

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF CHULA VISTA
276 Fourth Ave.
Chula Vista, CA 91910

Attention: City Clerk

(Space Above For Recorder's Use)

**SECOND AMENDMENT TO RESTATED AND AMENDED PRE-ANNEXATION
DEVELOPMENT AGREEMENT**

This SECOND AMENDMENT TO RESTATED AND AMENDED PRE-ANNEXATION DEVELOPMENT AGREEMENT (Second Amendment) is entered into and effective as of _____, 2021, by and between OTAY LAND COMPANY, LLC, a Delaware limited liability company, HOMEFED VILLAGE 8, LLC, a Delaware limited liability company, FLATROCK, LAND COMPANY, LLC, a Delaware limited liability company (the "Owner") and the CITY OF CHULA VISTA, a political subdivision of the State of California (the "City").

RECITALS

A. On or about May 12, 1997, City and The Otay Ranch, L.P., a California Limited Partnership (the "Original Owner") entered into that certain Restated and Amended Pre-Annexation Development Agreement (the "Development Agreement") recorded in the San Diego County Recorder's Office on May 12, 1997, as Document No. 1997-0219970.

B. Pursuant to sections 2.6, 15.1 and 16.1 of said Development Agreement, Owner acquired its interest in portions of the property subject to the Development Agreement, said property being described on Exhibit A and Exhibit B attached hereto and incorporated herein by this reference.

C. On or about September 9, 2014, City and Owner entered into that certain First Amendment to Restated and Amended Pre-Annexation Development Agreement recorded in the San Diego County Recorder's Office on October 15, 2014 as document no. 2014-0446474.

D. City and Owner wish to further amend the Development Agreement as set forth herein.

E. Unless otherwise defined herein, capitalized terms as used herein shall have the same meaning as given thereto in the Development Agreement.

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner and City agree as follows:

1. Term. The following language shall be added to the end of the last sentence of the first full paragraph of Section 3 of the Development Agreement:

"from _____, 2021, the effective date of this Second Amendment."

2. No Further Modification. Except as set forth in this Second Amendment, all of the terms and provisions of the Development Agreement shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, this Amendment has been executed as of the day and year first above written.

CITY OF CHULA VISTA, a political
subdivision of the State of California

By:

Mary Salas, Mayor

Attested By:

Kerry K. Bigelow, City Clerk

APPROVED AS TO FORM

Glen R. Googins, City Attorney

OTAY LAND COMPANY, LLC, a Delaware
limited liability company

By:_____

Name:_____

Title: _____

HOMEFED VILLAGE 8, LLC, a Delaware
limited liability company

By:_____

Name:_____

Title: _____

FLATROCK LAND COMPANY, LLC, a
Delaware limited liability company

By:_____

Name:_____

Title: _____

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 _____)

On _____, before me, _____,
(insert name of notary)

Notary Public, personally appeared _____, 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 _____

(Seal)

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 _____)

On _____, before me, _____,
(insert name of notary)

Notary Public, personally appeared _____,
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_____

(Seal)

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL A (VILLAGE 9)

LOTS 16, 17 AND 18 OF OTAY RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1900.

