

EXHIBIT 2 LEGAL DESCRIPTION

PARCEL C

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 21214, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY JANUARY 29, 2015, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 18°37'59" WEST, 1836.98 FEET (RECORD "N18°37'59"W" PER SAID PARCEL MAP) TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 18°37'59" WEST, 946.01 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 64°14'00" EAST, 153.00 FEET; THENCE SOUTH 65°31'00" EAST, 330.00 FEET; THENCE SOUTH 68°50'00" EAST, 334.00 FEET; THENCE SOUTH 71°53'00" EAST, 140.00 FEET; THENCE SOUTH 63°25'00" EAST, 79.00 FEET; THENCE SOUTH 27°23'00" EAST, 40.00 FEET; THENCE SOUTH 21°48'00" WEST, 73.00 FEET; THENCE SOUTH 15°01'00" EAST, 32.00 FEET; THENCE SOUTH 56°38'00" EAST, 65.00 FEET; THENCE SOUTH 78°57'00" EAST, 76.00 FEET; THENCE SOUTH 85°34'00" EAST, 78.00 FEET; THENCE NORTH 54°36'00" EAST, 39.00 FEET; THENCE NORTH 84°30'00" EAST, 66.00 FEET; THENCE NORTH 86°05'00" EAST, 121.00 FEET; THENCE NORTH 43°43'00" EAST, 60.00 FEET; THENCE NORTH 83°43'00" EAST, 21.00 FEET; THENCE NORTH 55°09'00" EAST, 33.00 FEET; THENCE NORTH 75°15'00" EAST, 24.00 FEET; THENCE NORTH 49°27'00" EAST, 35.00 FEET; THENCE NORTH 29°12'00" EAST, 38.00 FEET; THENCE NORTH 63°28'00" EAST, 42.00 FEET; THENCE SOUTH 85°35'00" EAST, 189.00 FEET; THENCE NORTH 81°52'00" EAST, 29.00 FEET; THENCE NORTH 36°31'00" EAST, 18.00 FEET; THENCE NORTH 21°18'00" EAST, 29.00 FEET; THENCE NORTH 83°43'00" EAST, 94.00 FEET; THENCE SOUTH 57°20'00" EAST, 69.00 FEET; THENCE NORTH 53°39'00" EAST, 66.00 FEET; THENCE SOUTH 80°01'00" EAST, 70.00 FEET; THENCE NORTH 45°39'00" EAST, 24.00 FEET; THENCE NORTH 88°05'00" EAST, 56.00 FEET; THENCE NORTH 71°50'00" EAST, 87.00 FEET; THENCE NORTH 48°12'00" EAST, 24.00 FEET; THENCE NORTH 68°48'00" EAST, 30.00 FEET; THENCE SOUTH 44°29'00" EAST, 17.00 FEET; THENCE SOUTH 66°03'00" EAST, 16.00 FEET; THENCE SOUTH 30°40'00" EAST, 65.57 FEET; THENCE SOUTH 30°39'00" EAST, 36.00

FEET; THENCE SOUTH 64°53'00" EAST, 44.00 FEET; THENCE NORTH 56°38'00" EAST, 34.00 FEET; THENCE NORTH 30°18'00" EAST, 87.00 FEET; THENCE SOUTH 76°52'39" EAST, 9.66 FEET; THENCE SOUTH 79°15'36" EAST, 34.28 FEET; THENCE SOUTH 84°51'00" EAST, 46.00 FEET; THENCE NORTH 71°46'00" EAST, 33.00 FEET; THENCE NORTH 22°58'00" EAST, 27.00 FEET; THENCE NORTH 41°42'00" EAST, 28.00 FEET; THENCE NORTH 70°39'00" EAST, 37.00 FEET; THENCE SOUTH 85°00'00" EAST, 23.00 FEET; THENCE NORTH 26°40'00" EAST, 60.00 FEET; THENCE NORTH 66°55'00" EAST, 75.00 FEET; THENCE NORTH 69°52'00" EAST, 42.00 FEET; THENCE NORTH 88°38'00" EAST, 32.00 FEET; THENCE NORTH 63°52'00" EAST, 58.00 FEET; THENCE SOUTH 64°20'00" EAST, 51.00 FEET; THENCE SOUTH 73°40'00" EAST, 89.00 FEET; THENCE SOUTH 57°07'00" EAST, 42.00 FEET; THENCE NORTH 71°23'00" EAST, 26.00 FEET; THENCE NORTH 06°18'00" EAST, 40.00 FEET; THENCE NORTH 58°12'00" EAST, 39.00 FEET; THENCE NORTH 83°25'00" EAST, 35.00 FEET; THENCE NORTH 87°44'33" EAST, 153.00 FEET; THENCE SOUTH 66°26'00" EAST, 48.00 FEET; THENCE SOUTH 62°07'00" EAST, 39.00 FEET; THENCE SOUTH 81°59'00" EAST, 72.00 FEET; THENCE SOUTH 61°15'00" EAST, 91.00 FEET; THENCE SOUTH 44°49'00" EAST, 64.00 FEET; THENCE SOUTH 58°02'00" EAST, 78.00 FEET; THENCE SOUTH 89°53'00" EAST, 98.00 FEET; THENCE SOUTH 85°03'00" EAST, 120.00 FEET; THENCE SOUTH 67°31'00" EAST, 119.00 FEET; THENCE SOUTH 70°12'00" EAST, 86.00 FEET; THENCE SOUTH 67°57'00" EAST, 188.00 FEET; THENCE SOUTH 84°06'00" EAST, 202.00 FEET; THENCE SOUTH 20°57'00" WEST, 51.00 FEET; THENCE SOUTH 77°45'00" WEST, 127.00 FEET; THENCE SOUTH 68°33'00" WEST, 250.00 FEET; THENCE SOUTH 66°21'00" WEST, 217.00 FEET; THENCE SOUTH 73°19'00" WEST, 173.00 FEET; THENCE SOUTH 69°33'00" WEST, 166.00 FEET; THENCE SOUTH 63°47'51" WEST, 84.82 FEET; THENCE SOUTH 87°16'00" WEST, 50.00 FEET; THENCE NORTH 82°28'00" WEST, 40.00 FEET; THENCE NORTH 65°07'00" WEST, 38.00 FEET; THENCE NORTH 61°03'00" WEST, 94.00 FEET; THENCE NORTH 75°54'00" WEST, 172.00 FEET; THENCE NORTH 82°18'00" WEST, 140.00 FEET; THENCE SOUTH 87°57'00" WEST, 74.00 FEET; THENCE WEST, 48.00 FEET; THENCE SOUTH 84°44'00" WEST, 59.00 FEET; THENCE SOUTH 80°37'30" WEST, 276.99 FEET; THENCE SOUTH 78°47'00" WEST, 177.00 FEET; THENCE SOUTH 85°32'00" WEST, 160.46 FEET; THENCE SOUTH 85°33'07" WEST, 77.86 FEET; THENCE SOUTH 78°41'55" WEST, 47.34 FEET; THENCE SOUTH 78°59'38" WEST, 271.34 FEET; THENCE SOUTH 87°47'00" WEST, 69.00 FEET; THENCE NORTH 84°05'00" WEST, 78.00 FEET; THENCE NORTH 78°18'00" WEST, 222.00 FEET; THENCE NORTH 76°37'00" WEST, 172.00 FEET; THENCE NORTH 81°55'00" WEST, 131.00 FEET; THENCE SOUTH 89°11'00" WEST, 290.00 FEET; THENCE SOUTH

