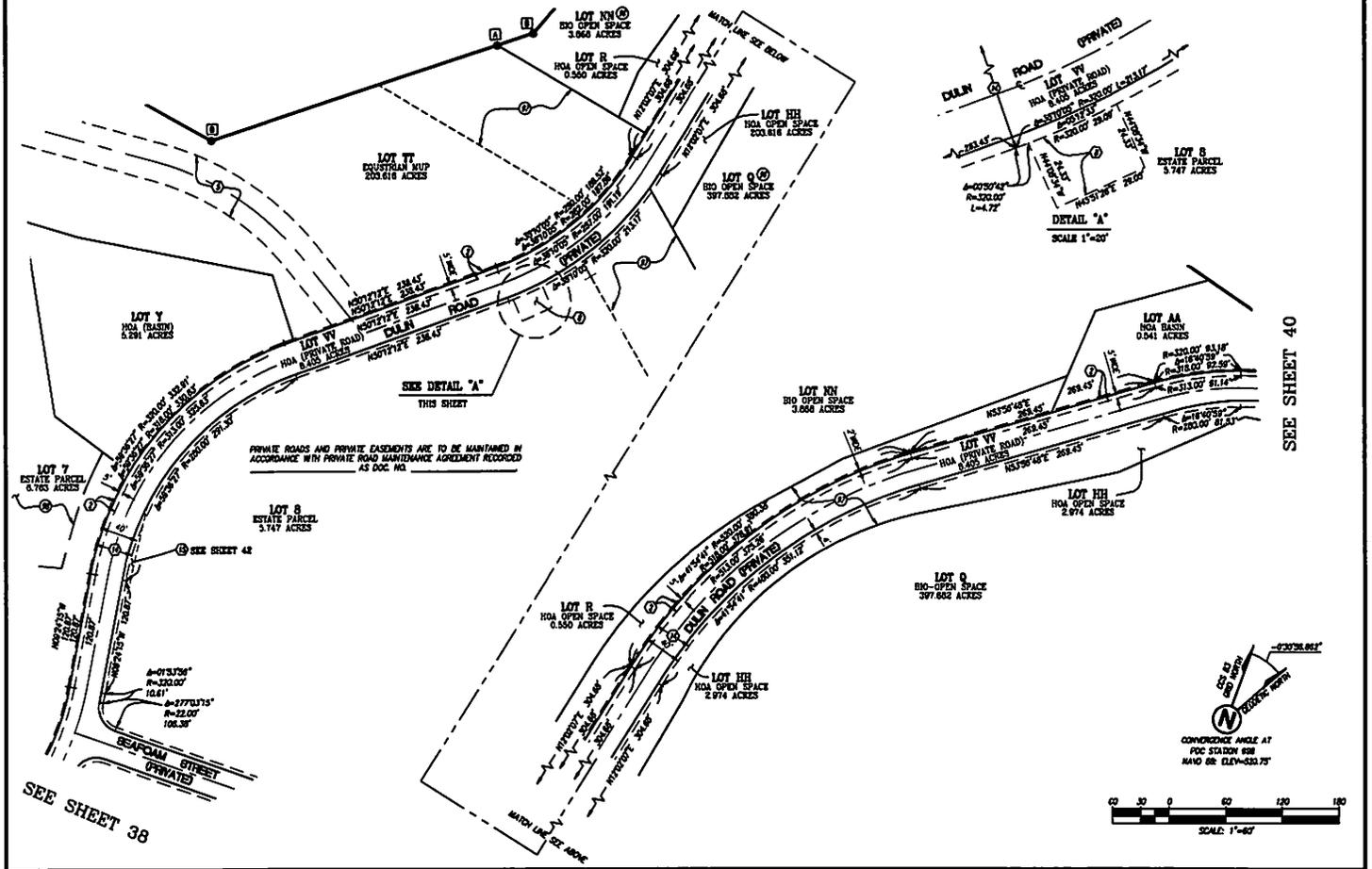
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CALIF. COORD. INDEX 482-3634

