

EXHIBIT 4

*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 Only.
No fee is required.*

This Space for Recorder's Use Only

APN(s) 645-030-20, 644-060-14 & 645-030-18

C.V. File No. _____

IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HOMEFED VILLAGE III MASTER, LLC, a Delaware limited liability company**, represents that, as the owner(s) of herein-described real property, (*in the case of multiple owners, collectively referred to as "Grantor"*), Grantor hereby makes an Irrevocable Offer of Dedication of fee interest to THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION, the hereinafter described real property for the following public purpose:

PUBLIC PARK 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:

**SEE ATTACHED: EXHIBIT A FOR LEGAL DESCRIPTION
 EXHIBIT B FOR PLAT**

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 Clerk of the City of Chula Vista.

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

Further, Grantor understands that the approximately 15 acre portion of Flat Rock Land Company, LLC's Parcel D generally identified as "Commercial Recreation" on Exhibit "2" of the _____, 2016 Public Benefit Agreement entered into between Grantor and the City of Chula Vista (the final configuration of which "Commercial Recreation" component of Parcel D shall be subject to future location and definition based on planning review and land use approvals by the City of Chula Vista) (the "Described Property"), shall be held, sold, transferred and/or conveyed subject to a Covenant of Easement granted by separate instrument Flat Rock Land Company, LLC to the City of Chula Vista, which instrument shall be recorded by Flat Rock Land

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Company, LLC within thirty (30) days after written request by the City Engineer, or designee, of the City of Chula Vista.

Grantor understands that the easement interest and Covenant of Easement by Flat Rock Land Company, LLC shall be for the location, use, installation, repair and maintenance of two permanent, non-exclusive roadway easements for public vehicular and pedestrian access, roadways, ingress and egress on, over, under, through and across the roadway easement areas to Heritage Road, including for above-ground and/or underground utilities in, on and under the easement areas, and for construction-related purposes, through the Described Property, consistent with the requirements and standards of the City's Subdivision Ordinance and other applicable regulations. Grantor further understands that the easement interest and Covenant of Easement that shall be granted by separate instrument by Flat Rock Land Company, LLC shall include two public roadways of adequate width and location to allow for public access and above-ground and/or underground public utilities, through the Described Property, consistent with the requirements and standards of the City's Subdivision Ordinance and other applicable regulations.

The above-described easement interests and Covenant of Easement by Flat Rock Land Company, LLC is understood by Grantor to be appurtenant to and to run with the Described Property and Parcel C and Parcel D, and shall be binding upon on all parties having any right title or interest in the Described Property and Parcel D, or any part thereof, as well as their heirs, successors and assigns, and shall inure to the benefit of the City of Chula Vista and/or each owner, their heirs, successors and assigns, of Parcel C and Parcel D as described on Exhibit "2" of the _____, 2016 Public Benefit Agreement entered into between Grantor and the City of Chula Vista.

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SIGNATURE PAGE

Signed this _____ day of _____, 20_____

Grantor Signatures: HOMEFED VILLAGE III MASTER,
a Delaware limited liability company

By: _____

Name:

Title:

By: _____

Name:

Title:

(Notary Acknowledgment Required for Each Signatory)

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.

By: _____
DONNA NORRIS, CMC, City Clerk

Date: _____

EXHIBIT 4
CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____, before me, _____, a Notary Public,
(Here insert name and title of the officer)

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 of Notary Public

(Notary Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____, before me, _____, a Notary Public,
(Here insert name and title of the officer)

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 of Notary Public

(Notary Seal)

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EXHIBIT "A" 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;

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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,

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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.



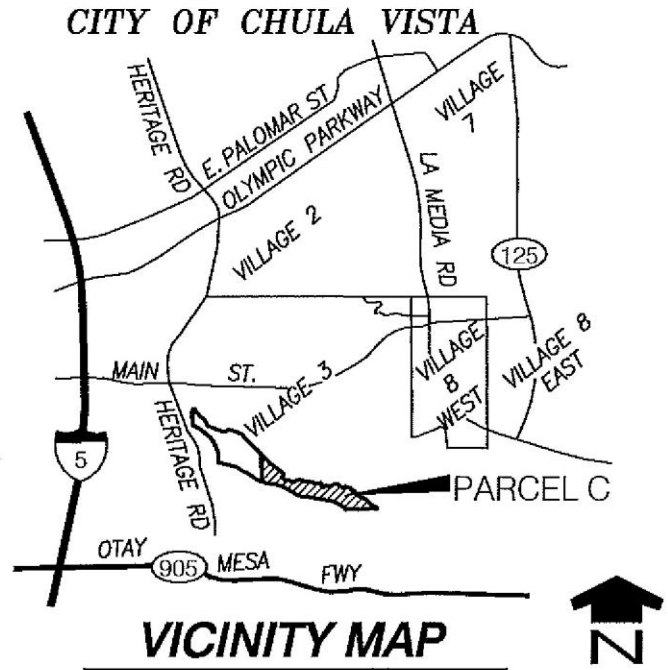
DOUGLAS B. STROUP
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

