

EXHIBIT "A"

RECORDING REQUESTED BY: 1633
REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA
When Recorded, please Mail
This Instrument To:
REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA
City of Chula Vista
P.O. Box 1087
Chula Vista, CA 92012

88-267508

RECORDED BY
OFFICIAL RECORDS
OF SAN DIEGO COUNTY
886 JUN 30 AM 8:05
VERA L. LYLE
COUNTY RECORDER

NO TRANSFER TAX DUE

Assessor's Parcel No.: _____

Space above this line for Recorder's use only

NO FEE

EASEMENT FOR NATURE INTERPRETIVE CENTER AND
A LICENSE FOR ACCESS AND UTILITY LINE PURPOSES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SANTA FE LAND IMPROVEMENT COMPANY, a corporation organized under the laws of the State of California hereby grants to the REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA an easement, to be used for the purpose specified herein and no other, upon, over and across the real property located in the City of Chula Vista, County of San Diego, State of California, more particularly described in Exhibit A attached hereto and initialed and by this reference incorporated herein.

This easement is granted solely for the construction, operation, maintenance, repair, renewal and replacement from time to time of a Nature Interpretive Center open to the public containing approximately ten thousand (10,000) square feet under roof, in addition to associated and ancillary parking facilities, landscaping, within the area above described in Exhibit A. In addition, this easement is granted for all Phase 1 and Phase 2 on and off-site grading work for said Nature Interpretive Center, including, but not limited to, off-site drainage and utility facilities required to serve the subject Center project shown on Exhibit "A" attached hereto and incorporated herein by reference and more particularly described on City of Chula Vista Plan Nos. 86-59 through and including 86-64 revised April 28, 1986.

In addition to the above-referenced easement, Grantor hereby grants to Grantee a license over and across the land hereinafter described for vehicular and pedestrian ingress and egress to and from the Nature Interpretive Center area. Grantor also grants a license to Grantee for the purpose of installing a water line to serve the Nature Interpretive Center site, the nature and type of which to be determined by Grantee. Grantor shall have the right to relocate said access and water line in the event that said

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access and water line obstructs or interferes with the development of adjacent and/or underlying property owned by the Grantor, provided that reasonable alternative access and water line relocation are thereafter allowed to and for the Nature Interpretive Center. The cost of moving the water line or other utilities serving the Nature Interpretive Center shall be borne equally by the Grantor and Grantee. Grantor further grants to Grantee a license to install utility lines that grantees may require for the Nature Interpretive Center site.

The initial locations of the above-referenced licenses for roadway and utility lines is as designated on Exhibit B attached hereto and incorporated herein by reference.

Grantee, by accepting this easement and license, agrees to the following:

1) Grantee agrees to indemnify, defend and hold harmless Grantor from all liability arising from actions of Grantee or its agents and contractors, and persons using, visiting and in transit to or from Grantee's facilities over the property described in Exhibits A and B.

2) Grantee shall, prior to beginning any grading or other work on or related to construction of the Nature Interpretive Center project, install sand bags at the limits of grading as shown on City of Chula Vista Plan Nos. 86-59 through and including 86-64 referenced hereinabove, said limits having been established and clearly marked on the ground by a Registered Civil Engineer authorized to practice land surveying or a licensed land surveyor who shall work for and at the expense of Grantee. Grantee shall also, prior to beginning construction of the Nature Interpretive Center project, install a fence around the perimeter of Parcel A, as described in Exhibit A, of a type reasonably designed to prevent unauthorized persons from going onto or leaving the site during construction. Grantee hereby warrants to Grantor that it shall not permit or suffer any debris or demolition materials or other waste of any kind to be placed, buried, stored or abandoned within any area subject to this easement in favor of Grantee, or subject to control or use by Grantee for purposes of grading or construction.

