

EXHIBIT 1 LEGAL DESCRIPTION

PARCEL A

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:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3; THENCE ALONG THE NORTHEASTERLY LINE THEREOF SOUTH 18°39'05" EAST, 570.75 FEET (RECORD "N18°39'05"W" PER SAID PARCEL MAP); THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 07°48'06" EAST, 41.13 FEET; THENCE SOUTH 15°53'24" WEST, 29.24 FEET; THENCE SOUTH 36°16'48" WEST, 27.72 FEET; THENCE SOUTH 51°36'03" WEST, 8.46 FEET; THENCE SOUTH 67°07'39" WEST, 78.27 FEET; THENCE SOUTH 77°19'49" WEST, 31.88 FEET; THENCE SOUTH 82°35'47" WEST, 50.00 FEET; THENCE SOUTH 75°22'36" WEST, 20.18 FEET; THENCE SOUTH 63°57'07" WEST, 15.24 FEET; THENCE SOUTH 77°03'03" WEST, 28.65 FEET; THENCE NORTH 89°03'01" WEST, 64.61 FEET; THENCE NORTH 83°44'52" WEST, 80.68 FEET; THENCE SOUTH 84°28'27" WEST, 94.12 FEET; THENCE SOUTH 77°31'47" WEST, 32.79 FEET; THENCE SOUTH 65°20'23" WEST, 41.23 FEET; THENCE SOUTH 53°47'38" WEST, 152.75 FEET; THENCE SOUTH 61°01'31" WEST, 54.26 FEET; THENCE SOUTH 68°05'45" WEST, 92.80 FEET; THENCE SOUTH 76°08'44" WEST, 42.53 FEET; THENCE SOUTH 80°31'26" WEST, 35.09 FEET; THENCE NORTH 88°42'54" WEST, 37.65 FEET; THENCE NORTH 76°36'52" WEST, 29.83 FEET; THENCE NORTH 66°15'06" WEST, 21.66 FEET; THENCE NORTH 79°13'46" WEST, 31.48 FEET; THENCE SOUTH 82°49'57" WEST, 32.04 FEET; THENCE SOUTH 68°12'04" WEST, 21.06 FEET; THENCE SOUTH 77°41'02" WEST, 11.12 FEET; THENCE NORTH 87°56'36" WEST, 20.15 FEET; THENCE SOUTH 78°40'12" WEST, 19.33 FEET; THENCE SOUTH 60°49'43" WEST, 56.25 FEET; THENCE SOUTH 69°47'16" WEST, 17.13 FEET; THENCE SOUTH 85°37'17" WEST, 18.12 FEET; THENCE NORTH 82°06'07" WEST, 25.60 FEET; THENCE NORTH 42°34'01" WEST, 26.72 FEET; THENCE NORTH 11°44'29" WEST, 24.15 FEET; THENCE NORTH 24°06'56" EAST, 44.05 FEET; THENCE NORTH 13°55'17" EAST, 26.42 FEET; THENCE NORTH 18°49'57" EAST, 44.75 FEET; THENCE NORTH 43°12'17" WEST,

11.75 FEET; THENCE NORTH 47°04'50" EAST, 36.22 FEET; THENCE NORTH 44°19'46" EAST, 67.98 FEET; THENCE NORTH 16°02'04" EAST, 110.42 FEET; THENCE NORTH 35°57'44" WEST, 64.71 FEET; THENCE NORTH 75°05'17" WEST, 10.15 FEET; THENCE NORTH 14°54'43" EAST, 15.00 FEET; THENCE NORTH 12°23'59" WEST, 10.16 FEET; THENCE NORTH 66°02'12" WEST, 40.78 FEET; THENCE SOUTH 70°03'55" WEST, 83.01 FEET; THENCE SOUTH 60°09'46" WEST, 73.61 FEET; THENCE SOUTH 63°55'33" WEST, 30.53 FEET; THENCE SOUTH 58°50'44" WEST, 74.02 FEET; THENCE SOUTH 77°13'35" WEST, 76.73 FEET; THENCE SOUTH 82°28'57" WEST, 79.46 FEET; THENCE NORTH 83°09'21" WEST, 45.09 FEET; THENCE NORTH 54°06'09" WEST, 54.24 FEET; THENCE NORTH 46°41'24" WEST, 21.72 FEET; THENCE NORTH 31°58'31" WEST, 21.40 FEET; THENCE NORTH 17°38'22" WEST, 24.09 FEET; THENCE NORTH 60°46'53" EAST, 48.70 FEET; THENCE NORTH 56°29'57" EAST, 32.44 FEET; THENCE NORTH 51°35'29" EAST, 27.50 FEET; THENCE NORTH 47°45'58" EAST, 28.11 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 71°57'57" EAST, 1465.46 FEET TO THE **POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 17.8 ACRES, MORE OR LESS.

