

DOC # 2014-0315052



JUL 25, 2014 8:49 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 0 00

PAGES: 9



Recording requested

by:
City of Chula Vista

After recording return

to:
City Clerk's Office
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910
Attn: Liz Briggs

fs
ap
NR
com

This space for Recorder's use only

IRREVOCABLE OFFER OF DEDICATION OF FEE INTEREST

Document Title

IRREVOCABLE OFFER OF DEDICATION FOR UNIVERSITY PROPERTY

*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) 644-080-17

C.V. File No. _____

**IRREVOCABLE OFFER
OF DEDICATION OF FEE INTEREST**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SSBT LCRE V 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:

FUTURE UNIVERSITY 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.

SIGNATURE PAGE

Signed this 17th day of July, 20 14

Grantor Signatures: SSBT LCRE V LLC,
a Delaware limited liability company

By: Yahodding

Name: Q. Sophie Yang
Title: Vice President

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 R. Norris
DONNA NORRIS, CMC, City Clerk

Date: July 24, 2014

State of ~~California~~ Massachusetts

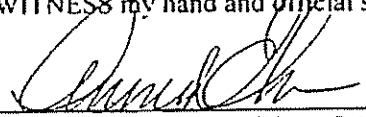
County of Suffolk

On July 17, 2014, before me, Annemarie Inman

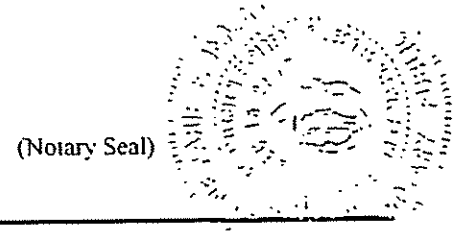
Notary Public, personally appeared Q. Sophie Yang, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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
ANNEMARIE E. INMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 15, 2017



State of California
County of _____

On _____, before me, _____

Notary Public, 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)

ACKNOWLEDGEMENT

State of California
County of San Diego

On the 24th day of July, 2014, before me, Sheree Kansas, Deputy City Clerk, personally appeared Donna R. Norris, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person 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.



(SEAL)

A handwritten signature in cursive script, appearing to read "Sheree Kansas", written over a horizontal line.

Sheree Kansas, Deputy City Clerk
City of Chula Vista

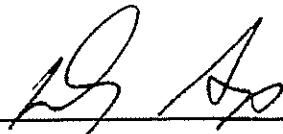
EXHIBIT "A" LEGAL DESCRIPTION

THAT PORTION OF LOT 13 OF 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 ON FEBRUARY 7, 1900, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13 SOUTH 18°41'55" EAST, 2833.88 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 50°58'25" WEST, 57.10 FEET; THENCE NORTH 32°18'24" WEST, 60.45 FEET; THENCE NORTH 19°52'25" WEST, 79.70 FEET; THENCE NORTH 10°31'35" WEST, 99.50 FEET; THENCE NORTH 05°10'36" WEST, 74.74 FEET; THENCE NORTH 07°56'58" WEST, 52.00 FEET TO THE BEGINNING OF A 40.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°48'16" A DISTANCE OF 82.94 FEET; THENCE SOUTH 53°14'46" WEST, 26.00 FEET; THENCE SOUTH 51°05'52" WEST, 50.43 FEET; THENCE SOUTH 61°39'39" WEST, 90.22 FEET; THENCE SOUTH 48°31'20" WEST, 27.04 FEET; THENCE SOUTH 36°26'34" WEST, 91.97 FEET; THENCE SOUTH 78°03'27" WEST, 87.62 FEET; THENCE NORTH 18°47'53" EAST, 89.81 FEET; THENCE NORTH 33°36'51" WEST, 328.04 FEET; THENCE NORTH 34°08'47" WEST, 512.10 FEET; THENCE NORTH 84°46'10" WEST, 168.12 FEET TO THE BEGINNING OF A 510.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE WESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 87°12'49" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'06" A DISTANCE OF 196.43 FEET; THENCE SOUTH 24°51'17" WEST, 2025.24 FEET TO THE BEGINNING OF A 480.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°53'38" A DISTANCE OF 208.55 FEET; THENCE SOUTH 38°21'27" EAST, 13.01 FEET TO THE BEGINNING OF A 493.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 40°12'05" EAST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°41'37" A DISTANCE OF 186.66 FEET; THENCE SOUTH 71°29'32" WEST, 65.94 FEET TO THE WESTERLY LINE OF