EXCEPTING THEREFROM THAT PORTION OF LOTS 17 AND 18 CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED SEPTEMBER 1, 2005 AS DOCUMENT NO. 2005-0759298 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 2" IRON PIPE WITH DISC STAMPED "R.C.E. 22606" PER RECORD OF SURVEY NO. 16504, RECORDED MARCH 9TH, 2000 IN THE OFFICE OF SAID COUNTY RECORDER, SAID PIPE MARKING THE NORTHEAST CORNER OF LOT 23 OF SAID OTAY RANCHO, AND BEARING NORTH 71°57'57" EAST 804.798 METERS FROM A 2" IRON PIPE WITH DISC STAMPED "L.S. 5284" MARKING THE SOUTHWEST CORNER OF LOT 10 OF MAP NO. 14432, RECORDED AUGUST 30TH, 2002 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 18°40'36" EAST 324.223 METERS TO A POINT HEREIN REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 18°40'36" EAST 178.898 METERS TO THE BEGINNING OF A NON-TANGENT 1629.700 METER RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 62°20'18" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°46'15" A DISTANCE OF 107.257 METERS; THENCE NON-TANGENT TO SAID CURVE SOUTH 66°04'27" WEST 2.000 METERS TO THE BEGINNING OF A NON-TANGENT 1627.700 METER RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 66°06'33" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'45" A DISTANCE OF 209.633 METERS; THENCE NON-TANGENT TO SAID CURVE SOUTH 46°12'45" EAST 7.041 METERS TO THE BEGINNING OF A NON-TANGENT 1631.200 METER RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 73°42'11" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°37'25" A DISTANCE OF 46.228 METERS; THENCE SOUTH 75°19'37" WEST

3.500 METERS TO THE BEGINNING OF A 1627.700 METER RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°31'29" A DISTANCE OF 128.541 METERS; THENCE NON-TANGENT TO SAID CURVE SOUTH 18°40'36" EAST 87.291 METERS; THENCE SOUTH 08°00'06" EAST 19.092 METERS; THENCE SOUTH 11°41'19" EAST 24.481 METERS; THENCE SOUTH 16°27'43" EAST 24.874 METERS; THENCE SOUTH 20°32'09" EAST 26.118 METERS; THENCE SOUTH 20°53'50" EAST 30.314 METERS; THENCE SOUTH 04°19'10" WEST 29.530 METERS; THENCE SOUTH 06°03'38" WEST 77.800 METERS; THENCE SOUTH 05°49'22" WEST 22.546 METERS; THENCE NORTH 79°53'42" EAST 32.402 METERS; THENCE SOUTH 01°31'37" WEST 25.439 METERS; THENCE SOUTH 06°34'53" WEST 11.008 METERS; THENCE SOUTH 45°00'54" WEST 30.733 METERS; THENCE SOUTH 01°24'21" WEST 77.485 METERS; THENCE SOUTH 11°22'20" WEST 30.117 METERS; THENCE SOUTH 13°45'02" WEST 28.527 METERS; THENCE SOUTH 31°10'10" WEST 28.222 METERS; THENCE SOUTH 16°38'48" WEST 22.806 METERS; THENCE SOUTH 08°41'59" WEST 25.640 METERS; THENCE SOUTH 17°28'45" WEST 27.925 METERS; THENCE SOUTH 25°54'42" WEST 26.053 METERS; THENCE SOUTH 01°51'20" WEST 90.226 METERS; THENCE SOUTH 12°17'55" EAST 34.960 METERS; THENCE SOUTH 03°15'57" WEST 31.934 METERS TO THE BEGINNING OF A NON-TANGENT 63.657 METER RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 77°41'34" EAST; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°00'21" A DISTANCE OF 84.444 METERS; THENCE NON-TANGENT TO SAID CURVE SOUTH 16°12'00" WEST 157.318 METERS TO THE BEGINNING OF A 1561.900 METER RADIUS CURVE CONCAVE EASTERLY; THENCE ALONG THE ARC OF SAID CURVE SOUTHERLY 634.612 METERS THROUGH A CENTRAL ANGLE OF 23°16'47" TO A POINT ON THE SOUTH LINE OF LOT 25 OF SAID OTAY RANCHO, SAID POINT BEING THE POINT OF TERMINUS AND BEARING NORTH 71°22'55" EAST 2555.510 METERS FROM A 2" IRON PIPE WITH DISC STAMPED "R.C.E. 22606" PER SAID RECORD OF SURVEY, SAID PIPE MARKING THE SOUTHWEST CORNER OF LOT 36 OF SAID OTAY RANCHO.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 16 CONVEYED TO THE COUNTY OF SAN DIEGO IN RECORDED FEBRUARY 28, 2006 AS DOCUMENT NO. 2006-0139662.