COUNTY TM 5615TER
PDS 2025-LDMAP-00476

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 39 OF 44 SHEETS



Bowman Consulting Group Ltd
 1912 S Street, Suite 200
 San Diego, CA 92108

Phone: 619 291 6471
 Fax: 619 291 6472
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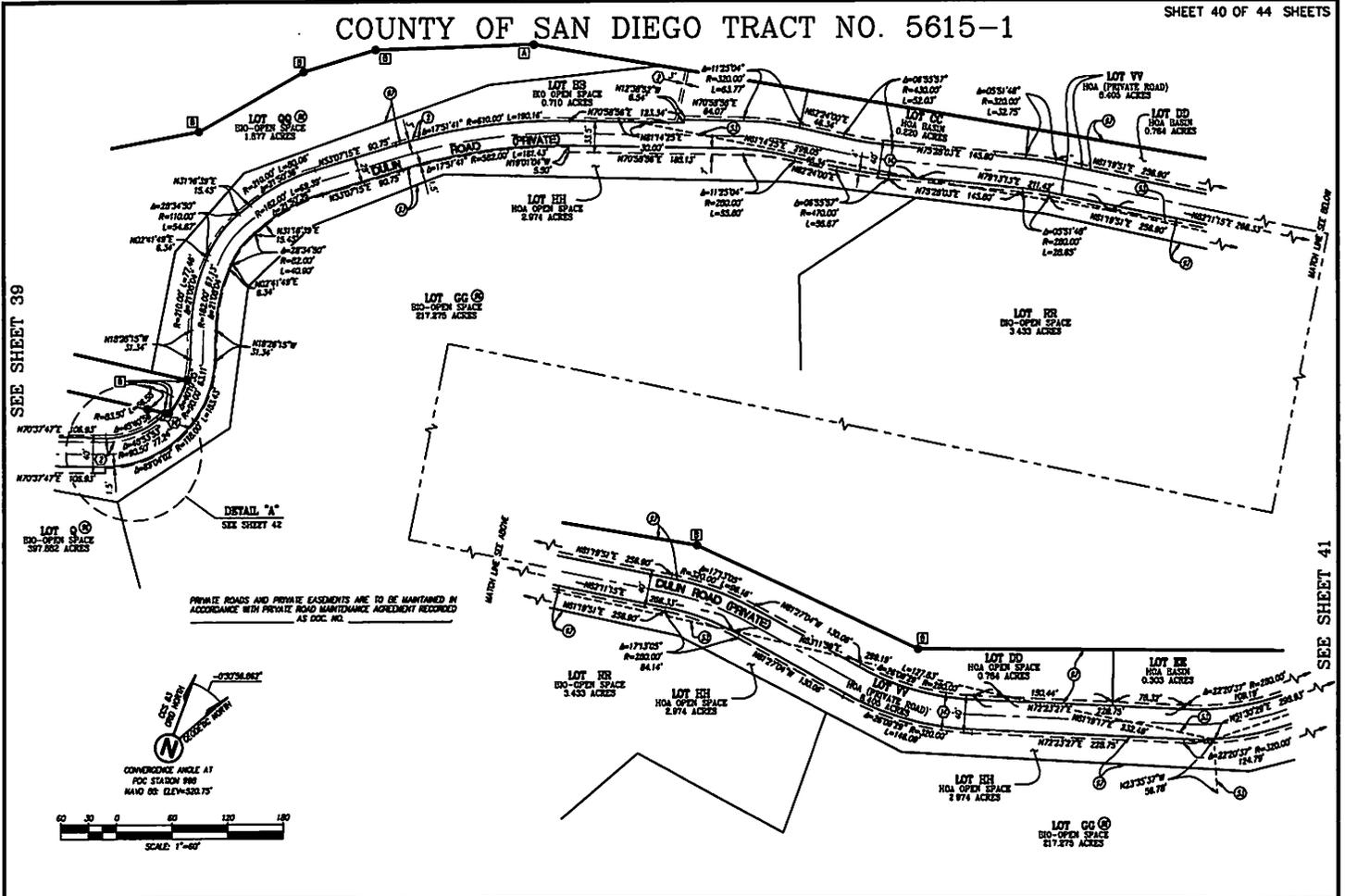
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 CALIF. COORD. INDEX 482-3684

COUNTY TM 5615TER
 PDS 2025-LDMAP-00476

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

SHEET 40 OF 44 SHEETS



SEE SHEET 39

SEE SHEET 41

PRIVATE ROADS AND PRIVATE EASEMENTS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS DOC. NO.



CONCRETE ANGLE AT POC STATION 890 N40° 05' 12.75"



Bowman

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1815 S. Street, Suite 200
San Diego, CA 92108
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Fax: 619.584.0112
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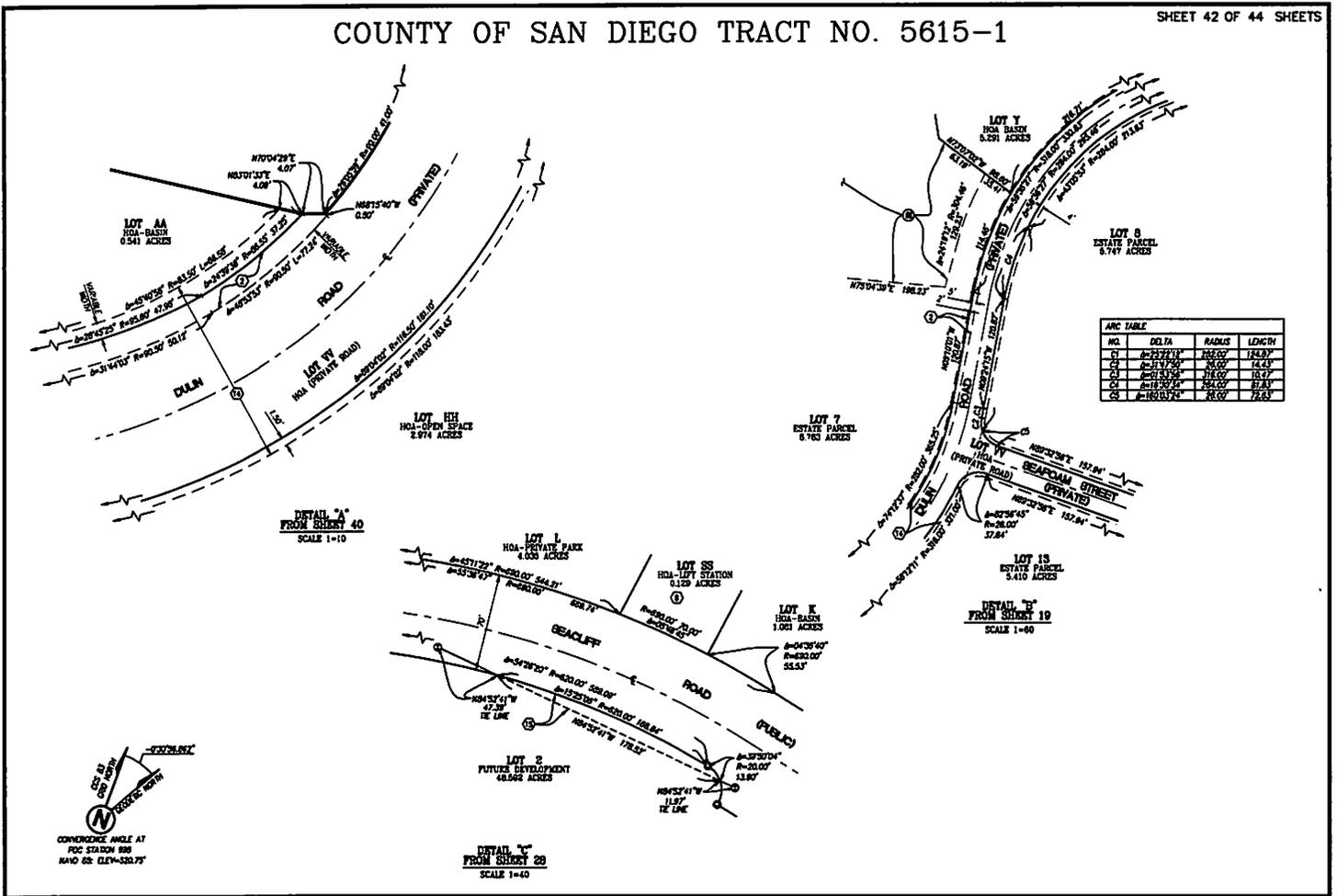
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CALIF. COORD. INDEX 482-3684

