

Recording Requested by and
Please Return to:

City Clerk
City of Chula Vista
P.O. Box 1087
Chula Vista, CA 91912

*This Instrument Benefits City and County
Only. No fee is required.*

DOC # 1999-0748994

7216 NOV 10, 1999 3:08 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 0.00



1999-0748994

Use Only

APN(s) 644-080-04

C.V. File No. _____

Permit: _____

IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

OTAY PROJECT L.P., a California limited partnership

represents that, as the owner(s) of herein-described real property, (*in the case of multiple owners, collectively referred to as "Grantor"*), hereby make(s) an Irrevocable Offer of Dedication of fee interest, pursuant to Section 7050 of the Government Code of the State of California, to **THE CITY OF CHULA VISTA, a municipal corporation, and the COUNTY OF SAN DIEGO, a political subdivision of the State of California, AS JOINT TENANTS**, the hereinafter described real property for the following public purpose:

OPEN SPACE AND OTHER PUBLIC PURPOSES.

The real property referred to above is situated in the City of Chula Vista, County of San Diego, State of California and is more particularly described as follows:

PARCEL A AND PARCEL B OF EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer same, an easement for sewer, water and/or drainage pipelines necessary to serve adjacent development as required by the City of Chula Vista. Such sewer, water and/or drainage pipelines shall be sited in locations defined and approved by the City of Chula Vista consistent with the provisions of the City of Chula Vista MSCP Sub Area Plan. This easement includes the right, but not the obligation, to construct, install, maintain, repair and reconstruct such infrastructure, and an easement for ingress and egress over the property conveyed hereby to the extent reasonably necessary to hook into such lines and facilities and to effect any such construction, installation, maintenance, repair, or reconstruction. This easement, when conveyed and transferred by Grantor, shall be appurtenant to any real property owned by Grantor that is designated in the instrument by which any such easement is conveyed by Grantor as all or a portion of the real property to which such easement is appurtenant. Grantor shall repair, at its own expense, any damage to the real property described herein arising from the exercise of the easement rights reserved hereby. Grantor's rights hereunder shall be subject to all applicable ordinances and requirements of the City of Chula Vista concerning the real property described herein, and the exercise of the easement rights described herein, including without limitation the Chula Vista Habitat Loss and Incidental Take Permit ordinances.

(Contains 30.06 Acres, more or less)

This Offer of Dedication is made pursuant to Section 7050 of Government Code of the State of California and may be accepted at any time by the City of Chula Vista and County of San Diego.

This Offer of Dedication of fee interest shall be irrevocable and shall be binding on the Grantor, its heirs, executors, administrators, successors and assigns.

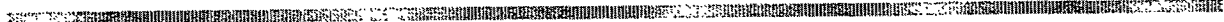
Notwithstanding the foregoing, Grantor shall have the right to substitute other real property for portions of the real property described herein, subject to the approval of the grantees and the satisfaction of all conditions imposed by the grantees, including but not limited to the grantees' approval of the real property to be substituted, in connection with any substitution of real property; in such event, any portion of the real property described herein for which other real property has been substituted shall be released from this Irrevocable Offer of Dedication of fee interest and, if the grantees have previously accepted this Irrevocable Offer of Dedication of fee interest, such released property shall be reconveyed to Grantor by the grantees subject to the same matters of record affecting such property immediately prior to the recordation of this Irrevocable Offer of Dedication of fee interest.

SIGNATURE PAGE

Signed this 8th day of November, 1999

Grantor Signatures: Otay Project L.P., a California limited partnership, as owner:
By: Otay Project, LLC, a California limited liability company,
General Partner.
By: Otay Ranch Development, LLC, a Delaware limited
liability company, authorized member.

By: [Signature]
Kim Kilkenny, Vice President



This is to certify that the interest in real property offered herein to the City of Chula Vista, a governmental agency, is hereby acknowledged by the undersigned, City Clerk, on behalf of the Chula Vista City Council pursuant to authority conferred by Resolution No. 15645 of the Chula Vista City Council adopted on June 5, 1990, and the grantee(s) consent(s) to the recordation thereof by its duly authorized officer.