87°11'00" WEST, 74.00 FEET; THENCE SOUTH 81°52'00" WEST, 94.00 FEET; THENCE SOUTH 80°55'00" WEST, 135.00 FEET; THENCE SOUTH 82°54'00" WEST, 85.00 FEET; THENCE NORTH 88°34'00" WEST, 104.00 FEET; THENCE SOUTH 79°04'58" WEST, 42.70 FEET TO SAID WESTERLY LINE OF PARCEL 3 AND THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THE HEREINABOVE DESCRIBED PARCEL OF LAND ANY PORTION LYING OUTSIDE THE BOUNDARY OF PARCEL 3 OF PARCEL MAP NO. 21214.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 46.7 ACRES, MORE OR LESS.

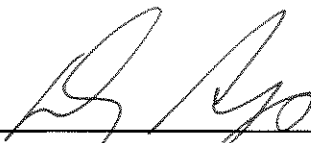
PARCEL D

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

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 21214, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 45; THENCE ALONG THE EASTERLY LINE OF SAID LOT 45 NORTH 18°37'59" WEST, 1836.98 FEET (RECORD "N18°37'59"W" PER SAID PARCEL MAP) TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE SOUTH 79°27'08" WEST, 13.74 FEET; THENCE NORTH 83°18'00" WEST, 91.00 FEET; THENCE NORTH 77°12'00" WEST, 77.00 FEET; THENCE NORTH 73°48'00" WEST, 223.00 FEET; THENCE NORTH 78°35'00" WEST, 230.00 FEET; THENCE NORTH 80°59'00" WEST, 172.00 FEET; THENCE NORTH 76°34'00" WEST, 101.00 FEET; THENCE NORTH 78°18'00" WEST, 130.00 FEET; THENCE NORTH 85°06'00" WEST, 96.00 FEET; THENCE SOUTH 84°23'00" WEST, 408.00 FEET; THENCE SOUTH 87°10'00" WEST, 106.00 FEET; THENCE SOUTH 83°30'44" WEST, 40.47 FEET; THENCE NORTH 18°28'00" WEST, 141.69 FEET; THENCE NORTH 22°45'00" WEST, 109.00 FEET; THENCE NORTH 28°59'00" WEST, 119.00 FEET; THENCE NORTH 35°53'00" WEST, 126.00 FEET; THENCE NORTH 43°01'00" WEST, 167.00 FEET; THENCE NORTH 48°38'00" WEST, 141.00 FEET; THENCE NORTH 56°22'00" WEST, 136.00 FEET; THENCE NORTH 62°30'00" WEST,

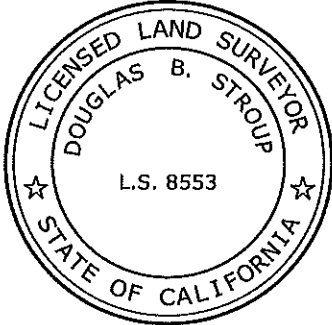
152.00 FEET; THENCE NORTH 69°33'00" WEST, 201.00 FEET; THENCE NORTH 73°23'00" WEST, 181.00 FEET; THENCE NORTH 78°54'00" WEST, 211.94 FEET; THENCE NORTH 20°47'00" WEST, 422.77 FEET; THENCE NORTH 06°40'00" WEST, 106.00 FEET; THENCE NORTH 14°40'00" EAST, 37.00 FEET; THENCE NORTH 71°22'00" EAST, 42.00 FEET; THENCE SOUTH 52°32'00" EAST, 45.00 FEET; THENCE SOUTH 30°14'10" EAST, 57.21 FEET; THENCE SOUTH 57°35'00" EAST, 47.00 FEET; THENCE SOUTH 69°15'00" EAST, 53.00 FEET; THENCE SOUTH 72°30'00" EAST, 48.00 FEET; THENCE SOUTH 41°39'00" EAST, 50.00 FEET; THENCE SOUTH 58°58'00" EAST, 48.00 FEET; THENCE SOUTH 77°44'00" EAST, 79.00 FEET; THENCE SOUTH 71°38'00" EAST, 79.00 FEET; THENCE SOUTH 36°04'00" EAST, 51.00 FEET; THENCE SOUTH 62°42'00" EAST, 59.00 FEET; THENCE SOUTH 44°11'00" EAST, 107.00 FEET; THENCE SOUTH 42°03'00" EAST, 53.00 FEET; THENCE SOUTH 66°09'00" EAST, 36.00 FEET; THENCE NORTH 85°40'00" EAST, 81.00 FEET; THENCE SOUTH 85°38'00" EAST, 246.00 FEET; THENCE EAST, 186.00 FEET; THENCE NORTH 75°07'00" EAST, 73.00 FEET; THENCE NORTH 59°23'00" EAST, 77.00 FEET; THENCE NORTH 24°58'00" EAST, 51.00 FEET; THENCE NORTH 56°24'00" EAST, 44.00 FEET; THENCE SOUTH 86°33'00" EAST, 67.00 FEET; THENCE NORTH 85°33'00" EAST, 187.00 FEET; THENCE SOUTH 84°51'00" EAST, 231.00 FEET; THENCE SOUTH 59°37'00" EAST, 250.00 FEET; THENCE SOUTH 70°03'00" EAST, 79.00 FEET; THENCE SOUTH 68°07'00" EAST, 128.00 FEET; THENCE SOUTH 61°22'00" EAST, 186.00 FEET; THENCE SOUTH 63°49'00" EAST, 150.85 FEET; THENCE SOUTH 59°43'00" EAST, 85.94 FEET; THENCE SOUTH 62°04'00" EAST, 71.00 FEET; THENCE SOUTH 64°14'25" EAST, 47.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 45; THENCE ALONG SAID EASTERLY LINE SOUTH 18°37'59" EAST, 946.01 FEET TO THE **TRUE POINT OF BEGINNING.**