COUNTY TM 5615TER
PDS 2025-LDMAP-00476

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

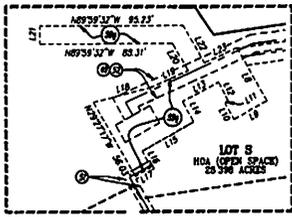
SHEET 42 OF 44 SHEETS



MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1

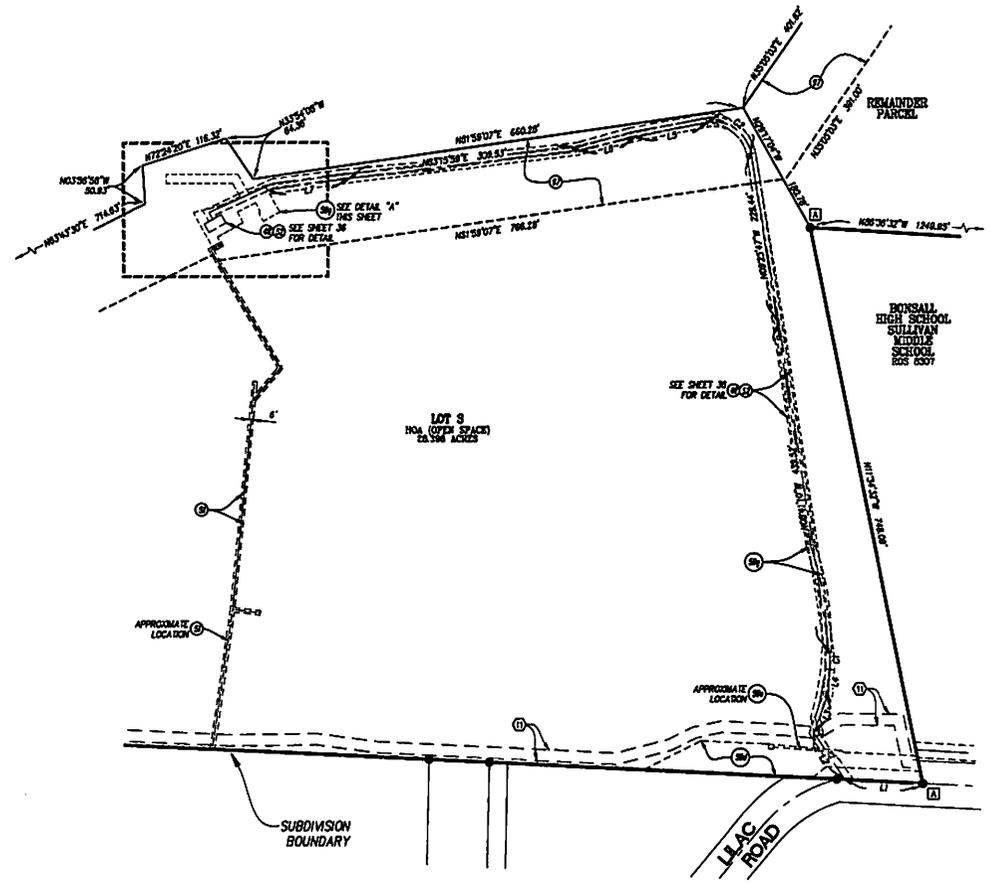
SHEET 43 OF 44 SHEETS



DETAIL "A"
SCALE: 1"=40'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N87°18'17\"/>	

ARC TABLE			
NO.	CHORD	RADIUS	LENGTH
C1	211.79'±	100.00'	22.31'
C2	217.04'±	50.00'	20.65'



Bowman Consulting Group Ltd
200 S. Street, Suite 200
San Diego, CA 92101

Phone: 619.591.0411
Fax: 619.591.0411
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CALIF. COORD. INDEX 482-3884

COUNTY TM 5615TER
PDS 2025-LDMAP-00476

MAP NO.