SUSAN BIGELOW
CITY CLERK

By: [Signature] Date: 11/10/99

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the County of San Diego, a political subdivision, is hereby acknowledged on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution of said Board adopted of January 7, 1992, and the Grantee consents to recordation thereof by its duly authorized officer.

[Signature] John Kross, Deputy Director
Real Property Division
Department of General Services

By: [Signature] Dated: 11/10/99

(Notary Acknowledgement Required for Each Signatory)

State of California }
County of San Diego } SS.

On November 8, 1999, before me, Jolie E. Mayo, Notary Public,
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public)

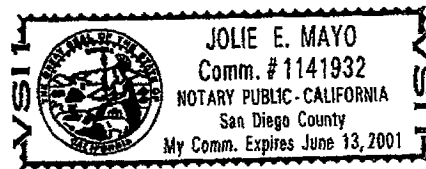
Personally appeared Kim Hilkenny,
Name(s) of Signer(s)

- personally known to me
- 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 signatures on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jolie E. Mayo
Signature of Notary Public



State of California }
County of _____ } SS.

On _____, before me, _____,
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public)

Personally appeared _____,
Name(s) of Signer(s)

- personally known to me
- 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 signatures on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

State of California

County of _____

} SS.

On _____, before me, _____
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public)

Personally appeared _____
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

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WITNESS my hand and official seal.

Signature of Notary Public

State of California

County of _____

} SS.

On _____, before me, _____
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public)

Personally appeared _____
Name(s) of Signer(s)

- personally known to me
- 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 signatures on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THAT PORTION OF LOT 32 OF OTAY RANCH, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON JUNE 4, 1915, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 32 AS SHOWN ON RECORD OF SURVEY MAP NO. 12371, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON OCTOBER 12, 1989; THENCE NORTH 18°38'24" WEST, 88.33 FEET ALONG THE WESTERLY LINE OF LOT 32; THENCE LEAVING THE WESTERLY LINE OF LOT 32 THE FOLLOWING 38 COURSES:

1. NORTH 58°28'23" EAST, 198.50 FEET;
2. NORTH 21°28'00" EAST, 75.00 FEET;
3. NORTH 10°32'00" WEST, 107.00 FEET;
4. NORTH 36°02'00" WEST, 83.00 FEET;
5. NORTH 08°02'00" WEST, 201.00 FEET;
6. NORTH 10°28'00" EAST, 69.00 FEET;
7. NORTH 36°58'00" EAST, 46.00 FEET;
8. SOUTH 81°32'00" EAST, 108.00 FEET;
9. NORTH 64°13'00" EAST, 79.00 FEET;
10. NORTH 28°28'00" EAST, 540.00 FEET;
11. NORTH 15°47'00" WEST, 142.00 FEET;
12. NORTH 29°02'00" WEST, 296.00 FEET;
13. NORTH 50°02'00" WEST, 298.00 FEET;
14. NORTH 25°32'00" WEST, 65.00 FEET;
15. NORTH 07°13'00" EAST, 107.00 FEET;
16. NORTH 35°28'00" EAST, 135.00 FEET;
17. NORTH 70°13'00" EAST, 90.00 FEET;
18. SOUTH 58°47'00" EAST, 86.00 FEET;
19. SOUTH 41°02'00" EAST, 325.00 FEET;
20. SOUTH 23°02'00" EAST, 78.00 FEET;
21. SOUTH 42°32'00" EAST, 69.00 FEET;
22. SOUTH 87°02'00" EAST, 61.00 FEET;
23. NORTH 52°43'00" EAST, 188.00 FEET;
24. NORTH 01°28'00" EAST, 71.00 FEET;
25. NORTH 39°17'00" WEST, 194.00 FEET;
26. NORTH 35°58'00" EAST, 72.00 FEET;

27. NORTH 75°58'00" EAST, 86.00 FEET;
28. NORTH 37°58'00" EAST, 72.00 FEET;
29. NORTH 06°17'00" WEST, 228.00 FEET;
30. NORTH 82°43'00" EAST, 89.00 FEET;
31. SOUTH 85°17'00" EAST, 94.00 FEET;
32. SOUTH 20°02'00" EAST, 110.00 FEET;
33. SOUTH 51°02'00" EAST, 88.00 FEET;
34. NORTH 84°58'00" EAST, 105.00 FEET;
35. NORTH 41°58'00" EAST, 89.00 FEET;
36. NORTH 10°43'00" EAST, 208.00 FEET;
37. NORTH 12°17'00" WEST, 547.00 FEET;
38. NORTH 22°17'00" WEST, 120.29 FEET