PARCEL B (VILLAGE 9 PIPELINE)

THAT PORTION OF THE SAN DIEGO PIPELINE RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DEED RECORDED JANUARY 31, 1913 IN BOOK 598, PAGE 54 OF DEEDS, LYING WITHIN LOT 17 OF THE OTAY RANCHO, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1900, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 18°40'33" WEST, 790.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SAN DIEGO PIPELINE AND THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 18°40'33" WEST, 101.13 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SAN DIEGO PIPELINE; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID NORTHERLY LINE OF SAID SAN DIEGO PIPELINE NORTH 79°53'43" EAST, 1610.70 TO THE BEGINNING OF A 184.63 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°03'17" A DISTANCE OF 241.86 FEET; THENCE NORTH 04°50'26" EAST, 110.02 FEET TO THE BEGINNING OF A 249.18 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'43" A DISTANCE OF 193.15 FEET; THENCE NORTH 49°15'09" EAST, 114.73 FEET TO THE BEGINNING OF A 306.48 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'37" A DISTANCE OF 53.46 FEET; THENCE NORTH 59°14'46" EAST, 354.18 FEET; THENCE NORTH 60°13'18" EAST, 172.24 FEET TO THE EASTERLY LINE OF SAID LOT 17; THENCE LEAVING SAID NORTHERLY LINE OF THE SAN DIEGO PIPELINE AND ALONG SAID EASTERLY LINE OF LOT 17 SOUTH 18°41'15" EAST, 101.90 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SAN DIEGO PIPELINE; THENCE LEAVING SAID EASTERLY LINE OF LOT 17 AND ALONG SAID SOUTHERLY LINE SOUTH 60°13'18" WEST, 151.56 FEET; THENCE SOUTH 59°14'46" WEST, 353.55 FEET TO THE BEGINNING OF A 206.48 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'08" A DISTANCE OF 35.99 FEET; THENCE SOUTH 49°15'38" WEST, 114.62 FEET TO THE

BEGINNING OF A 149.18 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°31'42" A DISTANCE OF 115.94 FEET; THENCE SOUTH 04°43'56" WEST, 109.21 FEET TO THE BEGINNING OF A 284.63 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°09'46" A DISTANCE OF 373.39 FEET; THENCE SOUTH 79°53'42" WEST, 1595.92 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL C (VILLAGE 8 WEST)

ALL OF CITY OF CHULA VISTA TRACT NO. 19-03 OTAY RANCH VILLAGE 8 WEST 'A' MAP, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16428 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 3, 2020.

EXCEPTING THEREFROM SAID MAP LOTS 3, 9, AND 15.

PARCEL D (FLAT ROCK: R-20)

PARCEL A OF LOT LINE ADJUSTMENT DEED RECORDED DECEMBER 9, 2004 AS INSTRUMENT NO. 2004-1159742, OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 44 IN THE OTAY RANCHO IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 862, FILED FEBRUARY 7, 1900 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 44; THENCE ALONG THE EASTERLY LINE OF SAID LOT 44, SOUTH 18°37'56" EAST, A DISTANCE OF 1868.17 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 75°14'35" WEST, A DISTANCE OF 1093.04 FEET; THENCE NORTH 66°35'10" WEST, A DISTANCE OF 1928.12 FEET TO THE

NORTHERLY LINE OF SAID LOT 44; THENCE ALONG SAID NORTHERLY LINE, NORTH 71°58'14" EAST, A DISTANCE OF 2344.60 FEET TO THE POINT OF BEGINNING.