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 50.0 ACRES, MORE OR LESS.



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

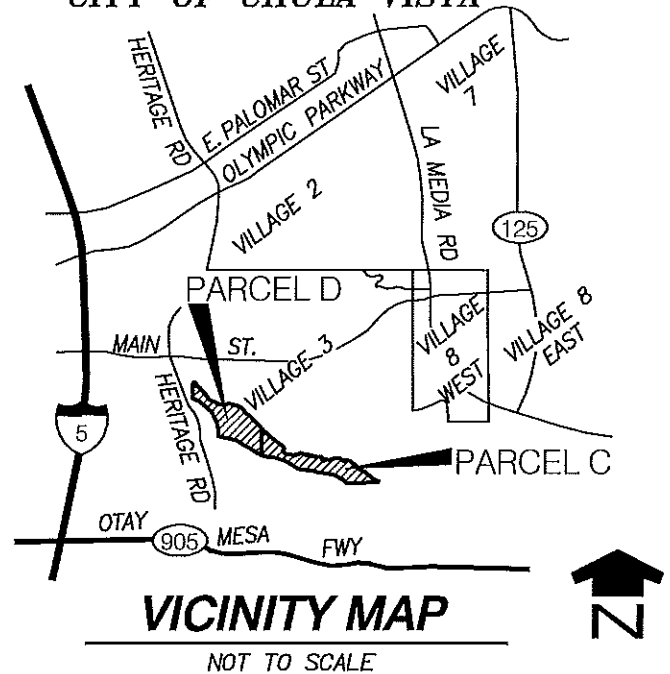
7/21/2016
P.L.S. 8553



CITY OF CHULA VISTA

LEGEND

- P.O.C.** INDICATES POINT OF COMMENCEMENT
- T.P.O.B.** INDICATES TRUE POINT OF BEGINNING
- () INDICATES RECORD DATA PER PARCEL MAP NO. 21214
- ① INDICATES SAN DIEGO-CORONADO PIPELINE RIGHT-OF-WAY PER DEED RECORDED JUNE 24, 1912 IN BOOK 570, PAGE 113, OF DEEDS.



EASEMENT LEGEND

- A** INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED AUGUST 12, 1936 IN BOOK 538, PAGE 374.
- B** INDICATES AN EXISTING EASEMENT FOR WATER MAINS AND PIPELINES RECORDED OCTOBER 19, 1951 IN BOOK 4268, PAGE 32.
- C** INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED FEBRUARY 1, 1962 AS DOCUMENT NO. 18845.
- D** INDICATES AN EXISTING EASEMENT FOR WATER MAIN AND PIPELINES RECORDED NOVEMBER 27, 1963 AS DOCUMENT NO. 211639.
- E** INDICATES AN EXISTING EASEMENT FOR SEWER RECORDED OCTOBER 1, 1991 AS DOCUMENT NO. 1991-0507857.
- F** INDICATES AN EXISTING EASEMENT FOR WATER FACILITIES, INGRESS, EGRESS RECORDED JULY 10, 2001 AS DOCUMENT NO. 2001-0471015.
- G** INDICATES APPROXIMATE CENTERLINE PER ROAD SURVEY 164.
- H** INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED JULY 13, 1915 IN BOOK 684, PAGE 118.
- I** INDICATES AN EXISTING EASEMENT FOR PIPELINES RECORDED NOVEMBER 5, 2003 AS DOCUMENT NO. 2003-1340607.

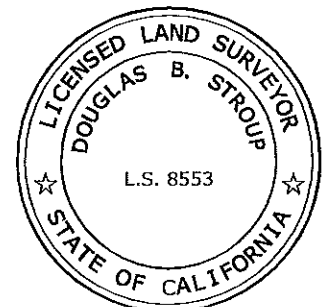


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

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ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