7/25/2016
P.L.S. 8553



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



HUNSAKER & ASSOCIATES
SAN DIEGO, INC

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

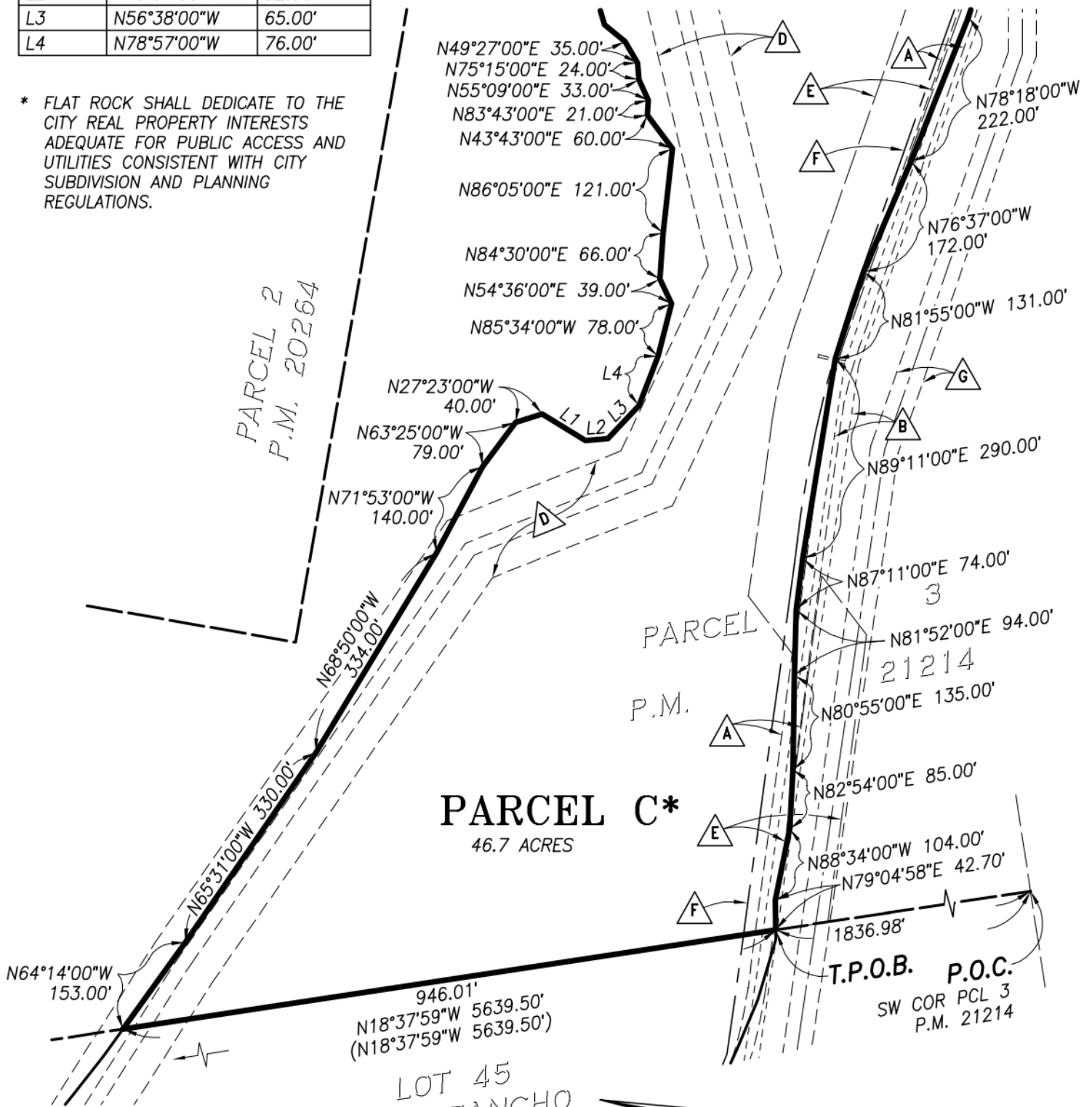
[Signature] 7/25/2016
DOUGLAS B. STROUP L.S. 8553
EXP. 12/31/16



EXHIBIT "B"

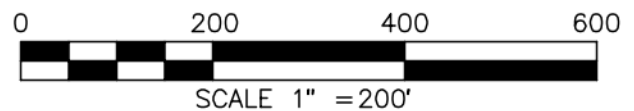
NUMBER	BEARING	DISTANCE
L1	N21°48'00"E	73.00'
L2	N15°01'00"W	32.00'
L3	N56°38'00"W	65.00'
L4	N78°57'00"W	76.00'

* FLAT ROCK SHALL DEDICATE TO THE CITY REAL PROPERTY INTERESTS ADEQUATE FOR PUBLIC ACCESS AND UTILITIES CONSISTENT WITH CITY SUBDIVISION AND PLANNING REGULATIONS.