TO A POINT ON THE NORTHERLY LINE OF SAID LOT 32; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 NORTH 71°57'38" EAST, 32.99 FEET TO A POINT ON THE WESTERLY SIDELINE OF THE SAN DIEGO PIPELINE AS GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 31, 1913 AS BOOK 598, PAGE 54 OF DEEDS; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 32 ALONG THE WESTERLY SIDELINE OF SAID SAN DIEGO PIPELINE THE FOLLOWING 3 COURSES:

1. SOUTH 48°42'55" EAST, 180.96 FEET;
2. SOUTH 26°17'00" EAST, 490.00 FEET;
3. SOUTH 44°02'00" EAST, 189.00 FEET

TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY SIDELINE OF THE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED APRIL 23, 1980 AS FILE NO. 80-137651 OF OFFICIAL RECORDS; THENCE LEAVING THE WESTERLY SIDELINE OF SAID SAN DIEGO PIPELINE ALONG THE NORTHWESTERLY SIDELINE OF SAID EASEMENT TO THE UNITED STATES OF AMERICA THE FOLLOWING 15 COURSES:

1. SOUTH 41°58'00" WEST, 81.00 FEET;
2. SOUTH 34°58'00" WEST, 341.00 FEET;
3. SOUTH 50°58'00" WEST, 292.00 FEET;
4. SOUTH 35°28'00" WEST, 633.00 FEET;
5. SOUTH 02°47'00" EAST, 111.00 FEET;
6. SOUTH 19°28'00" WEST, 128.00 FEET;
7. SOUTH 29°58'00" WEST, 64.00 FEET;
8. SOUTH 52°58'00" WEST, 178.00 FEET;
9. SOUTH 14°13'00" WEST, 158.00 FEET;
10. SOUTH 20°58'00" WEST, 69.00 FEET;
11. SOUTH 25°58'00" WEST, 178.00 FEET;
12. SOUTH 23°58'00" WEST, 76.00 FEET;

13. SOUTH 13°45'00" WEST, 106.00 FEET;
14. SOUTH 04°00'00" WEST, 77.00 FEET;
15. SOUTH 09°30'00" WEST, 292.93 FEET

TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 32; THENCE ALONG THE SAID SOUTHERLY LINE OF LOT 32 LEAVING THE NORTHWESTERLY SIDELINE OF SAID EASEMENT TO THE UNITED STATES OF AMERICA SOUTH 71°57'56" WEST, 444.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE SAN DIEGO PIPELINE GRANTED PER BOOK 598, PAGE 54 OF DEEDS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 31, 1913, AND LYING WITHIN THE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA PER DOCUMENT NO. 80-137651 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 23, 1980 AND IN DOCUMENT RECORDED APRIL 27, 1982 AS FILE NO. 82-120168, BOTH OF OFFICIAL RECORDS.

LESS AND EXCEPTING THEREFROM ANY PORTION OF THE LAND LYING WITHIN THE EXISTING ROADWAY ON THE SOUTHERN BOUNDARY LINE OF SAID LAND; AND TO THE USE OF SAID ROADWAY FOR ACCESS, INGRESS, EGRESS AND OTHER PURPOSES.

CONTAINS 28.39 ACRES MORE OR LESS.