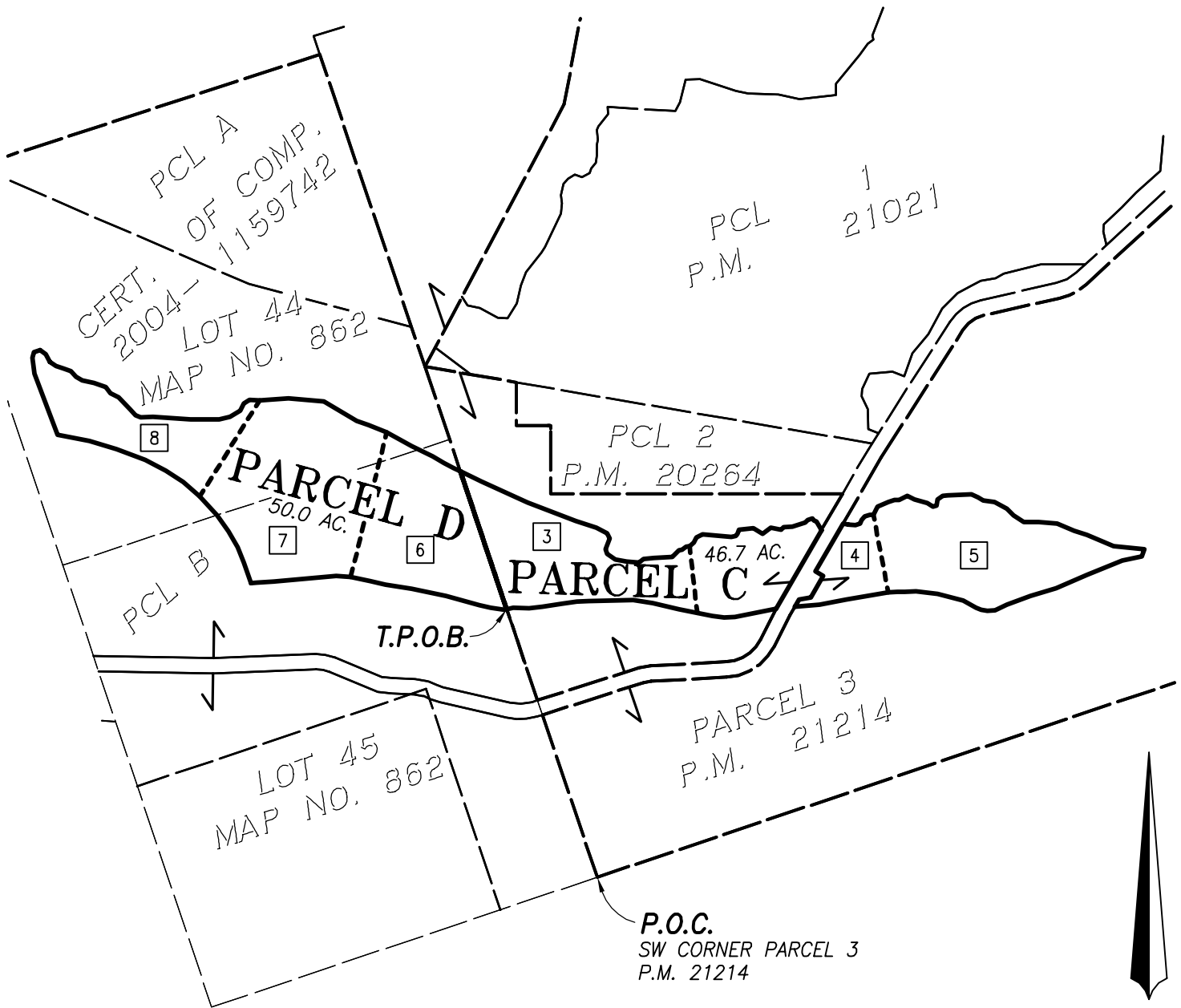
[Signature]
DOUGLAS B. STROUP
EXP. 12/31/16

7/21/2016
L.S. 8553



INDEX SHEET LEGEND:

-  INDICATES PARCEL BOUNDARY.
-  INDICATES SHEET NUMBER (THIS SHEET ONLY).
-  INDICATES SHEET LIMITS. (THIS SHEET ONLY).



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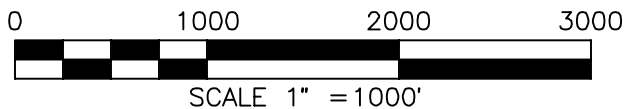
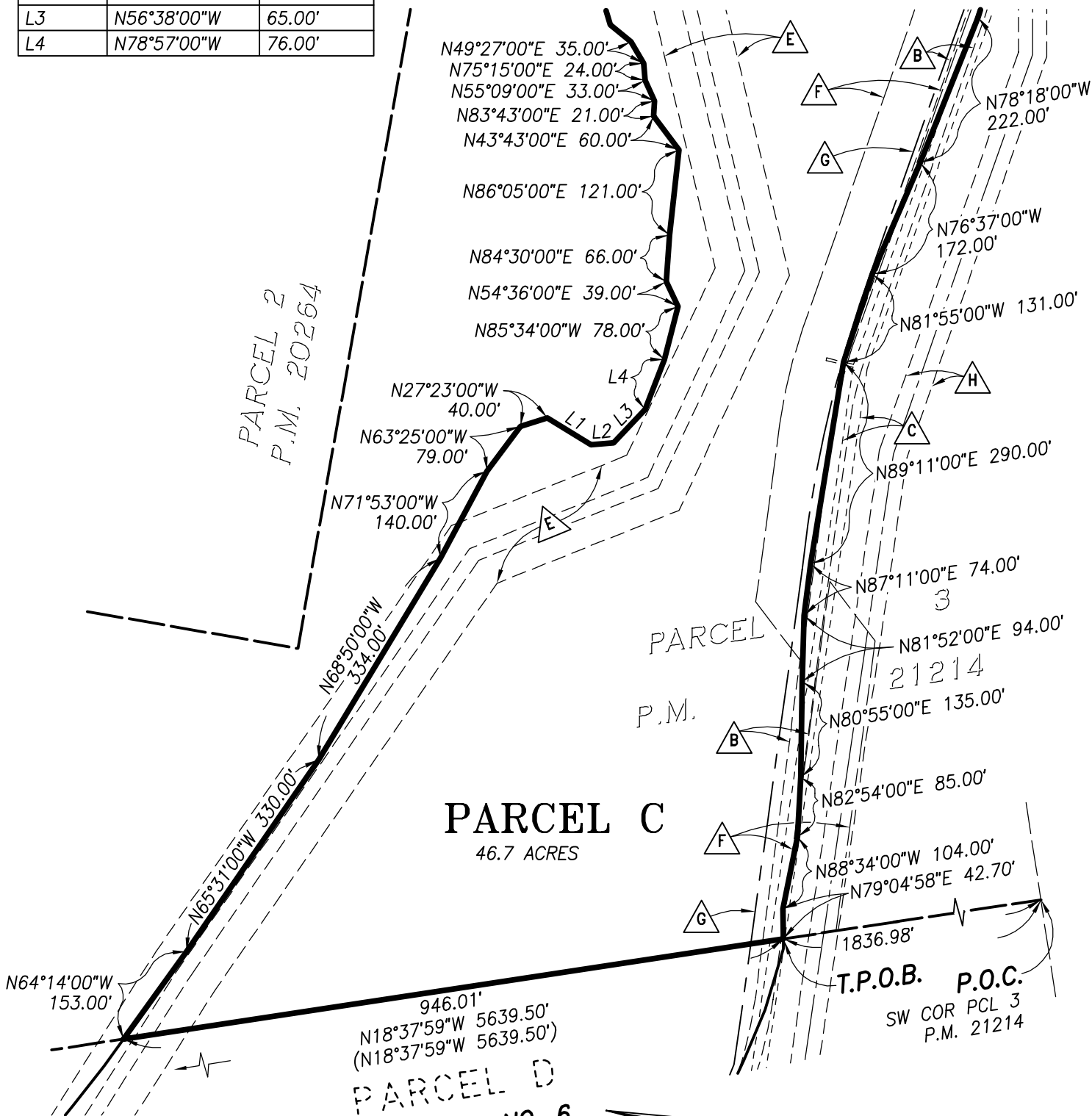