COUNTY OF SAN DIEGO TRACT NO. 5615-1
NON-TITLE SHEET

SHEET 44 OF 44 SHEETS

LEGEND

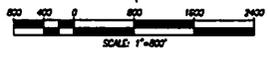
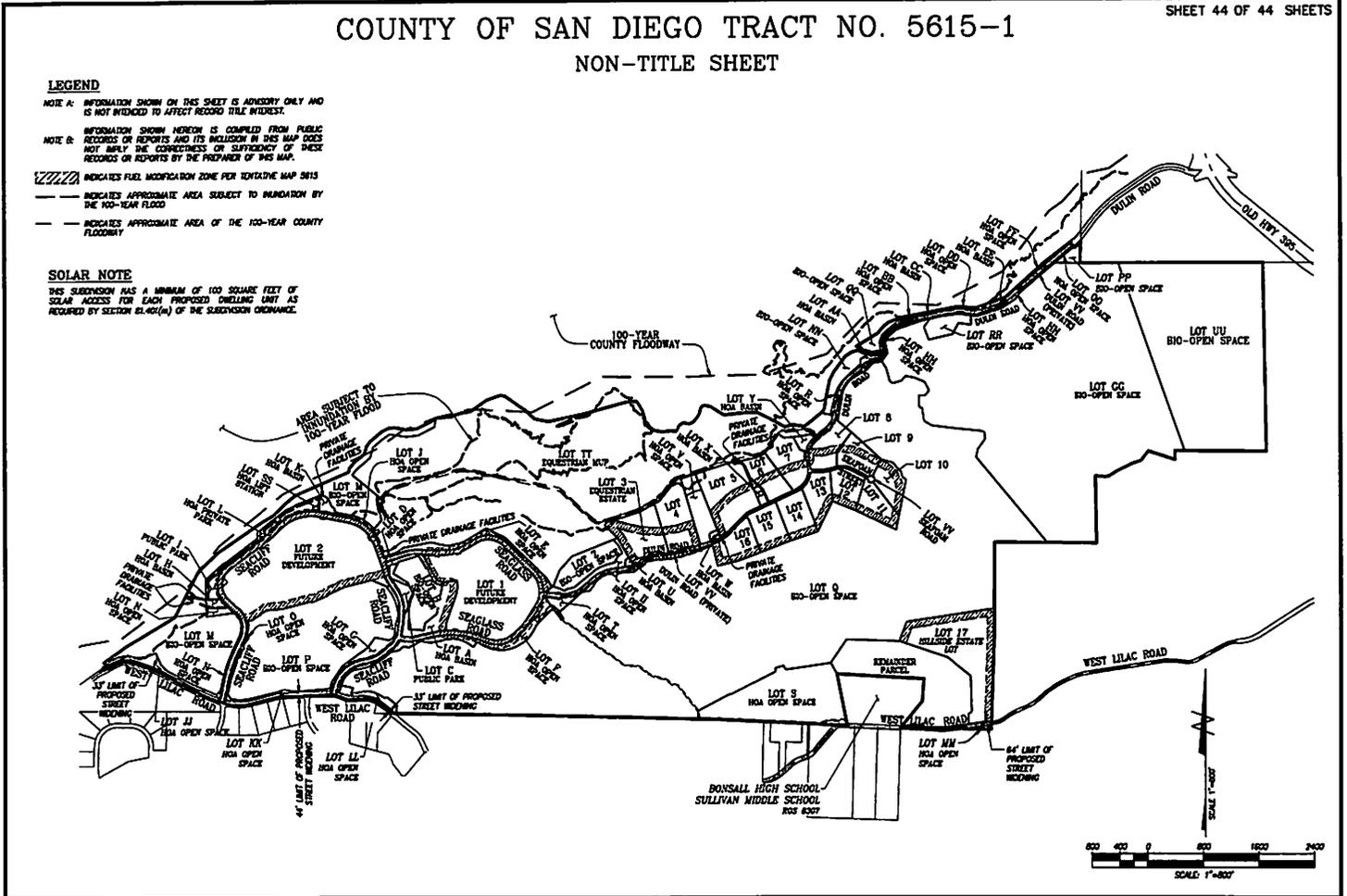
NOTE A: INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

NOTE B: INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC RECORDS OR REPORTS AND ITS INCLUSION IN THIS MAP DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP.

- INDICATES FUEL MODIFICATION ZONE FOR TENTATIVE MAP 2815
- INDICATES APPROXIMATE AREA SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD
- INDICATES APPROXIMATE AREA OF THE 100-YEAR COUNTY FLOODWAY

SOLAR NOTE

THIS SUBDIVISION HAS A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH PROPOSED DWELLING UNIT AS REQUIRED BY SECTION 21.402(a) OF THE SUBDIVISION ORDINANCE.



Bowman

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Phone: 619.594.8111
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CALIF. COORD. INDEX 482-3684

COUNTY TM 5615TER
PDS 2025-LDMAP-00476

Attachment B

Joint Agreement to Improve Major Subdivision

(Public Improvements)

**JOINT AGREEMENT TO IMPROVE MAJOR SUBDIVISION
COUNTY OF SAN DIEGO
TRACT NO. 5615-1
(PDS2020-LDMJIP-50085)
(Single District)**

This Joint Agreement ("Agreement") is made and entered into this 3 day of MARCH, 2026, between the County of San Diego, State of California ("County"), the Rainbow Municipal Water District ("District") KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP, a Delaware limited partnership ("Current Owner"), and TH OCEAN BREEZE RANCH LLC, a California limited liability company ("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. 5615-1, ("Final Map") for the Board's approval and for recording; and

WHEREAS, on October 16, 2025, Current Owner and Owner entered into an agreement to codify the development of said Subdivision of County of San Diego Tract No. 5615-1; 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	\$ 27,371,300.00
Improvements of the Sewer Facilities	\$ 7,404,200.00
Improvements of the Water Facilities	\$ 5,909,000.00
Setting of Monuments	\$ N/A
Erosion Control Work, if any	\$ N/A
Total Estimated Amount	\$ 40,684,500.00

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	\$ 40,684,500.00
Park Land and/or Dedication Fees	\$ N/A
Drainage Fees	\$ N/A
Tax and Assessment Liens	\$ by separate instrument
Total Estimated Amount	\$ 40,684,500.00

(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.