HUNSAKER & ASSOCIATES
SAN DIEGO, INC

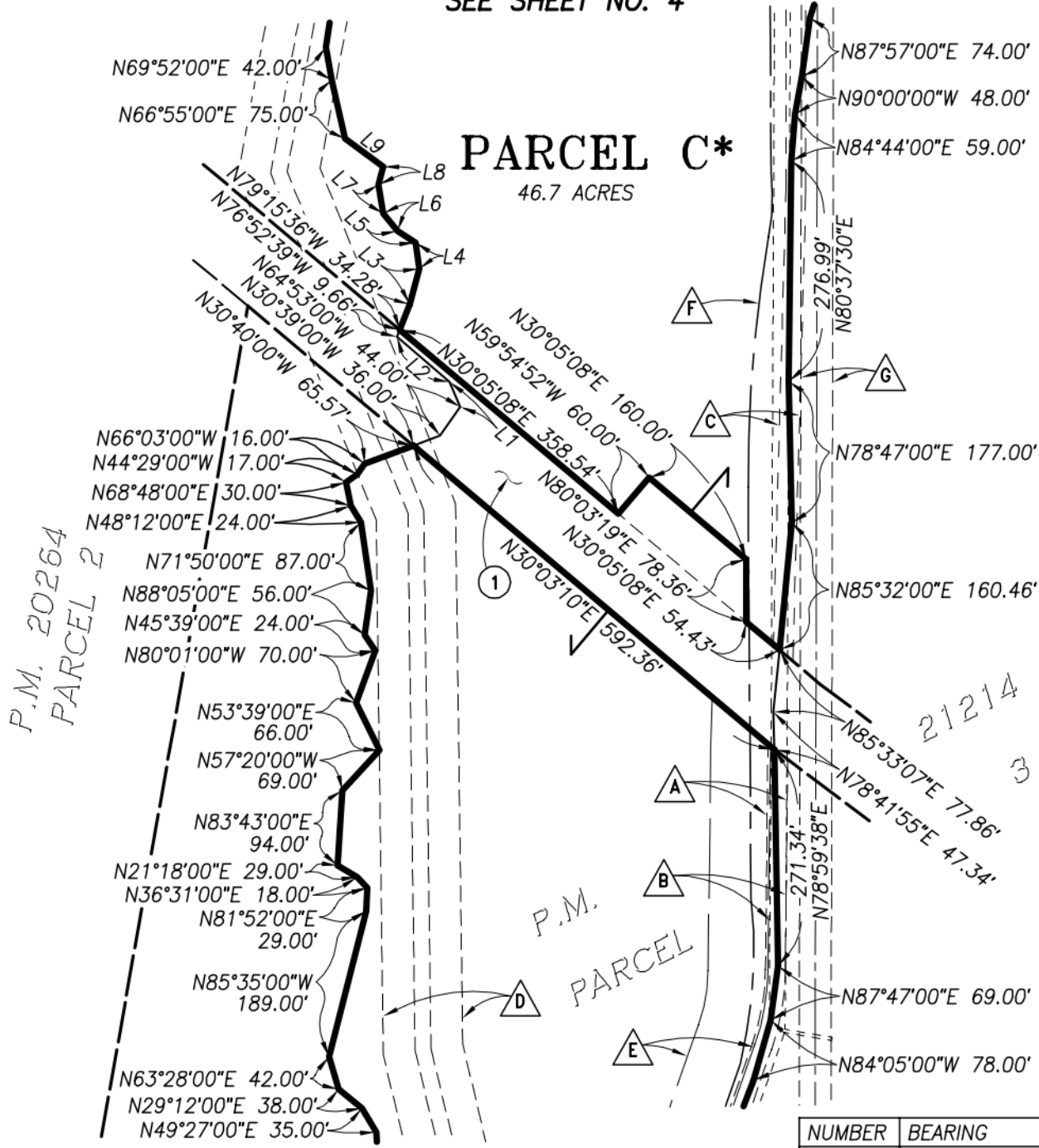
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414