EXHIBIT 2

NUMBER	BEARING	DISTANCE
L1	N21°48'00"E	73.00'
L2	N15°01'00"W	32.00'
L3	N56°38'00"W	65.00'
L4	N78°57'00"W	76.00'



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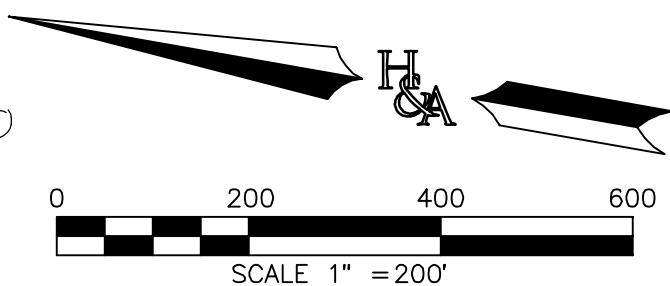
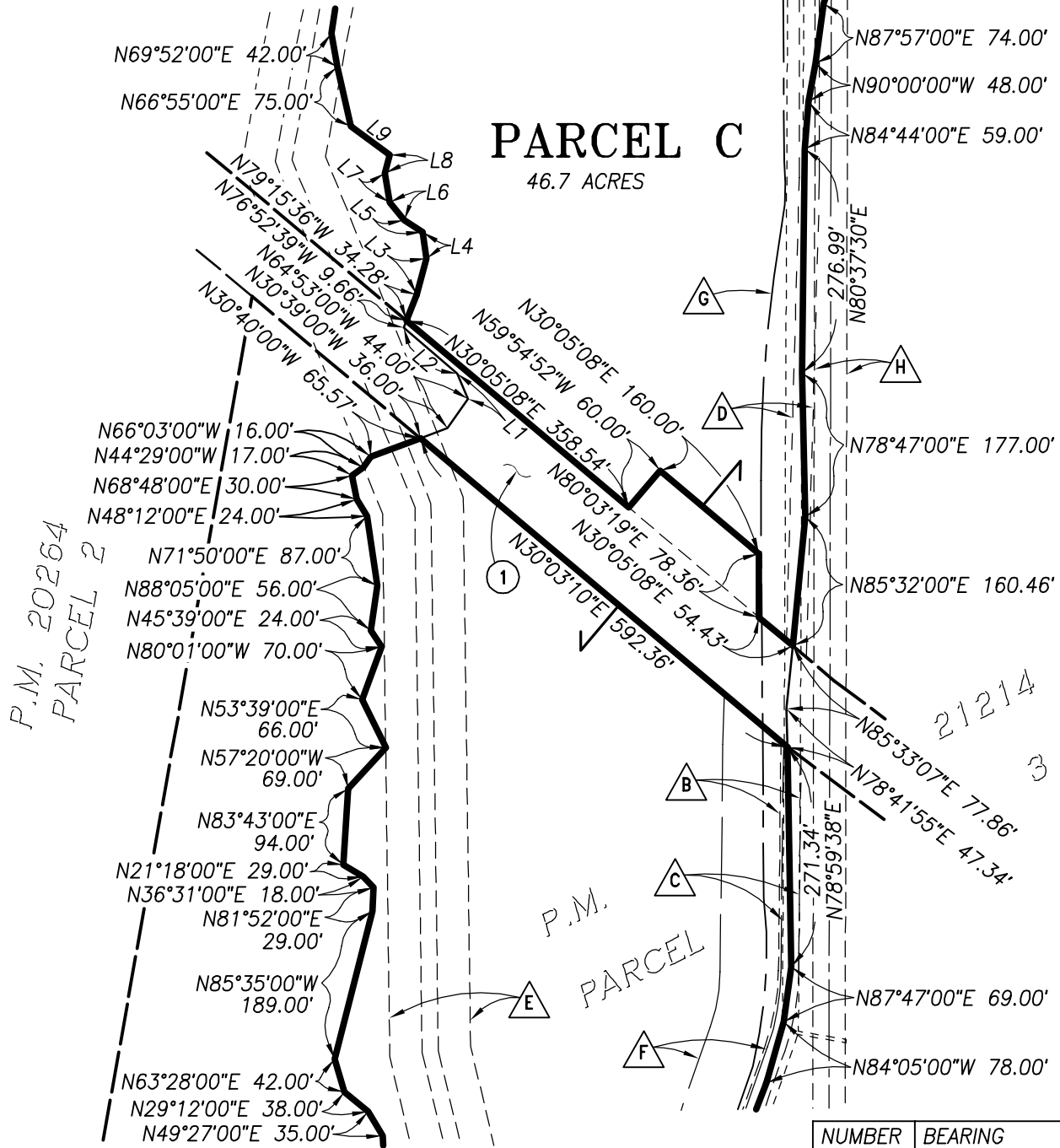