PARCEL B

THAT PORTION OF LOT 28 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:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 21214, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 28; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 28 NORTH 71°57'57" EAST, 868.79 FEET (RECORD "N71°57'57"E" PER SAID PARCEL MAP NO. 21214); THENCE LEAVING SAID NORTHERLY LINE SOUTH 34°40'03" EAST, 182.49 FEET TO THE BEGINNING OF A 489.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°59'33" A DISTANCE OF 136.49 FEET; THENCE SOUTH 18°40'30" EAST, 495.38 FEET; THENCE SOUTH 47°04'32"

WEST, 21.91 FEET TO THE BEGINNING OF A NON-TANGENT 563.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 18°44'00" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°42'16" A DISTANCE OF 252.58 FEET; THENCE NORTH 44°26'15" WEST, 74.52 FEET; THENCE SOUTH 71°19'30" WEST, 641.77 FEET TO THE WESTERLY LINE OF SAID LOT 28; THENCE ALONG SAID WESTERLY LINE NORTH 18°39'05" WEST, 813.10 FEET TO THE **POINT OF BEGINNING.**

THE HEREINABOVE DESCRIBED PARCEL OF LAND CANTAINS 17.4 ACRES, MORE OR LESS.

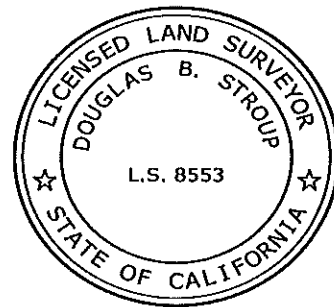


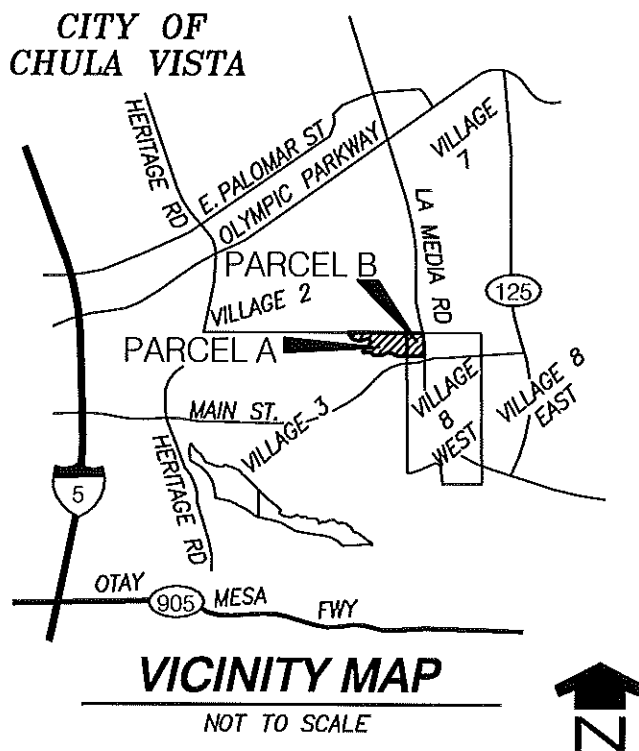
11/13/2015

DOUGLAS B. STROUP

P.L.S. 8553

HUNSAKER & ASSOCIATES SAN DIEGO, INC.