SIXTEENTH: CURRENT OWNER'S CONSENT TO IMPROVEMENTS. Current Owner consents to the construction, maintenance and operation of the improvements required by this Improvement Agreement and to any other activities on the Project reasonably necessary for Owner to fulfill its obligations under the Improvement Agreement upon those portions of the project owned by Current Owner, as described or depicted on Exhibit B (the "Property"). The provisions of this section shall be binding on all subsequent owners of the Property and shall be covenants running with the land in accordance with California Civil Code Section 1468. This covenant shall terminate upon the County's written acceptance of all improvements required to be installed on the Property (or applicable portion thereof) pursuant to the Improvement Agreement. In such event, the applicable portion Property (or interest therein) shall be deemed automatically released from this covenant without signing or recording any instrument of release; provided, however, that upon request, the County shall sign and consents to the recordation of a release with respect to any such portion of the Property (or interest therein) released pursuant to the foregoing provisions.

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: 
SUPERVISING DEPUTY

** see attached
certificate*

CALIFORNIA ACKNOWLEDGMENT

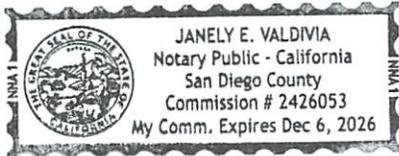
CIVIL CODE § 1189

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 March 6, 2026 before me, Janely E. Valdivia, Notary Public
Date 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 [Handwritten Signature]
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: March 3, 2026 County of San Diego Tract No. 5615-1 Number of Pages: 18 including cert.
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

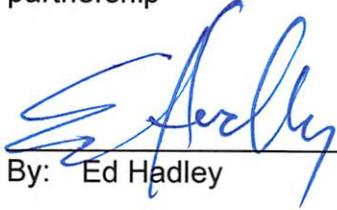
Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

RAINBOW MUNICIPAL WATER DISTRICT

By: 
Printed Name JAKE WILEY
Printed Title GENERAL MANAGER

Current Owner

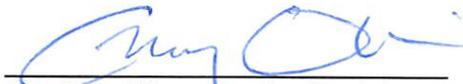
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP, a Delaware limited partnership



By: Ed Hadley _____, Authorized Signatory

Owner

TH OCEAN BREEZE RANCH LLC, a California limited liability company



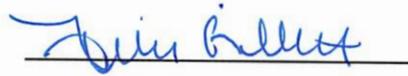
By: Guy Oliver, Authorized Agent

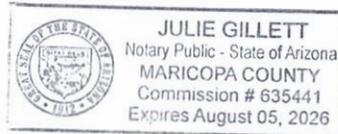
Notes: (1) Signatures must be acknowledged; and,
(2) Appropriate security must be attached.

STATE OF ARIZONA)
COUNTY OF MARICOPA)

I, Julie Gillett, a Notary Public in and for the County and State aforesaid, do hereby certify that Ed Hadley, Authorized Signatory of **KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP**, personally appeared before me this day and acknowledged that due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and seal the 27th day of January, 2026.





Notary Public

My Commission Expires: 08/05/2026

CALIFORNIA ALL-PURPOSE 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 Orange)

On February 3, 2026 before me, Michelle L. Wehr, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Guy Oliver
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 *Michelle L. Wehr*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____
Document Date: _____ Number of Pages: _____
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: _____

CALIFORNIA ALL-PURPOSE 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 February 4, 2026 before me, Terese Quintanar, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jake Wiley
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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 Document Date: _____
Number of Pages: _____ 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

Joint Agreement to Improve Major Subdivision

(Private Road: Dulin Road, Street P)

**JOINT AGREEMENT TO IMPROVE MAJOR SUBDIVISION
COUNTY OF SAN DIEGO**

TRACT NO. 5615-1

(PDS2023-LDMJIP-50106 Dulin Road)

(Single District)

This Joint Agreement ("Agreement") is made and entered into this 3 day of MARCH, 2026, between the County of San Diego, State of California ("County"), the Rainbow Municipal Water District ("District") KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP, a Delaware limited partnership ("Current Owner"), and TH OCEAN BREEZE RANCH LLC, a California limited liability company ("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. 5615-1, ("Final Map") for the Board's approval and for recording; and

WHEREAS, on October 16, 2025, Current Owner and Owner entered into an agreement to codify the development of said Subdivision of County of San Diego Tract No. 5615-1; 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	\$ 23,133,600.00
Improvements of the Water Facilities	\$ 1,445,300.00
Setting of Monuments	\$ 300,000.00
Erosion Control Work, if any	\$ N/A
Total Estimated Amount	\$ 24,878,900.00

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	\$ 24,878,900.00
Park Land and/or Dedication Fees	\$ N/A
Drainage Fees	\$ N/A
Tax and Assessment Liens	\$ by separate instrument
Total Estimated Amount	\$ 24,878,900.00

(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.