EXHIBIT 2

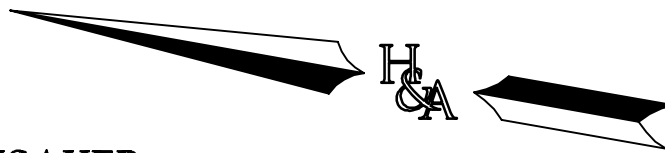
SEE SHEET NO. 5

PARCEL C 46.7 ACRES



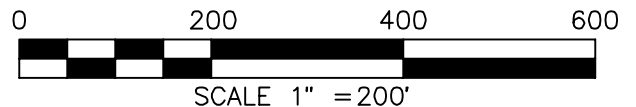
NUMBER	BEARING	DISTANCE
L1	N56°38'00"E	34.00'
L2	N30°18'00"E	87.00'
L3	N84°51'00"W	46.00'
L4	N71°46'00"E	33.00'
L5	N22°58'00"E	27.00'
L6	N41°42'00"E	28.00'
L7	N70°39'00"E	37.00'
L8	N85°00'00"W	23.00'
L9	N26°40'00"E	60.00'

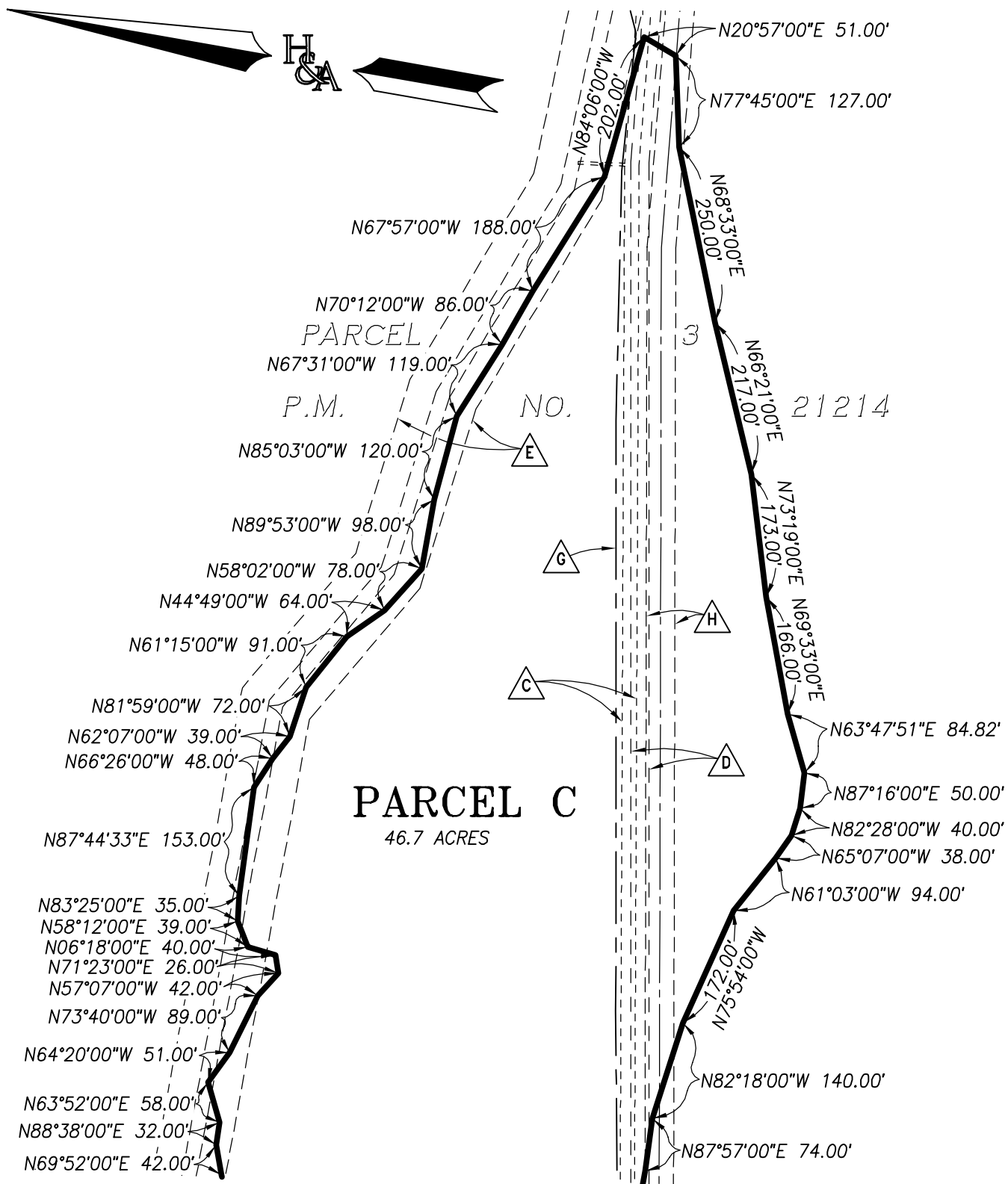
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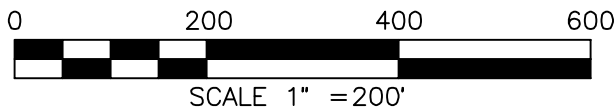
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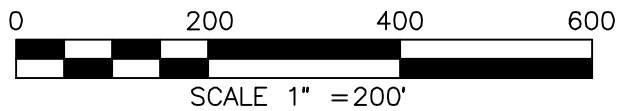
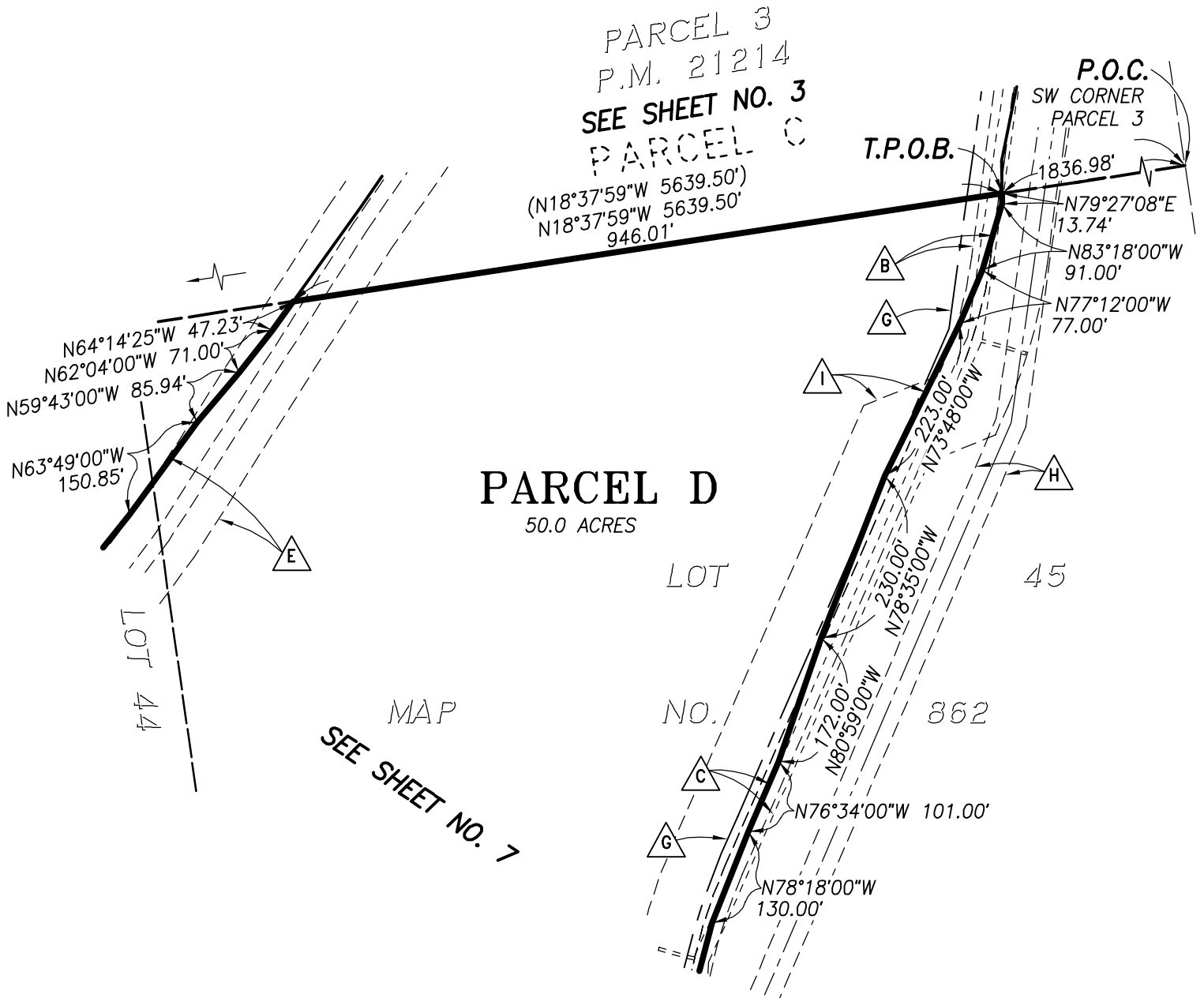