3) Grantee shall, prior to beginning any grading or other work on or related to construction of the Nature Interpretive Center project, submit to Grantor for its review any and all contracts for grading or other construction work on or related to the Nature Interpretive Center project. Grantor's review shall be solely for the purpose of assuring itself that job specifications and contract documents adequately protect Grantor and Grantor's property from damage or misuse.

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Grantor shall have the right of reasonable access to and over any of these areas, burdened by the easement or subject to the license, for ingress and egress to and from the real property of Grantor.

Grantor hereby further grants to the City of Chula Vista the privilege and right to extend reasonable drainage structures and excavation and embankment slopes beyond the limits of the right-of-way described in Exhibit B where required for the construction and maintenance of said access road, RESERVING unto Grantor of the above-described parcel of land, its successors or assigns, the right to eliminate such slopes and/or drainage structures or portions thereof, when in the written opinion of the City Engineer of Grantee, the necessity therefor is removed by substituting other protection, support and/or drainage facility, provided such substitution is first approved in writing by said City Engineer.

Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within the real property described in Exhibits A and B, including the right to take water, together with the right to use the same in such manner and at such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said Grantee's improvements.

In addition, Grantor anticipates allowing a license to continue for roadway, drainage, and utility line purposes until such time as a permanent road is built to serve the Nature Interpretive Center area, which road shall be dedicated as permanent public, city street and which shall contain those utilities requisite for service of the Nature Interpretive Center facility.

This Grant of Easement shall exist until such time as there is an agreement entered into between Grantor and Grantee and the Chula Vista Redevelopment Agency and City of Chula Vista relating to the Bay Front Project, and through which it is anticipated the area shown in Exhibit A will be conveyed to Grantee in fee. In addition, Grantor anticipates allowing a license to continue for roadway and utility line purposes until such time as a permanent

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road is built to serve the Nature Interpretive Center area, at which time said road will be dedicated as a permanent public, city street.

Dated this 28th day of May, 1986.

SANTA FE LAND IMPROVEMENT COMPANY,
a California corporation

By: Jerry B. [Signature]
Title: VP

The terms of this Easement and License Agreement are accepted by the City of Chula Vista

REDEVELOPMENT AGENCY OF THE
CITY OF CHULA VISTA

By: Henry L. Cox
CHAIRMAN

ATTEST:

Jennie M. [Signature]
CITY CLERK

(Acknowledgement)

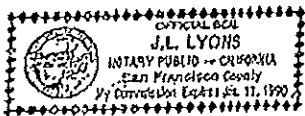
STATE OF CALIFORNIA }
COUNTY OF San Diego } ss

On May 28, 1986, before me,
the undersigned, a Notary Public in and
for said State, personally appeared
Terry G. [Signature]

personally known to me or proved to me
to be the person whose name
subscribed to the within instrument and
acknowledged that he executed the
same.

WITNESS my hand and official seal.

Signature J. L. Lyons
Name J. L. Lyons
(Typed or Printed)



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CHULA VISTA INTERPRETIVE NATURE CENTER

Being a portion of Quarter sections 173 and 180 of the Rancho De La Nacion, in the City of Chula Vista, County of San Diego, State of California as shown on Record of Survey No. 9039 on file in the Office of the Recorder of said County; said portion being more particularly described as follows:

PARCEL "A"

Beginning at the Southeastery corner of said Quarter Section 173 as shown on said Record of Survey No. 9039; thence