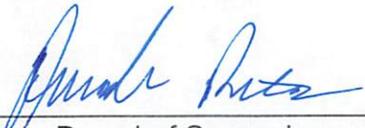
FIFTEENTH: GOVERNING LAW, VENUE, AND JURISDICTION. This Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California without regard to choice of law principles. Venue for any disputes shall be brought only in the state or federal courts located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

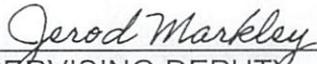
SIXTEENTH: CURRENT OWNER'S CONSENT TO IMPROVEMENTS. Current Owner consents to the construction, maintenance and operation of the improvements required by this Improvement Agreement and to any other activities on the Project reasonably necessary for Owner to fulfill its obligations under the Improvement Agreement upon those portions of the project owned by Current Owner, as described or depicted on Exhibit B (the "Property"). The provisions of this section shall be binding on all subsequent owners of the Property and shall be covenants running with the land in accordance with California Civil Code Section 1468. This covenant shall terminate upon the County's written acceptance of all improvements required to be installed on the Property (or applicable portion thereof) pursuant to the Improvement Agreement. In such event, the applicable portion Property (or interest therein) shall be deemed automatically released from this covenant without signing or recording any instrument of release; provided, however, that upon request, the County shall sign and consents to the recordation of a release with respect to any such portion of the Property (or interest therein) released pursuant to the foregoing provisions.

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: 
SUPERVISING DEPUTY

** see attached
certificate*

CALIFORNIA ACKNOWLEDGMENT

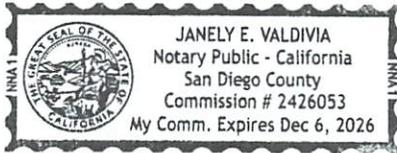
CIVIL CODE § 1189

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 March 6, 2026 before me, Janely E. Valdivia, Notary Public,
Date 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.



Place Notary Seal and/or Stamp Above

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 [Handwritten Signature]
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

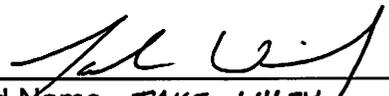
Title or Type of Document: Joint Agreement to improve major subdivision County of San Diego Tract No. 5615-1
Document Date: March 3, 2026 Number of Pages: 18 including cert.
Signer(s) Other Than Named Above: N/A

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: _____

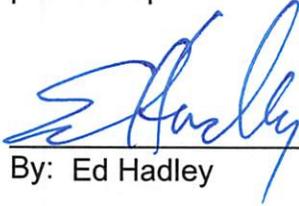
Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

RAINBOW MUNICIPAL WATER DISTRICT

By: 
Printed Name JAKE WILEY
Printed Title GENERAL MANAGER

Current Owner

KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP, a Delaware limited partnership



By: Ed Hadley _____, Authorized Signatory

Owner

TH OCEAN BREEZE RANCH LLC, a California limited liability company



By: Guy Oliver, Authorized Agent

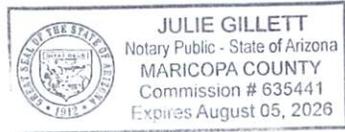
Notes: (1) Signatures must be acknowledged; and,
(2) Appropriate security must be attached.

STATE OF ARIZONA)
COUNTY OF MARICOPA)

I, Julie Gillett, a Notary Public in and for the County and State aforesaid, do hereby certify that Ed Hadley, Authorized Signatory of **KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP**, personally appeared before me this day and acknowledged that due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and seal the 27th day of January, 2026.

Julie Gillett



Notary Public

My Commission Expires: 08/05/2026

CALIFORNIA ALL-PURPOSE 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 Orange)

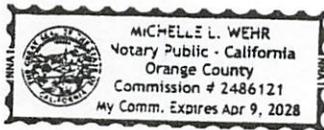
On February 3, 2026 before me, Michelle L. Wehr, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Guy Oliver
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 *Michelle L. Wehr*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____
Document Date: _____ Number of Pages: _____
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: _____

CALIFORNIA ALL-PURPOSE 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 February 4, 2026 before me, Terese Quintanar, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jake Wiley
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 Terese Quintanar
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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 Dulin Document Date: _____
Number of Pages: _____ 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 D

Faithful Performance Bond

(Public Improvements)

**JOINT IMPROVEMENT SECURITY AGREEMENT
FAITHFUL PERFORMANCE BOND
(PDS2020-LDMJIP-50085)**

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, the Rainbow Municipal Water District ("District"), and TH OCEAN BREEZE RANCH LLC, a California limited liability company ("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. 5615-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5615-1" ("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 Philadelphia Indemnity Insurance Company, organized and existing under the laws of the State of Pennsylvania, 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 **Forty Million Six Hundred Eighty Four Thousand Five Hundred Dollars and No/100 (\$ 40,684,500.00)** 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 his 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. 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.

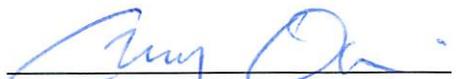
5. Surety hereby stipulates and agrees that no change, extension of time, alternation or addition to the terms of the Joint Agreement to Improve or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this surety bond, and it 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 February 5, 2026.

Owner
TH OCEAN BREEZE RANCH LLC, a California limited liability company


By: Guy Oliver, Authorized Agent

Surety name and address

Philadelphia Indemnity Insurance Company
283 S. Lake Ave, Suite 160
Pasadena, CA 91101


Jan Rivera, Attorney-in-Fact

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.