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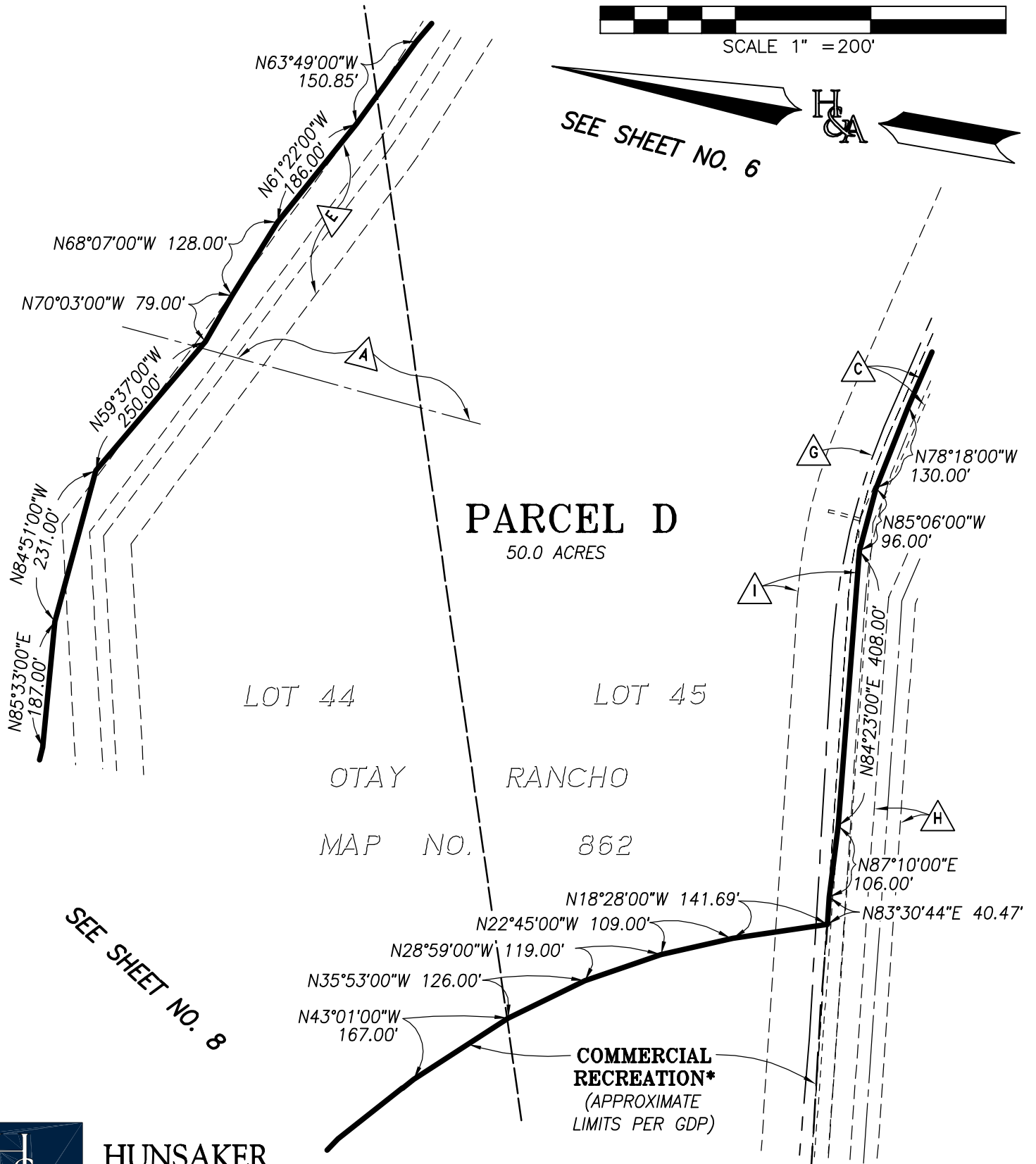
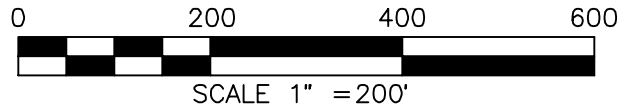