LEGEND

P.O.B. INDICATES POINT OF BEGINNING.

() INDICATES RECORD DATA PER PARCEL MAP NO. 21214.

EASEMENT LEGEND:

- A** INDICATES AN EXISTING IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST FOR PUBLIC PARK TO THE CITY OF CHULA VISTA RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0227420, O.R.
- B** INDICATES AN EXISTING WATER EASEMENT TO THE CITY OF SAN DIEGO DATED APRIL 14, 1930 AND RECORDED IN BOOK 1762, PAGE 207 OF DEEDS.
- C** INDICATES AN EXISTING EASEMENT FOR WATER PIPELINES RESERVED BY THE CITY OF SAN DIEGO PER GRANT DEED RECORDED AUGUST 16, 2013 AS DOC. NO. 2013-0516511, O.R.



HUNSAKER & ASSOCIATES
SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

[Signature]
DOUGLAS B. STROUP
EXP. 12/31/16
3/03/2016
L.S. 8553



EXHIBIT 1

SEE SHEET NO. 3

PARCEL B

LOT 28 MAP NO. 862

P.O.B.
MOST N'LY COR
PARCEL 3

LOT C
MAP NO. 15350

N71°57'57"E 1465.46'

PARCEL A

17.8 ACRES

PCL
NO. 21214

P.M. 21021
REMAINDER PARCEL

570.75'

N18°39'05"W 813.10'
(N18°39'05"W)

N51°36'03"E 8.46'

N07°48'06"W 41.13'
N15°53'24"E 29.24'

N36°16'48"E 27.72'

N67°07'39"E 78.27'

N77°19'49"E 31.88'

N82°35'47"E 50.00'

N75°22'36"E 20.18'

N63°57'07"E 15.24'

N77°03'03"E 28.65'
N89°03'01"W 64.61'

N83°44'52"W 80.68'

N84°28'27"E 94.12'

N77°31'47"E 32.79'

N65°20'23"E 41.23'

N53°47'38"E 152.75'

N61°01'31"E 54.26'

N68°05'45"E 92.80'

N76°08'44"E 42.53'

N80°31'26"E 35.09'

N88°42'54"W 37.65'

N76°36'52"W 29.83'

N66°15'06"W 21.66'

N79°13'46"W 31.48'

N82°49'57"E 32.04'

N68°12'04"E 21.06'

N77°41'02"E 11.12'

N87°56'36"W 20.15'

N78°40'12"E 19.33'

N60°49'43"E 56.25'

N69°47'16"E 17.13'

N85°37'17"E 18.12'

N82°06'07"W 25.60'

N42°34'01"W 26.72'

N11°44'29"W 24.15'

N24°06'56"E 44.05'

N14°54'43"E 15.00'
N122°35'59"W 10.16'

N16°02'04"E 110.42'
N44°19'46"E 67.98'

N47°04'50"E 36.22'
N43°12'17"W 11.75'
N18°49'57"E 44.75'
N13°55'17"E 26.42'

N35°57'44"W 64.71'
N75°05'17"W 10.15'
N66°02'12"W 40.78'
N70°03'55"E 83.01'

N60°09'46"E 73.61'
N63°55'33"E 30.53'
N58°50'44"E 74.02'
N77°13'35"E 76.73'

N47°45'58"E 28.11'
N51°35'29"E 27.50'
N56°29'57"E 32.44'

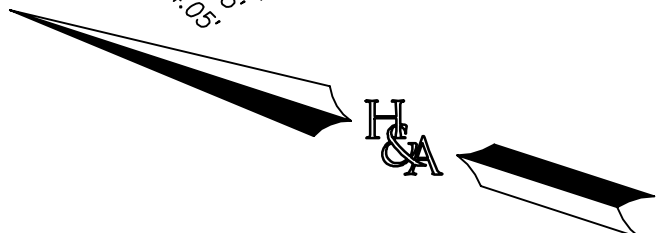
N60°46'53"E 48.70'
N17°38'22"W 24.09'
N31°58'31"W 21.40'

N82°28'57"E 79.46'
N83°09'21"W 45.09'
N54°06'09"W 54.24'
N46°41'24"W 21.72'