1. South 72°13'27" West 170.00 feet to a point on the Easterly boundary of said Record of Survey No. 9039;
2. thence continuing South 72°13'27" West 516.51 feet to the beginning of a tangent 30.00 foot radius curve concave Northerly;
3. thence Westerly along said curve through a central angle of 92°47'01" an arc distance of 48.58 feet;
4. thence tangent to said curve north 14°59'32" West 651.90 feet to the beginning of a tangent 50.00 foot radius curve concave Southerly;
5. thence Westerly along said curve through a central angle of 93°22'12" an arc distance of 81.48 feet;
6. thence tangent to said curve South 71°38'16" West 1644.42 feet to the beginning of a tangent 300.00 foot radius curve concave Northwesterly;
7. thence Southwesterly along said curve through a central angle of 17°10'07" an arc distance of 89.00 feet;
8. thence tangent to said curve South 88°48'23" West 163.76 feet to the beginning of a tangent 40.00 foot radius curve concave Northerly;
9. thence Westerly along said curve through a central angle of 51°38'54" an arc distance of 36.06 feet;
10. thence tangent to said curve North 39°32'43" West 49.16 feet to the beginning of a tangent 320.00 foot radius curve concave Northeasterly;
11. thence Northwesterly along said curve through a central angle of 22°50'56" an arc distance of 128.36 feet to the TRUE POINT OF BEGINNING of the herein described Parcel "A";

thence leaving said curve along a nontangent line north 80°32'58" West 39.05 feet; thence North 00°15'26" East 195.43 feet; thence North 08°36'54" West 58.28 feet; thence North 50°52'22" West 221.67 feet; thence North 34°33'06" East 159.09 feet; thence North 72°44'57" East 75.74 feet; thence South 56°08'50" East 283.08 feet; thence South 74°36'10" East 141.62 feet to a point on the arc of a nontangent 900.00 foot radius curve concave Northwesterly, a radial line to said point bears South 71°55'52" East; thence Southwesterly along said curve through a central angle of 11°31'34" an arc distance of 181.05 feet; thence along a nontangent line South 47°52'32" West 293.90 feet; thence North 80°12'58" West 24.98 feet to the TRUE POINT OF BEGINNING.

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Containing 3.330 acres

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EXHIBIT "A"

PARCEL "B"

A 30.00 foot Easement for ingress, egress, public improvements and public utilities over a portion of Quarter Sections 172, 173, and 180 of the above described Rancho, said easement lying 15.00 feet on either side measured at right angles to the following described centerline:

Beginning at the beginning of course no. 2 in parcel "A" above thence retracing courses 2 through 11 in Parcel "A" to the TRUE POINT OF BEGINNING of Parcel "A" above being the terminus of the herein described centerline, the sidelines of said 30.00 foot easement to be lengthened or shortened so as to terminate in the Easterly boundary of Record of Survey No. 9039 at the point of beginning and in the boundary of Parcel "A" above at the point of terminus.

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PARCEL "C"

A 30.00 foot Easement for ingress, egress, public improvements and public utilities over portions of Quarter Sections 172 and 173 of Rancho De La Nacion in the City of Chula Vista, County of San Diego, State of California as shown on Record of Survey No. 9039 on file in the Office of the Recorder of said County, said easement being 30.00 feet in width, 15.00 feet on either side measured at right angles to the following described centerline:

Beginning at the Southeast corner of Quarter Section 173 as shown on said Record of Survey No. 9039; thence South 72°13'27" West 20.00 feet to the Westerly line of the San Diego and Arizona Eastern Railroad right-of-way as shown on said Record of Survey, said point being the TRUE POINT OF BEGINNING; thence continuing South 72°13'27" West 150.00 feet to a point in the boundary of said Record of Survey No. 9039 and the point of terminus of the herein described centerline.

The sidelines of said easement to be lengthened or shortened so as to terminate on the Westerly line of the railroad right-of-way at the TRUE POINT OF BEGINNING and the Easterly boundary of Record of Survey No. 9039 at the point of terminus.

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EXHIBIT "A"

PARCEL "D"

A 30.00 foot Easement for ingress, egress, public improvements and public utilities over portions of Quarter Sections 161, 162, 172 and 173 of Rancho De La Nacion in the City of Chula Vista, County of San Diego, State of California as shown on Record of Survey No. 9039 on file in the Office of the Recorder of said County, said easement being 30.00 feet in width, 15.00 feet on either side measured at right angles to the following described centerline:

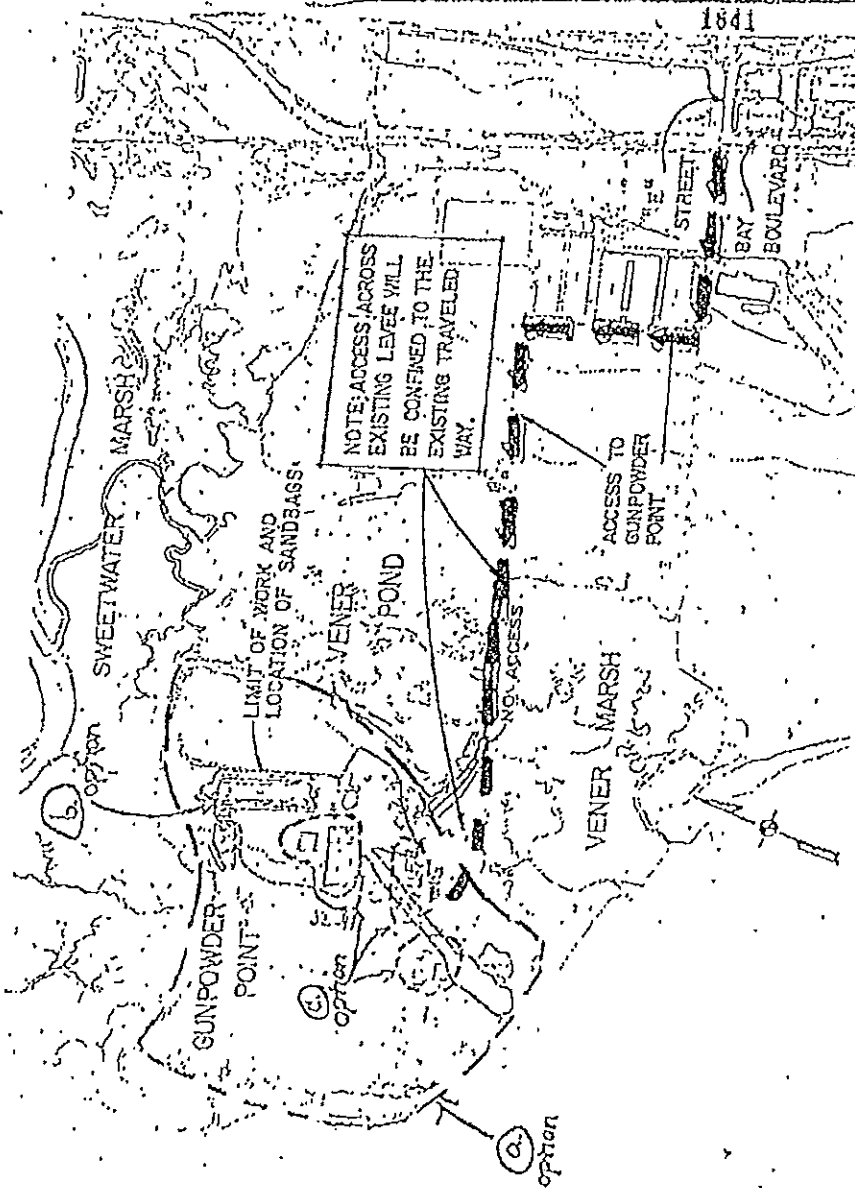
Beginning at the Southeast corner of Quarter Section 173 as shown on said Record of Survey No. 9039; thence South 72°13'27" West 20.00 feet to the Westerly line of the San Diego and Arizona Eastern Railroad right-of-way as shown on said Record of Survey, said point being the TRUE POINT OF BEGINNING; thence North 72°13'27" East 40.00 feet to a point on the Easterly right-of-way of said railroad and the point of terminus of the herein described centerline.

The sidelines of said easement to be lengthened or shortened so as to terminate on the Westerly line of the railroad right-of-way at the TRUE POINT OF BEGINNING and the Easterly line of the railroad right-of-way at the point of terminus.

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Demolition options a, b, c
Proposed Initial License
for Station 201
for
Roadway & Egress

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