

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) 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, **Flat Rock Land Company, 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 hereby declares that the approximately 15 acre portion of 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 the easement interest discussed below which shall become a Covenant of Easement granted by separate instrument, which instrument shall be recorded by Grantor within thirty (30) days after written request by the City Engineer, or designee, of the City of Chula Vista.

EXHIBIT 4

The easement interest and Covenant of Easement 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 declares that the easement interest and Covenant of Easement that shall be granted by separate instrument 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 are declared and agreed 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 C 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.

**EXHIBIT 4
SIGNATURE PAGE**

Signed this _____ day of _____, 20

Grantor Signatures: Flat Rock Land Company, LLC,
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)

EXHIBIT 4

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL D

THAT PORTION OF PARCEL B OF LOT LINE ADJUSTMENT GRANT DEED RECORDED DECEMBER 9, 2004 AS INSTRUMENT NO. 2004-1159742, OF OFFICIAL RECORDS, BEING PORTIONS OF LOTS 44 AND 45 IN THE OTAY RANCHO IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 862 FILED FEBRUARY 7, 1900 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 21214, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 45; THENCE ALONG THE EASTERLY LINE OF SAID LOT 45 NORTH 18°37'59" WEST, 1836.98 FEET (RECORD "N18°37'59"W" PER SAID PARCEL MAP) TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE SOUTH 79°27'08" WEST, 13.74 FEET; THENCE NORTH 83°18'00" WEST, 91.00 FEET; THENCE NORTH 77°12'00" WEST, 77.00 FEET; THENCE NORTH 73°48'00" WEST, 223.00 FEET; THENCE NORTH 78°35'00" WEST, 230.00 FEET; THENCE NORTH 80°59'00" WEST, 172.00 FEET; THENCE NORTH 76°34'00" WEST, 101.00 FEET; THENCE NORTH 78°18'00" WEST, 130.00 FEET; THENCE NORTH 85°06'00" WEST, 96.00 FEET; THENCE SOUTH 84°23'00" WEST, 408.00 FEET; THENCE SOUTH 87°10'00" WEST, 106.00 FEET; THENCE SOUTH 83°30'44" WEST, 40.47 FEET; THENCE NORTH 18°28'00" WEST, 141.69 FEET; THENCE NORTH 22°45'00" WEST, 109.00 FEET; THENCE NORTH 28°59'00" WEST, 119.00 FEET; THENCE NORTH 35°53'00" WEST, 126.00 FEET; THENCE NORTH 43°01'00" WEST, 167.00 FEET; THENCE NORTH 48°38'00" WEST, 141.00 FEET; THENCE NORTH 56°22'00" WEST, 136.00 FEET; THENCE NORTH 62°30'00" WEST, 152.00 FEET; THENCE NORTH 69°33'00" WEST, 201.00 FEET; THENCE NORTH 73°23'00" WEST, 181.00 FEET; THENCE NORTH 78°54'00" WEST, 211.94 FEET; THENCE NORTH 20°47'00" WEST, 422.77 FEET; THENCE NORTH 06°40'00" WEST, 106.00 FEET; THENCE NORTH 14°40'00" EAST, 37.00 FEET; THENCE NORTH 71°22'00" EAST, 42.00 FEET; THENCE SOUTH 52°32'00" EAST, 45.00 FEET; THENCE SOUTH 30°14'10" EAST, 57.21 FEET; THENCE SOUTH 57°35'00" EAST, 47.00 FEET; THENCE SOUTH 69°15'00" EAST, 53.00 FEET; THENCE SOUTH 72°30'00" EAST, 48.00 FEET; THENCE SOUTH 41°39'00"

EXHIBIT 4

EAST, 50.00 FEET; THENCE SOUTH 58°58'00" EAST, 48.00 FEET; THENCE SOUTH 77°44'00" EAST, 79.00 FEET; THENCE SOUTH 71°38'00" EAST, 79.00 FEET; THENCE SOUTH 36°04'00" EAST, 51.00 FEET; THENCE SOUTH 62°42'00" EAST, 59.00 FEET; THENCE SOUTH 44°11'00" EAST, 107.00 FEET; THENCE SOUTH 42°03'00" EAST, 53.00 FEET; THENCE SOUTH 66°09'00" EAST, 36.00 FEET; THENCE NORTH 85°40'00" EAST, 81.00 FEET; THENCE SOUTH 85°38'00" EAST, 246.00 FEET; THENCE EAST, 186.00 FEET; THENCE NORTH 75°07'00" EAST, 73.00 FEET; THENCE NORTH 59°23'00" EAST, 77.00 FEET; THENCE NORTH 24°58'00" EAST, 51.00 FEET; THENCE NORTH 56°24'00" EAST, 44.00 FEET; THENCE SOUTH 86°33'00" EAST, 67.00 FEET; THENCE NORTH 85°33'00" EAST, 187.00 FEET; THENCE SOUTH 84°51'00" EAST, 231.00 FEET; THENCE SOUTH 59°37'00" EAST, 250.00 FEET; THENCE SOUTH 70°03'00" EAST, 79.00 FEET; THENCE SOUTH 68°07'00" EAST, 128.00 FEET; THENCE SOUTH 61°22'00" EAST, 186.00 FEET; THENCE SOUTH 63°49'00" EAST, 150.85 FEET; THENCE SOUTH 59°43'00" EAST, 85.94 FEET; THENCE SOUTH 62°04'00" EAST, 71.00 FEET; THENCE SOUTH 64°14'25" EAST, 47.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 45; THENCE ALONG SAID EASTERLY LINE SOUTH 18°37'59" EAST, 946.01 FEET TO THE **TRUE POINT OF BEGINNING.**