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SEE SHEET NO. 8



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THIS APPROXIMATELY 15 ACRE PORTION OF PARCEL D DESIGNATED AS "COMMERCIAL RECREATION" WILL NOT BE CONVEYED TO THE CITY OF CHULA VISTA, HOWEVER FLAT ROCK SHALL DEDICATE TO THE CITY REAL PROPERTY INTERESTS ADEQUATE FOR PUBLIC ACCESS AND UTILITIES CONSISTENT WITH CITY SUBDIVISION AND PLANNING REGULATIONS. THE LOCATION AND CONFIGURATION OF THE COMMERCIAL RECREATION AREA IS SUBJECT TO RELOCATION OR REFINEMENT AS PART OF THE SITE DESIGN, PLANNING REVIEW AND FUTURE LAND USE APPROVALS BY THE CITY.

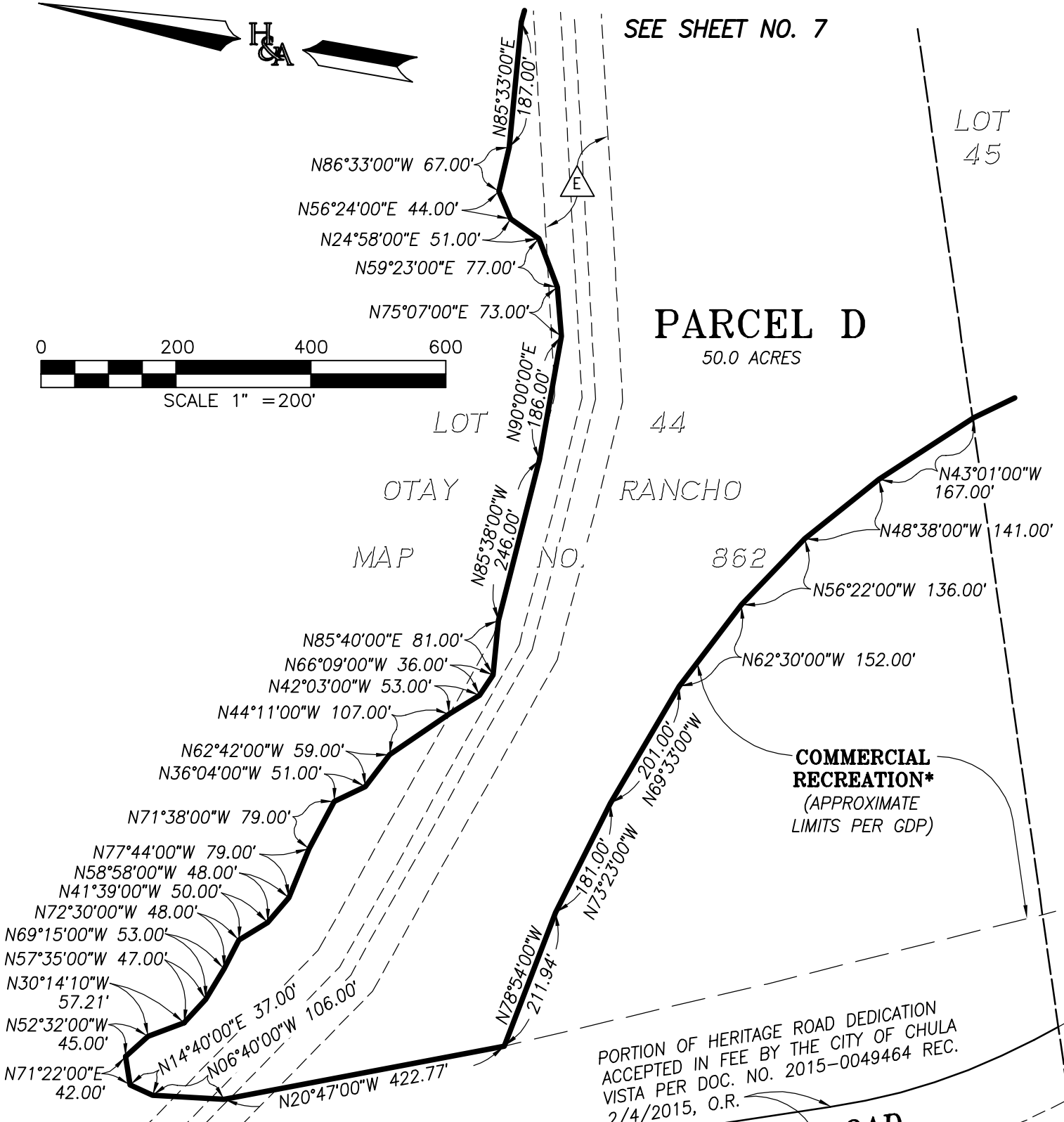
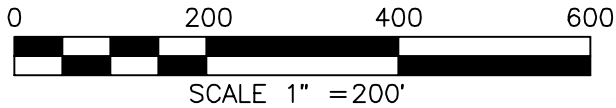
SEE SHEET NO. 7



LOT 45

PARCEL D

50.0 ACRES



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