PARCEL E (FLAT ROCK)

PARCEL B OF LOT LINE ADJUSTMENT DEED RECORDED DECEMBER 9, 2004 AS INSTRUMENT NO. 2004-1159742, OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PORTIONS OF LOTS 44 AND 45 IN THE OTAY RANCHO IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 862 FILED FEBRUARY 7, 1900 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 44; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 44, SOUTH 71°58'14" WEST, A DISTANCE OF 2344.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 66°35'10" EAST, A DISTANCE OF 1928.12 FEET; THENCE SOUTH 75°14'35" EAST, A DISTANCE OF 1093.04 FEET TO THE EASTERLY LINE OF SAID LOT 44; THENCE ALONG SAID EASTERLY LINE OF LOT 44 AND LOT 45, SOUTH 18°37'56" EAST, A DISTANCE OF 2558.09 FEET TO THE NORTHERLY LINE OF THE OTAY CORONADO PIPELINE BEING 100.00 FEET IN WIDTH, AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN DEED AND AGREEMENT DATED APRIL 11, 1912, BETWEEN SOUTHERN CALIFORNIA MOUNTAIN WATER COMPANY, A CORPORATION AND SAN DIEGO LAND COMPANY, A CORPORATION BEING FILED IN BOOK 570, PAGE 113 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JUNE 24, 1912; THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 45, SOUTH 18°37'56" EAST, A DISTANCE OF 100.02 FEET TO THE SOUTHERLY LINE OF SAID OTAY-CORONADO PIPELINE; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 45, SOUTH 18°37'56" EAST, A DISTANCE OF 1113.25 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 45; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 45, SOUTH 71°22'55" WEST, A DISTANCE OF 662.71 FEET TO THE EASTERLY LINE OF THE WESTERLY THREE-QUARTERS OF THE SOUTH HALF OF SAID LOT 45; THENCE ALONG SAID

EASTERLY LINE, NORTH 18°37'46" WEST, A DISTANCE OF 1503.31 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF OF SAID LOT 45; THENCE ALONG SAID NORTHERLY LINE, SOUTH 71°40'43" WEST, A DISTANCE OF 1978.91 FEET TO THE WESTERLY LINE OF SAID LOT 45; THENCE ALONG THE WESTERLY LINE OF SAID LOT 45, NORTH 18°37'16" WEST, A DISTANCE OF 785.49 FEET TO THE SOUTHERLY LINE OF SAID OTAY-CORONADO PIPE LINE; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 45 TO THE NORTHERLY LINE OF SAID OTAY-CORONADO PIPE LINE, NORTH 18°37'16" WEST, A DISTANCE OF 106.05 FEET; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 45 AND SAID LOT 44, NORTH 18°37'16" WEST, A DISTANCE OF 3261.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 44, NORTH 71°58'14" EAST, A DISTANCE OF 296.26 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LOT 45 IN THE OTAY RANCHO IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 862 FILED FEBRUARY 7, 1900 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 45; THENCE ALONG THE EASTERLY LINE OF SAID LOT 45, NORTH 18°37'56" WEST, A DISTANCE OF 1113.25 FEET TO THE SOUTHERLY LINE OF SAID OTAY-CORONADO PIPE LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID OTAY-CORONADO PIPE LINE, SOUTH 72°23'33" WEST, A DISTANCE OF 38.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 366.58 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 17°36'20" WEST; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 197.26 FEET THROUGH A CENTRAL ANGLE OF 30°49'55", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 13°13'35" WEST; THENCE NORTH 76°46'03" WEST, A DISTANCE OF 447.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 366.48 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 13°13'57" EAST; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 63.96 FEET THROUGH A CENTRAL ANGLE OF 10°00'01" A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 23°13'58" WEST; THENCE NORTH 66°46'02" WEST, A DISTANCE