PARCEL B:

IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THAT PORTION OF LOT 32 OF OTAY RANCH, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON JUNE 4, 1915, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 32 AS SHOWN ON RECORD OF SURVEY MAP NO. 12371, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON OCTOBER 12, 1989; SAID NORTHEAST CORNER BEARS NORTH 18°39'04" WEST FROM THE SOUTHEAST CORNER OF SAID LOT 32 AS SHOWN ON SAID MAP NO. 12371; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 SOUTH 71°57'38" WEST, 47.25 FEET TO THE **TRUE POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 32 SOUTH 71°57'38" WEST, 212.23 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 32 THE FOLLOWING 2 COURSES:

1. SOUTH 26°30'00" EAST, 168.00 FEET;
2. SOUTH 62°30'00" WEST, 10.50 FEET

TO A POINT ON THE EASTERLY SIDELINE OF THE SAN DIEGO PIPELINE AS GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED AS BOOK 598, PAGE 54 OF DEEDS ON JANUARY 31, 1913; THENCE ALONG SAID EASTERLY SIDELINE OF SAID SAN DIEGO PIPELINE THE FOLLOWING 3 COURSES:

1. SOUTH 26°00'00" EAST, 384.00 FEET;
2. SOUTH 31°30'00" EAST, 91.00 FEET;
3. SOUTH 43°30'00" EAST, 168.00 FEET

TO THE NORTHWESTERLY SIDELINE OF THE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED APRIL 23, 1980 AS FILE NO. 80-137651 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY SIDELINE OF SAID EASEMENT GRANTED TO THE UNITED STATES OF AMERICA LEAVING SAID EASTERLY SIDELINE OF SAID SAN DIEGO PIPELINE;

1. NORTH 57°00'00" EAST, 110.39 FEET

TO A POINT ON THE EASTERLY LINE OF SAID LOT 32; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 32 LEAVING SAID NORTHWESTERLY SIDELINE OF SAID EASEMENT GRANTED TO THE UNITED STATES OF AMERICA NORTH 18°39'04" WEST 220.50 FEET; THENCE LEAVING THE EASTERLY LINE OF SAID LOT 32 THE FOLLOWING 8 COURSES:

1. SOUTH 66°00'00" WEST, 103.72 FEET;
2. NORTH 87°15'00" WEST, 78.00 FEET;
3. NORTH 51°15'00" WEST, 48.00 FEET;
4. NORTH 26°15'00" WEST, 118.00 FEET;
5. NORTH 12°30'00" WEST, 102.00 FEET;
6. NORTH 07°45'00" EAST, 87.00 FEET;
7. NORTH 20°00'00" EAST, 128.00 FEET;
8. NORTH 07°00'00" EAST, 93.66 FEET

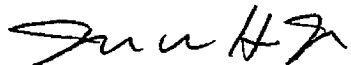
TO THE **TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE SAN DIEGO PIPELINE GRANTED PER BOOK 598, PAGE 54 OF DEEDS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 31, 1913, AND LYING WITHIN THE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA PER DOCUMENT NO. 80-137651 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 23, 1980 AND IN DOCUMENT RECORDED APRIL 27, 1982 AS FILE NO. 82-120168, BOTH OF OFFICIAL RECORDS.

7225

LESS AND EXCEPTING THEREFROM ANY PORTION OF THE LAND LYING WITHIN THE EXISTING ROADWAY ON THE SOUTHERN BOUNDARY LINE OF SAID LAND; AND TO THE USE OF SAID ROADWAY FOR ACCESS, INGRESS, EGRESS AND OTHER PURPOSES.

CONTAINS 1.67 ACRES MORE OR LESS.