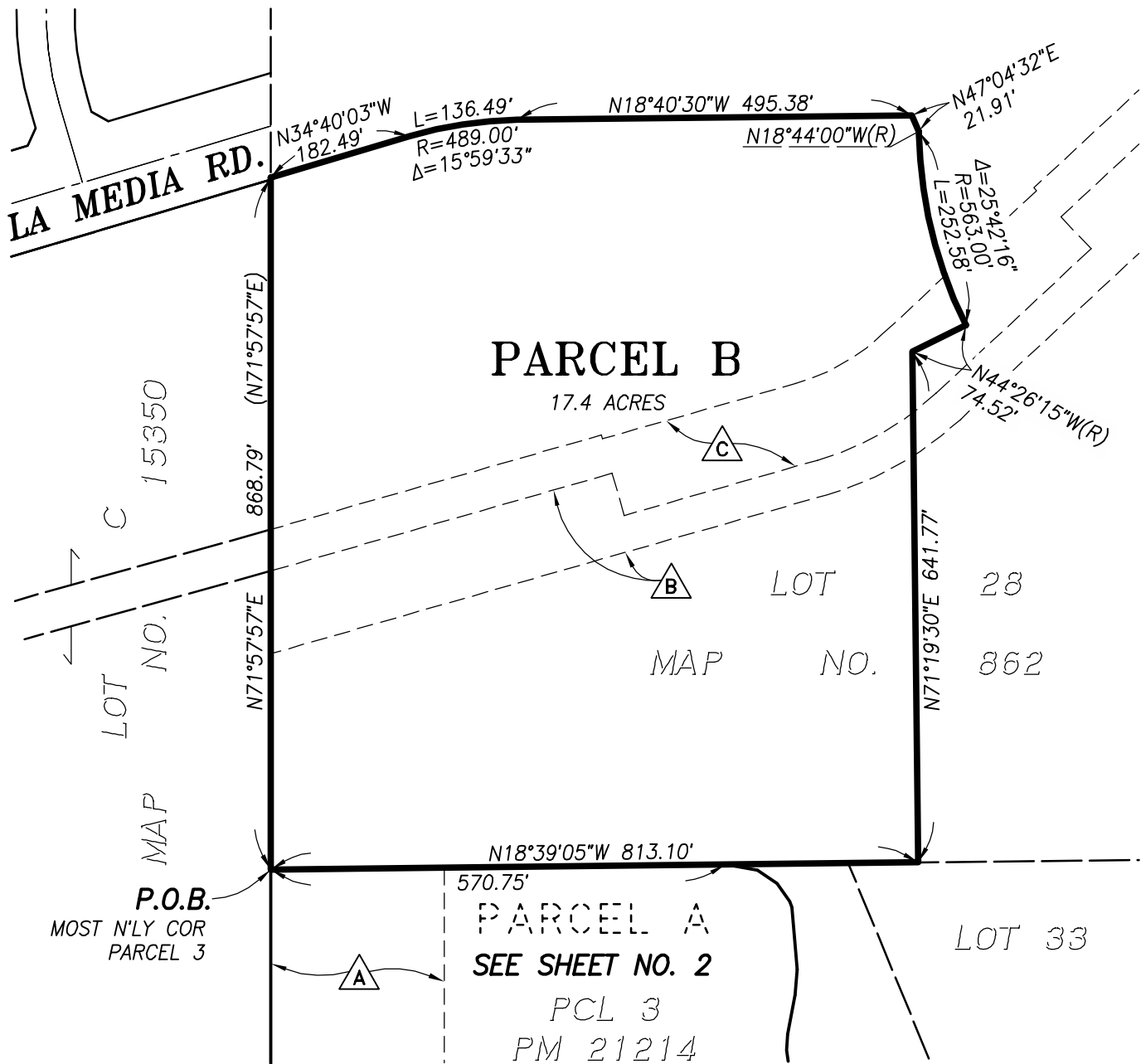


HUNSAKER & ASSOCIATES
SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414



0 200 400 600
SCALE 1" = 200'



**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