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 50.0 ACRES, MORE OR LESS.



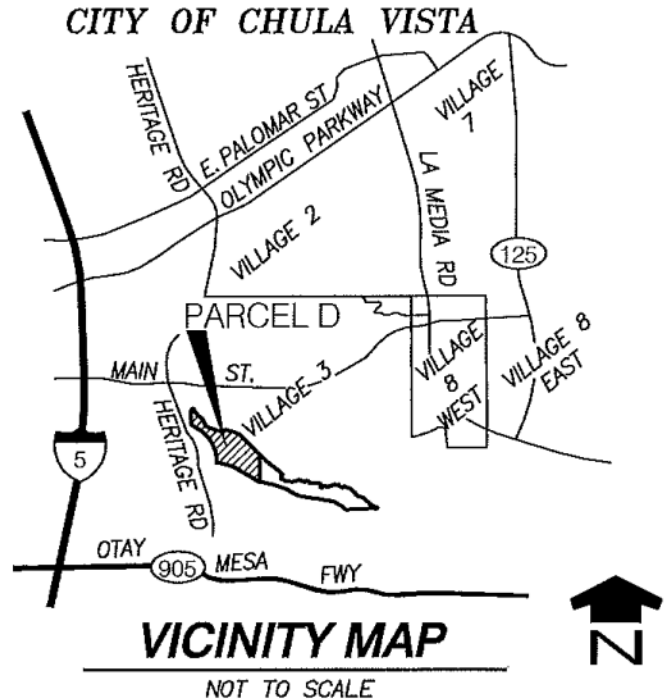
DOUGLAS B. STROUP
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

7/21/2016
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



EASEMENT LEGEND

- A** INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED AUGUST 12, 1936 IN BOOK 538, PAGE 374.
- B** INDICATES AN EXISTING EASEMENT FOR WATER MAINS AND PIPELINES RECORDED OCTOBER 19, 1951 IN BOOK 4268, PAGE 32.
- C** INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED FEBRUARY 1, 1962 AS DOCUMENT NO. 18845.
- D** INDICATES AN EXISTING EASEMENT FOR SEWER RECORDED OCTOBER 1, 1991 AS DOCUMENT NO. 1991-0507857.
- E** INDICATES APPROXIMATE CENTERLINE PER ROAD SURVEY 164.
- F** INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED JULY 13, 1915 IN BOOK 684, PAGE 118.
- G** INDICATES AN EXISTING EASEMENT FOR PIPELINES RECORDED NOVEMBER 5, 2003 AS DOCUMENT NO. 2003-1340607.