OF 8.10 FEET TO THE EASTERLY LINE OF THE WESTERLY THREE-QUARTERS OF THE SOUTH HALF OF SAID LOT 45; THENCE ALONG THE EASTERLY LINE OF THE WESTERLY THREE-QUARTERS OF THE SOUTH HALF OF SAID LOT 45, NORTH 18°37'46" WEST 54.65 FEET TO THE NORTHERLY LINE OF THE WESTERLY THREE-QUARTERS OF THE SOUTH HALF OF SAID LOT 45; THENCE ALONG THE NORTHERLY LINE OF THE WESTERLY THREE-QUARTERS OF THE SOUTH HALF OF SAID LOT 45, NORTH 71°40'43" EAST 80.77 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID OTAY-CORONADO PIPELINE, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 206.48 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 02°40'08" WEST; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 0°26'10", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 02°13'58" WEST; THENCE ALONG THE SOUTHERLY LINE OF SAID OTAY-CORONADO PIPELINE, NORTH 87°46'02" WEST, A DISTANCE OF 145.30 FEET; THENCE NORTH 83°28'02" WEST, A DISTANCE OF 93.65 FEET; THENCE NORTH 67°28'02" WEST, A DISTANCE OF 339.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 206.48 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 22°31'58" WEST; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 89.01 FEET THROUGH A CENTRAL ANGLE OF 24°42'00" A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 02°10'02" WEST; THENCE SOUTH 87°49'58" WEST, A DISTANCE OF 667.04 FEET; THENCE NORTH 89°10'02" WEST, A DISTANCE OF 745.98 FEET TO THE WESTERLY LINE OF SAID LOT 45; THENCE ALONG THE WESTERLY LINE OF SAID LOT 45, NORTH 18°37'16" WEST, A DISTANCE OF 106.05 FEET TO THE NORTHERLY LINE OF SAID OTAY-CORONADO PIPE LINE; THENCE ALONG THE NORTHERLY LINE OF SAID OTAY-CORONADO PIPE LINE, SOUTH 89°10'02" EAST, A DISTANCE OF 781.30 FEET; THENCE CONTINUING ALONG SAID LINE, SOUTH 87°49'15" EAST, A DISTANCE OF 661.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 306.48 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 02°10'02" EAST; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 132.12 FEET THROUGH A CENTRAL ANGLE OF 24°42'00", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 22°31'58" EAST; THENCE SOUTH 67°28'02" EAST, A DISTANCE OF 325.39 FEET; THENCE SOUTH 83°28'02" EAST, A DISTANCE OF 75.84 FEET; THENCE SOUTH 87°46'02" EAST, A DISTANCE OF 141.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING