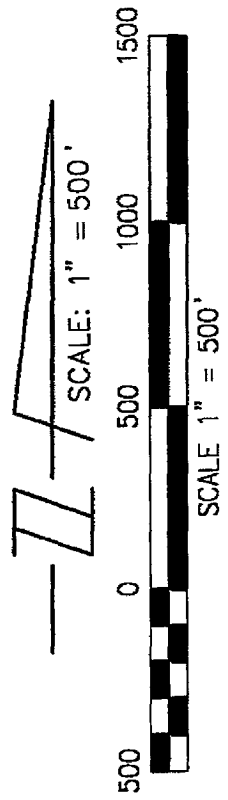
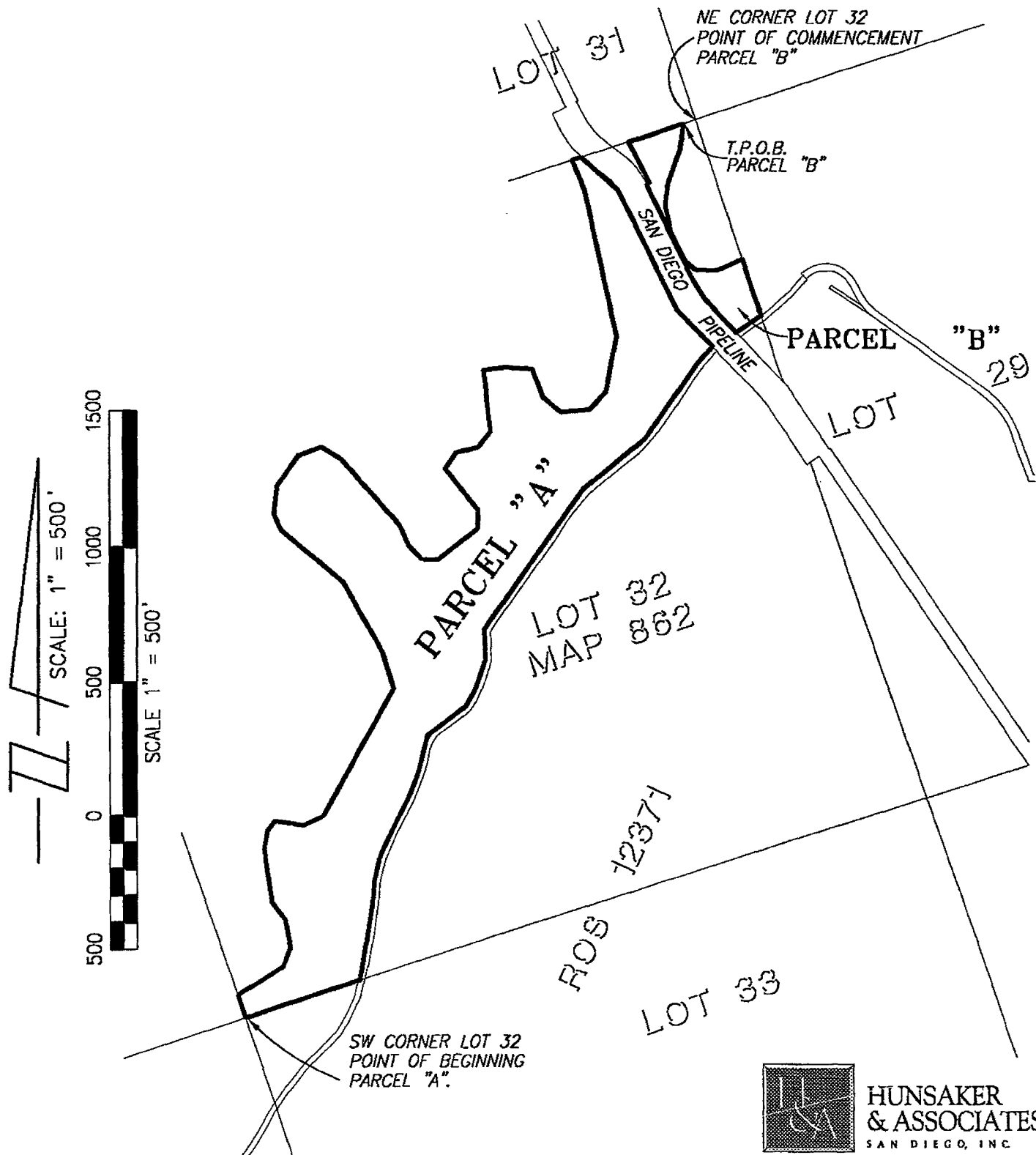
 10 NOV 99

JOHN W. HILL, JR. L.S. 5669
HUNSAKER & ASSOCIATES SAN DIEGO, INC.



EXHIBIT "B" OTAY RANCH VILLAGE 2

7226



SW CORNER LOT 32
POINT OF BEGINNING
PARCEL "A".

NE CORNER LOT 32
POINT OF COMMENCEMENT
PARCEL "B"

T.P.O.B.
PARCEL "B"

SAN DIEGO
PIPELINE

PARCEL "B"
LOT 29

PARCEL "A"
LOT 32
MAP 862

ROS 12371
LOT 33



**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 10179 Huennekens St. Suite 200
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 · FX(619)558-1414