CALIFORNIA ALL-PURPOSE 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 Orange)

On February 9, 2020 before me, Lauren N. Kirwan, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Guy Oliver
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 Lauren N. Kirwan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Bond # PB00224600871

Document Date: _____ Number of Pages: _____

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: _____

CALIFORNIA ALL-PURPOSE 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 Orange)

On 02-05-2026 before me, Lisa Marie Saumur, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jan Rivera
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____

Document Date: _____ Number of Pages: _____

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: _____

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Lourdes Landa, Mark Rosskopf, Lisa Saumur, Jan Rivera and Jessica Garcia of McGriff Insurance Services, Inc** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.

(Seal)

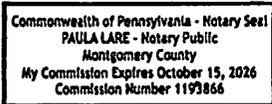


John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at: Bala Cynwyd

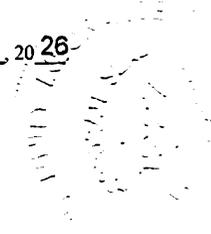
My commission expires: October 15, 2026

I, Angelique Cooper, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 5th day of February, 2026



Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



Attachment E

Faithful Performance Bond (Private

Road: Dulin and Street P)

**JOINT IMPROVEMENT SECURITY AGREEMENT
FAITHFUL PERFORMANCE BOND
(PDS2023-LDMJIP-50106)**

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, the Rainbow Municipal Water District ("District"), and TH OCEAN BREEZE RANCH LLC, a California limited liability company ("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. 5615-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5615-1" ("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 Philadelphia Indemnity Insurance Company, organized and existing under the laws of the State of Pennsylvania, 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 **Twenty Four Million Eight Hundred Seventy Eight Thousand Nine Hundred Dollars and No/100 (\$24,878,900.00)** 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 his 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. 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 February 5, 202⁶.

Owner

TH OCEAN BREEZE RANCH LLC, a California limited liability company


By: Guy Oliver, Authorized Agent

Surety name and address

Philadelphia Indemnity Insurance Company
283 S. Lake Ave, Suite 160
Pasadena, CA 91101


Attorney-in-Fact Jan Rivera

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.

CALIFORNIA ALL-PURPOSE 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 Orange)
On February 9, 2026 before me, Lauren N. Kirwan, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Guy Oliver
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 Lauren N. Kirwan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Bond # PB00224600872
Document Date: _____ Number of Pages: _____
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: _____

CALIFORNIA ALL-PURPOSE 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 Orange)

On 02-05-2026 before me, Lisa Marie Saumur, Notary Public,

Date Here Insert Name and Title of the Officer

personally appeared Jan Rivera

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 *[Handwritten Signature]*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____

Document Date: _____ Number of Pages: _____

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: _____

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Lourdes Landa, Mark Rosskopf, Lisa Saumur, Jan Rivera and Jessica Garcia of McGriff Insurance Services**, Incits true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.



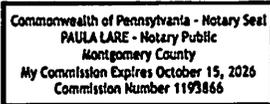
(Seal)

John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at: Bala Cynwyd

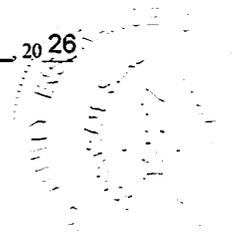
My commission expires: October 15, 2026

I, Angelique Cooper, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 5th day of February, 2026



Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



Attachment F
Labor and Material Bond
(Public Improvements)

**JOINT IMPROVEMENT SECURITY AGREEMENT
LABOR AND MATERIAL BOND**
(PDS2020-LDMJIP-50085)

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, the the Rainbow Municipal Water District ("District"), and TH OCEAN BREEZE RANCH LLC, a California limited liability company ("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. 5615-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5615-1" ("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 Philadelphia Indemnity Insurance Company, organized and existing under the laws of the State of Pennsylvania, 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 **Twenty Million Three Hundred Forty Two Thousand Two Hundred Fifty Dollars and No/100 (\$20,342,250.00)**, 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.

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, February 5, 2026.

Owner
TH OCEAN BREEZE RANCH LLC, a California limited liability company


By: Guy Oliver, Authorized Agent

Surety name and address

Philadelphia Indemnity Insurance Company
283 S. Lake Ave, Suite 160
Pasadena, CA 91101


Jan Rivera, Attorney-in-Fact

- 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.

CALIFORNIA ALL-PURPOSE 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 Orange)

On February 9, 2026 before me, Lauren N. Kirwan, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Guy Oliver
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 Lauren N Kirwan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Bond # PB00224600871

Document Date: _____ Number of Pages: _____

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: _____

CALIFORNIA ALL-PURPOSE 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 Orange)

On 02-05-2026 before me, Lisa Marie Saumur, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jan Rivera
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____

Document Date: _____ Number of Pages: _____

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: _____

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Lourdes Landa, Mark Rosskopf, Lisa Saumur, Jan Rivera and Jessica Garcia of McGriff Insurance Services**, Incits true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PHILADELPHIA INDEMNITY INSURANCE COMPANY** on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, **PHILADELPHIA INDEMNITY INSURANCE COMPANY** HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.

(Seal)

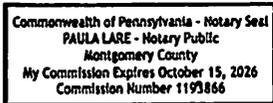


John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at: Bala Cynwyd

My commission expires: October 15, 2026

I, Angelique Cooper, Corporate Secretary of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of **PHILADELPHIA INDEMNITY INSURANCE COMPANY**.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 5th day of February, 2026



Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Attachment G

Labor and Material Bond (Private

Road: Dulin Road, Street P)

**JOINT IMPROVEMENT SECURITY AGREEMENT
LABOR AND MATERIAL BOND
(PDS2023-LDMJIP-50106)**

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, the the Rainbow Municipal Water District ("District"), and TH OCEAN BREEZE RANCH LLC, a California limited liability company ("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. 5615-1**, which said agreement, identified as "Joint Agreement to Improve Major Subdivision County of San Diego Tract No. 5615-1" ("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 Philadelphia Indemnity Insurance Company, organized and existing under the laws of the State of Pennsylvania, 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 **Twelve Million Four Hundred Thirty Nine Thousand Four Hundred Fifty Dollars and No/100 (\$12,439,450.00)**, 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.