SAID LOT 13; THENCE ALONG SAID WESTERLY LINE NORTH 18°41'14" WEST, 2371.85 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY OF CHULA VISTA DESCRIBED IN DEED RECORDED JUNE 28, 2011 AS FILE NO. 2011-0326935 OF OFFICIAL RECORDS; THENCE LEAVING SAID WESTERLY LINE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL NORTH 46°25'40" EAST, 495.29 FEET; THENCE NORTH 34°04'54" EAST, 732.68 FEET; THENCE NORTH 42°51'05" EAST, 265.78 FEET; THENCE NORTH 50°13'24" EAST, 315.59 FEET; THENCE NORTH 41°33'34" WEST, 72.14 FEET TO THE NORTHERLY LINE OF SAID LOT 13; THENCE LEAVING SAID SOUTHEASTERLY LINE ALONG SAID NORTHERLY LINE NORTH 71°57'55" EAST, 1107.50 FEET TO THE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 130.68 ACRES, MORE OR LESS.



DOUGLAS B. STROUP P.L.S. 8553
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

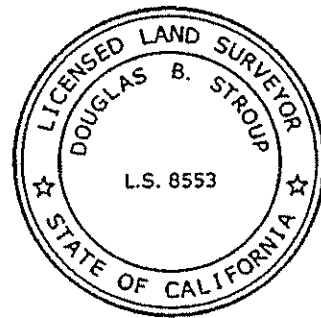


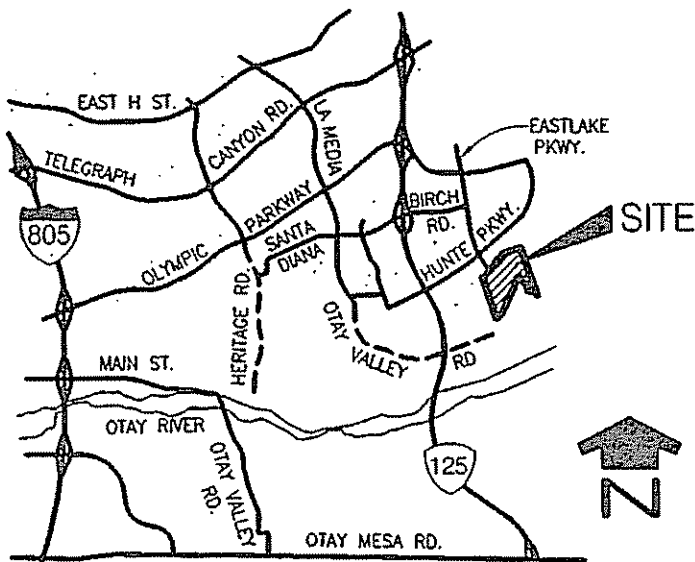
EXHIBIT "B"

SHEET 1 OF 2 SHEETS

LEGEND:

P.O.B. INDICATES POINT OF COMMENCEMENT

(R) INDICATES RADIAL BEARING

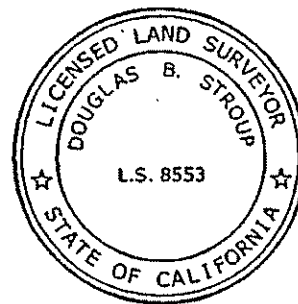


VICINITY MAP

NOT TO SCALE

Douglas B. Stroup
DOUGLAS B. STROUP
EXP. 12/31/14

7/16/2014
L.S. 8553

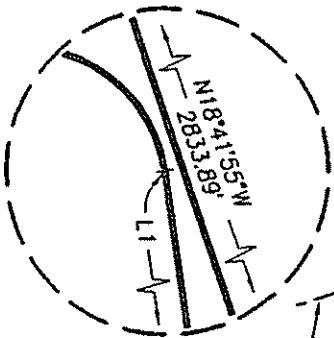


**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

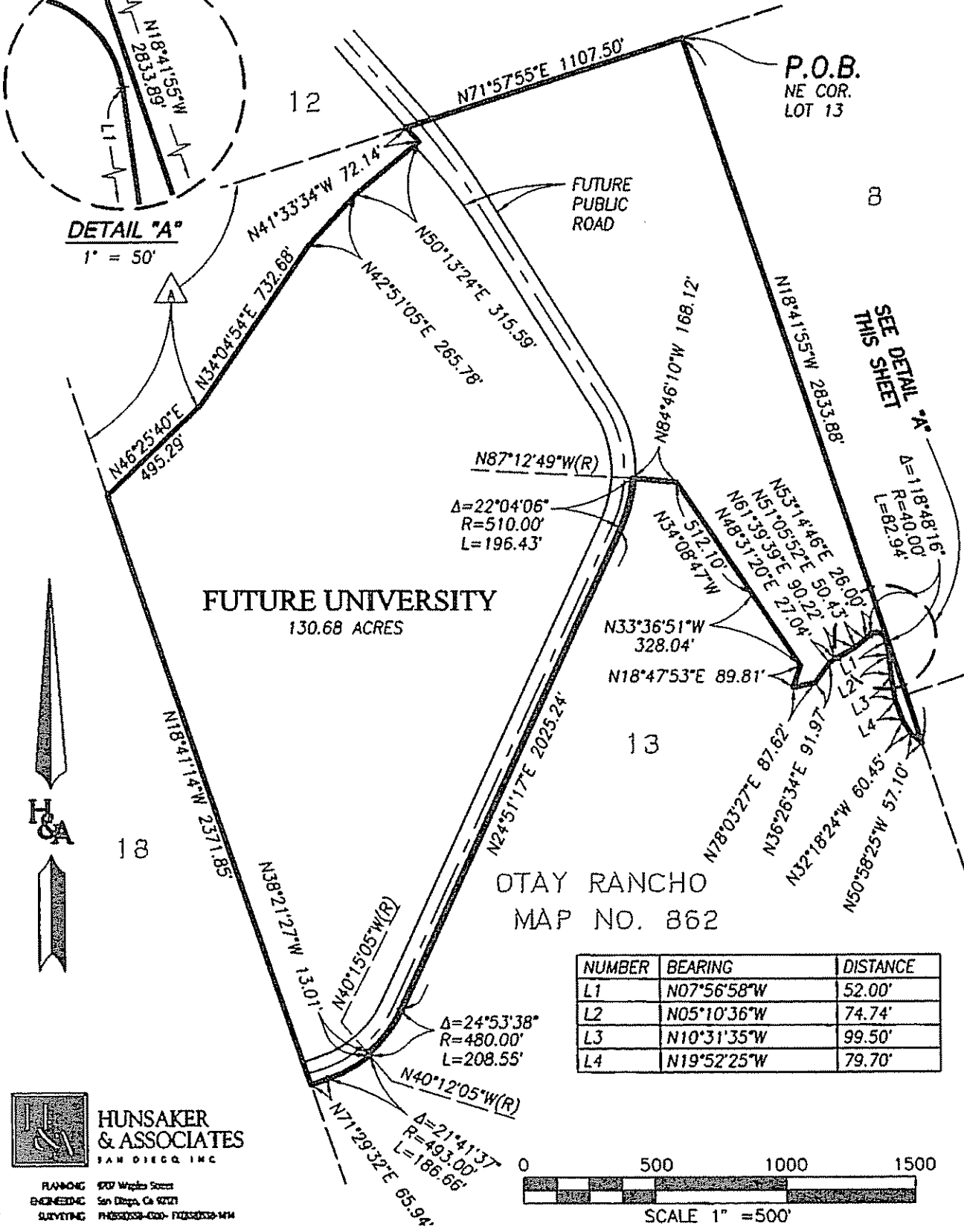
PLANNING 6707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH: 619-534-0300 FAX: 619-534-1414

EXHIBIT "B"

SHEET 2 OF 2 SHEETS



DETAIL "A"
1" = 50'



P.O.B.
NE COR.
LOT 13

SEE DETAIL "A"
THIS SHEET

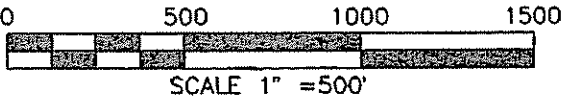
$\Delta = 22^{\circ}04'06''$
 $R = 510.00'$
 $L = 196.43'$

$\Delta = 118^{\circ}48'16''$
 $R = 40.00'$
 $L = 82.94'$

$\Delta = 24^{\circ}53'38''$
 $R = 480.00'$
 $L = 208.55'$

$\Delta = 21^{\circ}41'37''$
 $R = 493.00'$
 $L = 186.66'$

NUMBER	BEARING	DISTANCE
L1	N07°56'58"W	52.00'
L2	N05°10'36"W	74.74'
L3	N10°31'35"W	99.50'
L4	N19°52'25"W	79.70'



HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH252028-000-02350000-1114