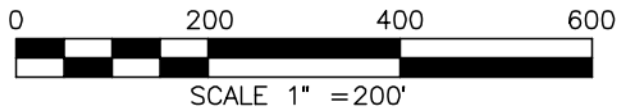
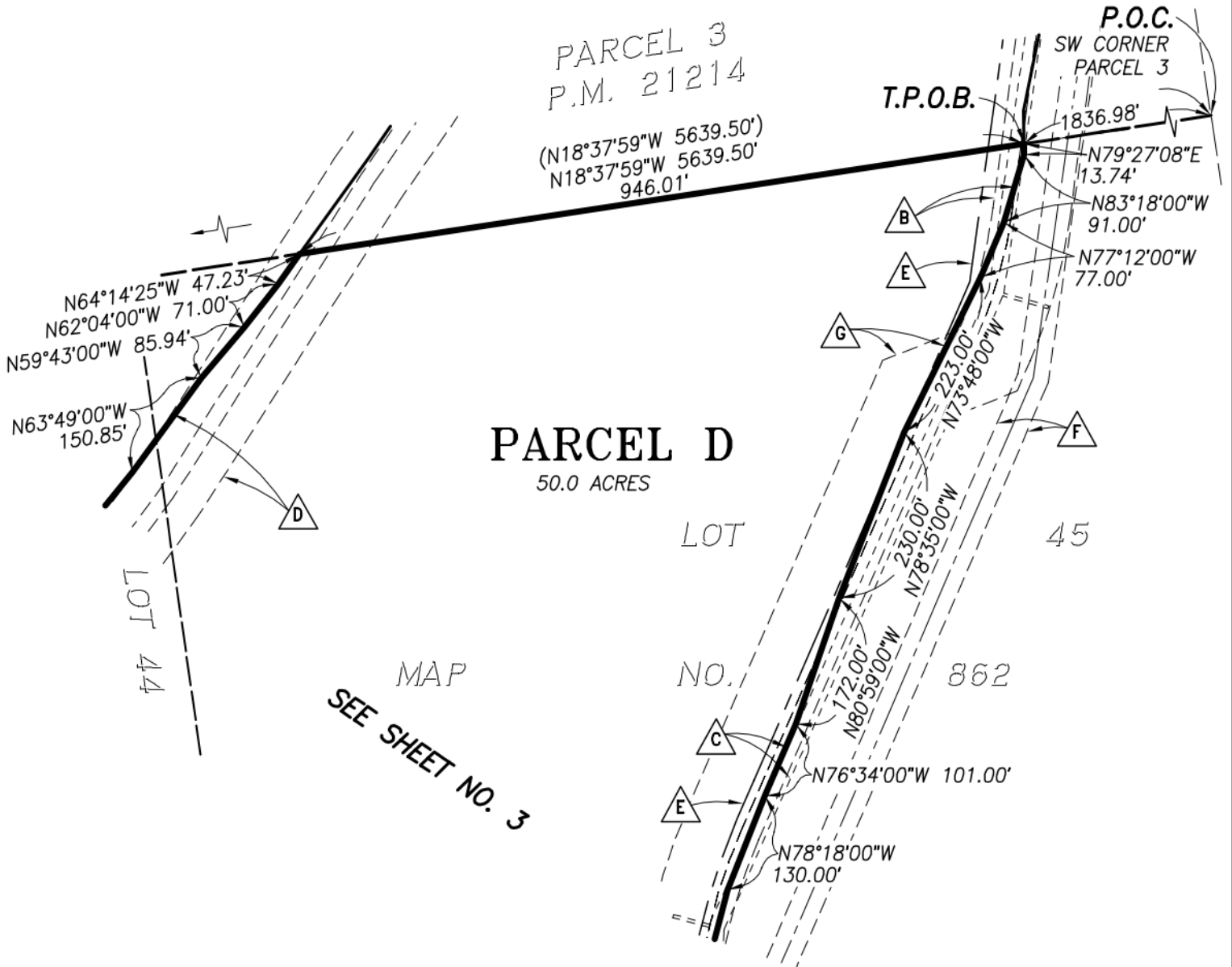


HUNSAKER & ASSOCIATES
SAN DIEGO, INC

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

[Signature] 7/21/2016
DOUGLAS B. STROUP L.S. 8553
EXP. 12/31/16

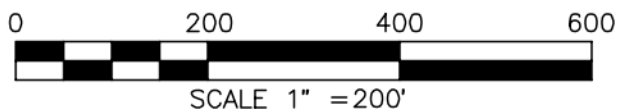




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EXHIBIT "B"



SEE SHEET NO. 2

PARCEL D 50.0 ACRES

LOT 44

LOT 45

OTAY RANCHO

MAP NO. 862

SEE SHEET NO. 4

COMMERCIAL RECREATION*
(APPROXIMATE LIMITS PER GDP)

THIS APPROXIMATELY 15 ACRE PORTION OF PARCEL D DESIGNATED AS "COMMERCIAL RECREATION" WILL NOT BE CONVEYED TO THE CITY OF CHULA VISTA, HOWEVER FLAT ROCK SHALL DEDICATE TO THE CITY REAL PROPERTY INTERESTS ADEQUATE FOR PUBLIC ACCESS AND UTILITIES CONSISTENT WITH CITY SUBDIVISION AND PLANNING REGULATIONS. THE LOCATION AND CONFIGURATION OF THE COMMERCIAL RECREATION AREA IS SUBJECT TO RELOCATION OR REFINEMENT AS PART OF THE SITE DESIGN, PLANNING REVIEW AND FUTURE LAND USE APPROVALS BY THE CITY.