LOT 45
OTAY RANCHO
MAP 862

EXHIBIT "B"

SEE SHEET NO. 4



SEE SHEET NO. 2

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'



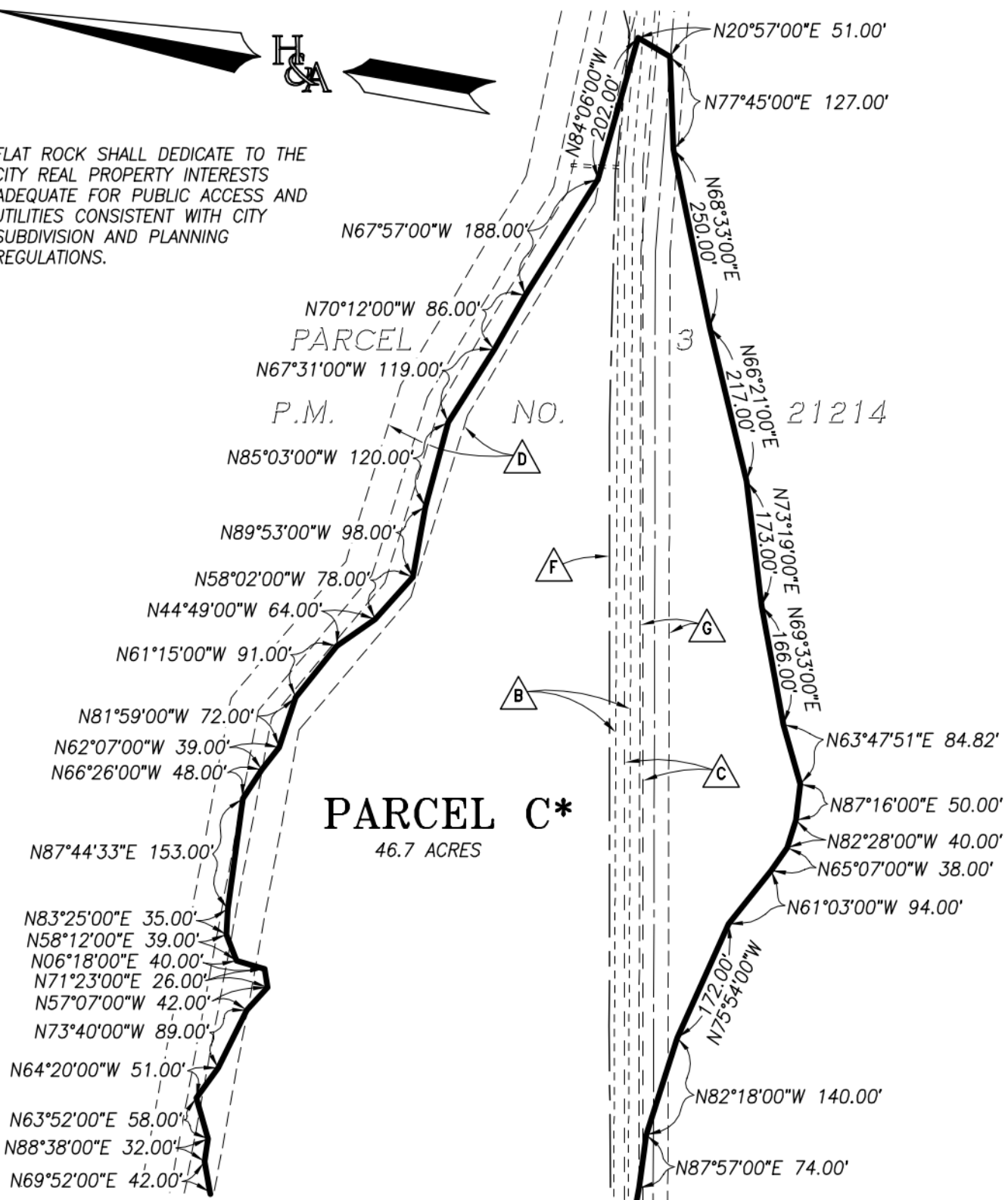
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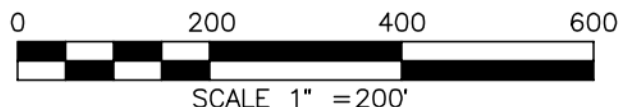
EXHIBIT "B"



* FLAT ROCK SHALL DEDICATE TO THE CITY REAL PROPERTY INTERESTS ADEQUATE FOR PUBLIC ACCESS AND UTILITIES CONSISTENT WITH CITY SUBDIVISION AND PLANNING REGULATIONS.



SEE SHEET NO. 3



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