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.

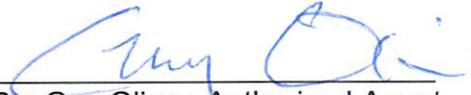
2. The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Joint Agreement to Improve or to the work be performed thereunder or to the specifications accompanying the same shall in any manner affect its obligation on this bond, and it does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

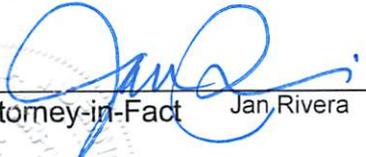
IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named on, February 5, 2026.

Owner
TH OCEAN BREEZE RANCH LLC, a California limited liability company


By: Guy Oliver, Authorized Agent

Surety name and address

Philadelphia Indemnity Insurance Company
283 S. Lake Ave, Suite 160
Pasadena, CA 91101


Attorney-in-Fact Jan Rivera

- 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.

CALIFORNIA ALL-PURPOSE 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 Orange)

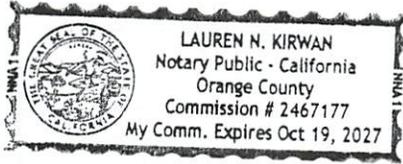
On February 9, 2026 before me, Lauren N. Kirwan, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Guy Oliver
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 Lauren N Kirwan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Bond #PB00224600072
Document Date: _____ Number of Pages: _____
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: _____

CALIFORNIA ALL-PURPOSE 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 Orange)

On 02-05-2026 before me, Lisa Marie Saumur, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jan Rivera
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____

Document Date: _____ Number of Pages: _____

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: _____

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Lourdes Landa, Mark Rosskopf, Lisa Saumur, Jan Rivera and Jessica Garcia of McGriff Insurance Services,** Incits true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.



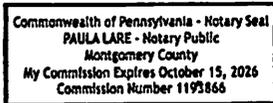
(Seal)

John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at: Bala Cynwyd

My commission expires: October 15, 2026

I, Angelique Cooper, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 5th day of February, 2026



Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Attachment H
Director Approval



County of San Diego, Planning & Development Services

March 3, 2026

APPROVAL OF COUNTY OF SAN DIEGO TRACT NO. 5615-1:

APPROVAL OF FINAL MAP, ACCEPTANCE OF RELATED EASEMENTS AND APPROVAL OF AGREEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS FOR OCEAN BREEZE RANCH TENTATIVE MAP NO. 5615-1 LOCATED IN THE BONSTALL AND FALLBROOK COMMUNITY PLAN AREA (DISTRICT: 5)

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. 5615-1; accept related easements; and approve, authorize, and execute the Joint Agreement to Improve Major Subdivision for public and private improvements. Ocean Breeze Tentative Map No. 5516-1 consists of a total of 66 lots which includes two (2) future development lots, one (1) equestrian estate lot, 14 residential estate lots, 21 HOA open spaces, 10 HOA basin lots, one HOA private park, one (1) HOA lift station, one (1) private road, one (1) Equestrian MUP lot, two (2) public parks lots, 11 biological open space lots, and one (1) remainder lot on 1402.46 acres. The project site is located at 5820 West Lilac Road within the Bonsall and Fallbrook Community Plan Area of 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. 5615-1 is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the CEQA Guidelines because the proposed request is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. CEQA review was completed in connection with the approval of each of the Tentative Maps, which were conditioned on completion of improvements identified in the improvement agreements. The proposed action does not change any improvement obligations imposed at the time of Tentative Map approval. Therefore, the request will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Approve the Final Map for County Tract No. 5615-1.
3. Accept, on behalf of the public, portion of West Lilac Road, Seacliff Road, Seaglass Road, for use as public streets together with the right to extend and

maintain drainage facilities, excavate and embankment slopes beyond the limits of said right of way, as shown on the Final Map.

4. Accept, on behalf of the public, the relinquishment and waiver of the access rights from Lots 1, 2, J, K, L, M, N, P, and U, in and to West Lilac Road, except at access opening NOS. 1, 2, and 3, as shown on the Final Map.
 5. Accept, on behalf of the public, an easement for pedestrian and equestrian trail purposes, together with the access easement to maintain the trail, as shown on the Final Map.
 6. Accept, on behalf of the public, an easement for nonmotorized vehicle trail purposes, together with the access easement to maintain the trail, as shown on the Final Map.
 7. Accept, on behalf of the County, the drainage and access easements to maintain drainage facilities over portions of Lots 2, A, D, E, F, and N, as dedicated on the Map.
 8. Accept, on behalf of the County, a perpetual easement for Park and Recreational purposes over the entire Lot L, as dedicated on the map.
 9. Accept, on behalf of the County, a perpetual easement over, upon, and across portions of Lots, 1, 2, 7, 8, M, N, O, KK, LL, as delineated on the map and designated as "Clear Space Easement" to maintain proper intersectional vehicular sight distance.
 10. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute both the Joint Agreements for Improvements, which include street improvements, drainage facilities, water facilities, sewer facilities, and final monumentation.
 11. Authorize the Clerk to forward the Final Map to the County Recorder for recordation.
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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**