HUNSAKER & ASSOCIATES
SAN DIEGO, INC

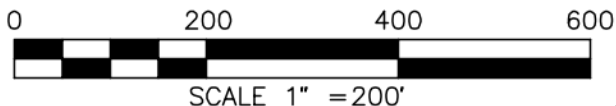
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EXHIBIT "B"

SEE SHEET NO. 3



LOT
45



PARCEL D

50.0 ACRES

LOT

44

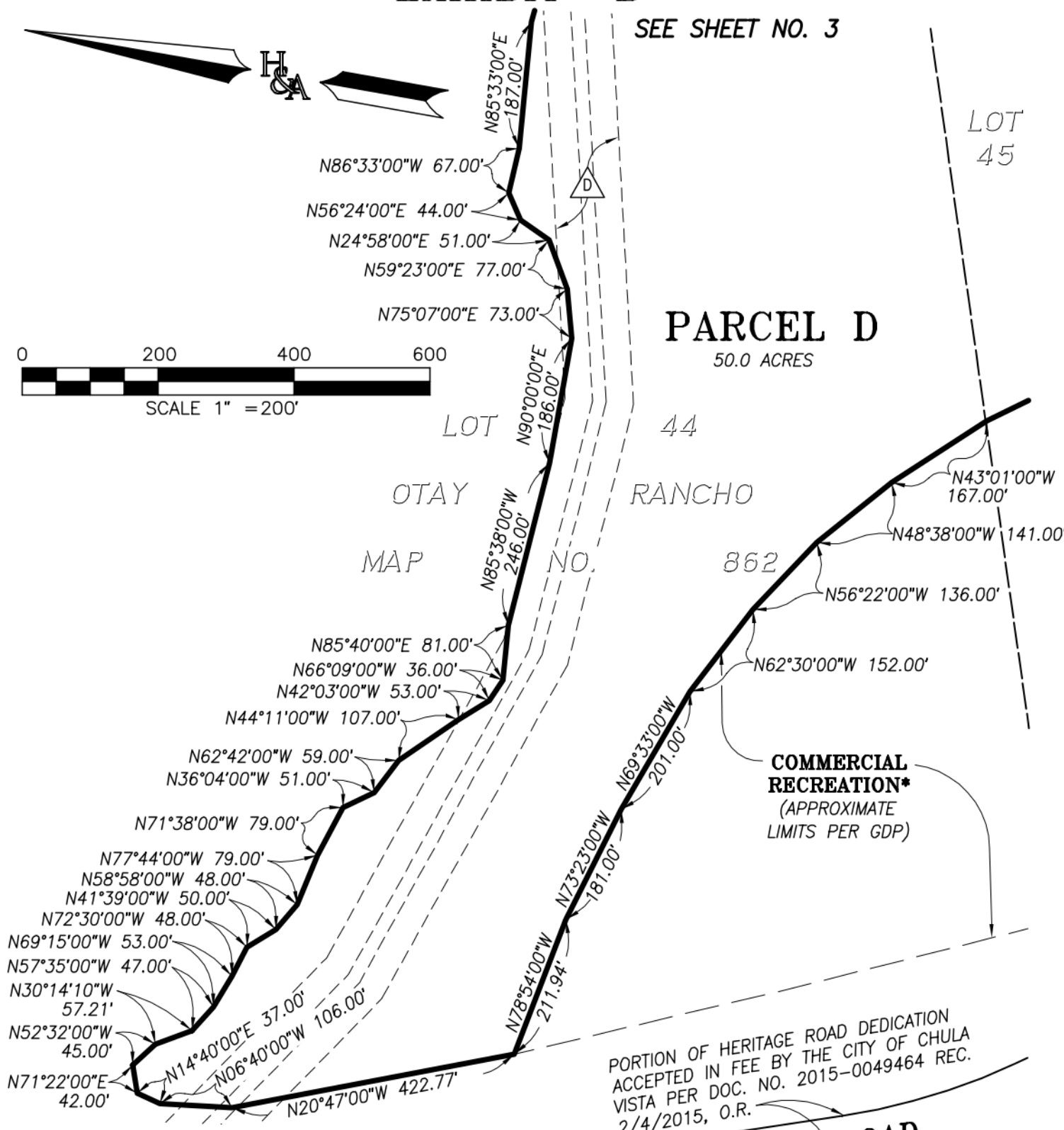
OTAY

RANCHO

MAP

NO.

862



COMMERCIAL RECREATION*
(APPROXIMATE LIMITS PER GDP)

PORTION OF HERITAGE ROAD DEDICATION
ACCEPTED IN FEE BY THE CITY OF CHULA
VISTA PER DOC. NO. 2015-0049464 REC.
2/4/2015, O.R.

HERITAGE ROAD



HUNSAKER & ASSOCIATES
SAN DIEGO, INC

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