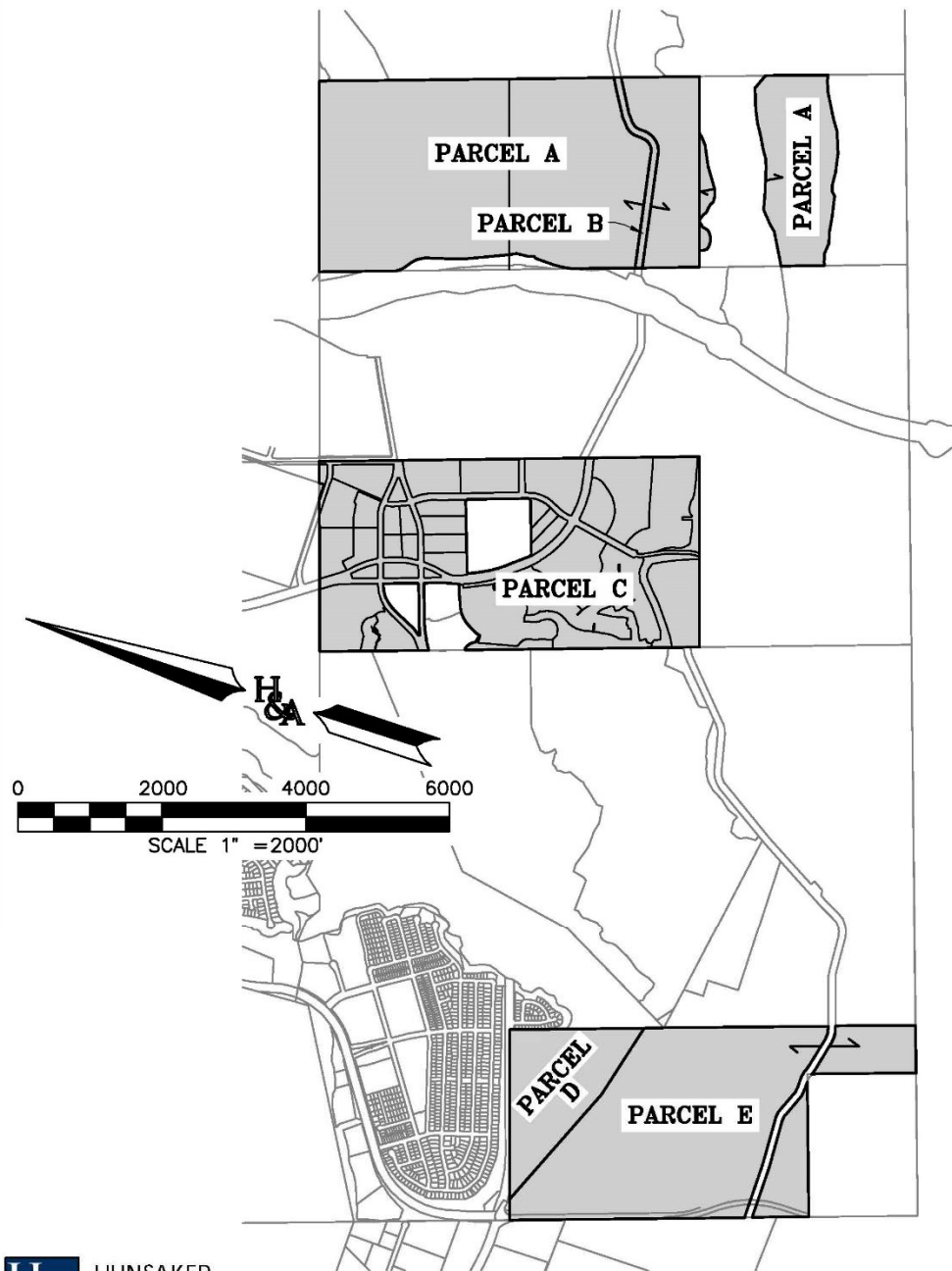
A RADIUS OF 306.48 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 02°13'58" WEST; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 80.24 FEET THROUGH A CENTRAL ANGLE OF 15°00'00", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 17°13'58" EAST; THENCE SOUTH 72°46'02" EAST, A DISTANCE OF 13.35 FEET; THENCE SOUTH 66°46'02" EAST, A DISTANCE OF 51.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 266.48 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 23°13'58" EAST; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.51 FEET THROUGH A CENTRAL ANGLE OF 10°00'01", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 13°13'57" WEST; THENCE SOUTH 76°46'03" EAST, A DISTANCE OF 447.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 266.58 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 13°13'27" EAST; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 143.44 FEET THROUGH A CENTRAL ANGLE OF 30°49'44" A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 17°36'17" EAST; THENCE SOUTH 72°23'33" EAST, A DISTANCE OF 37.16 FEET TO THE EASTERLY LINE OF SAID LOT 45; THENCE ALONG THE EASTERLY LINE OF SAID LOT 45, SOUTH 18°37'56" EAST 100.02 FEET TO THE POINT OF BEGINNING.


DOUGLAS B. STROUP
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

2/19/21
P.L.S. 8553



EXHIBIT "B"



H&A HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.
9707 Waples Street (858)558-4500
San Diego, CA 92121

R:\1327\Map\Exhibits\EX Dev Agmt Otay Ranch LP SHT 01.dwg[Feb-19-2021:11:05 W.O. 2395-0011