

EXHIBIT 'A'

DOC# 2025-0093165



Apr 11, 2025 08:44 AM

OFFICIAL RECORDS

JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 9

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

City of San Marcos
ATTN: City Clerk
1 Civic Center Drive
San Marcos, CA 92069-2949

AND WHEN RECORDED RETURN TO:

Same as above

THIS SPACE RESERVED FOR RECORDER'S USE

No recording fee required. This document is exempt from fee pursuant to Section 27383 of the California Government Code.

APN: 219-200-53

Fees \$ 0.00

Documentary Transfer Tax \$ 0.00

IRREVOCABLE OFFER TO DEDICATE

(Government Code Section 7050)

PUBLIC STREET, UTILITY
AND DRAINAGE PURPOSES

The undersigned, SB-HS LOT OPTION POOL 02, L.P., certifying that I/we am/are the legal owner(s) of the real property described as Parcel A of Lot Line Adjustment No. BA24-00001 filed in the Office of the County Recorder of San Diego County March 27, 2024 as Document No. 2024-0076450, located in the City of San Marcos, County of San Diego, State of California as Grantor does hereby irrevocably offer to dedicate, to the City of San Marcos, an easement and right-of-way for public street and incidental and appurtenant purposes upon, along, over and under that portion of the above described real property, more particularly described in Exhibit "A" attached hereto and made a part hereof, and graphically shown on Exhibit "B" attached hereto and made a part hereof.

TOGETHER WITH the privilege and right to extend excavation and embankment slopes and drainage structures, beyond the limits of the above described strip of land where required for the present and ultimate construction and maintenance of the public highway.

This irrevocable offer to dedicate is made on behalf of and shall bind me/us and my/our heirs, successors and assigns. This instrument shall be and constitute an irrevocable offer to dedicate the last above described real property for public street purposes, and said offer may not be revoked by the undersigned, their heirs, successor of assigns of the undersigned. The undersigned hereby reserves the right to use the property for any and all uses of said land except the erection or construction of a building thereon until such time as the legislative body of the City of San Marcos shall, without further action on its part, or the part of its heirs, successors, and assigns, accepts this irrevocable offer and records a certificate of acceptance.

IN WITNESS WHEREOF, the undersigned have hereunto set in their hands this 10th day of April, 2025.

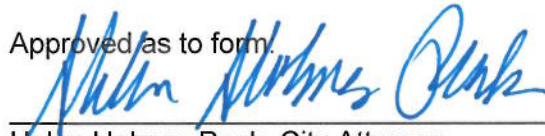
Dated: 4/10/25

GRANTOR:
SB-HS LOT OPTION POOL 02, L.P., a Delaware
limited partnership
By: SB-HS LOJV GP, LLC, a Delaware limited
liability company
Its: General Partner



Steven C. Porath, Authorized Person

Approved as to form:



Helen Holmes Peak, City Attorney

CITY DWG #:MAP24-00004

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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

State of California

County of Los Angeles }On April 10, 2025 before me, Karen S. Hornback, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Steven C. Porath
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature Karen S. Hornback
Signature of Notary Public**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator ☐ Trustee ☐ Guardian of Conservator☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT 'A'
LEGAL DESCRIPTION
PUBLIC STREET, UTILITY AND DRAINAGE EASEMENT

BEING THE SOUTHERLY 6.00 FEET, MEASURED AT RIGHT ANGLE, OF THE SOUTHERLY 18.00 FEET, MEASURED AT RIGHT ANGLE, OF PARCEL A OF LOT LINE ADJUSTMENT NO. BA24-00001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 27, 2024 AS DOCUMENT NO. 2024-0076450, BEING PARCELS 2 AND 3 OF PARCEL MAP NO. 17325, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON FEBRUARY 28, 1994, AS FILE NO. 1994-0133864, OF OFFICIAL RECORDS, ALL IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

CONTAINS 3,679 SQ.FT. OR 0.084 ACRES, MORE OR LESS.

ATTACHED HERETO IS A DRAWING LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS' ACT.



SEAN C. SQUIRE
LS 9601

04-09-2025

DATE



EXHIBIT 'B'
PUBLIC STREET, UTILITY AND DRAINAGE EASEMENT
DEDICATED TO THE CITY OF SAN MARCOS

BASIS OF BEARINGS

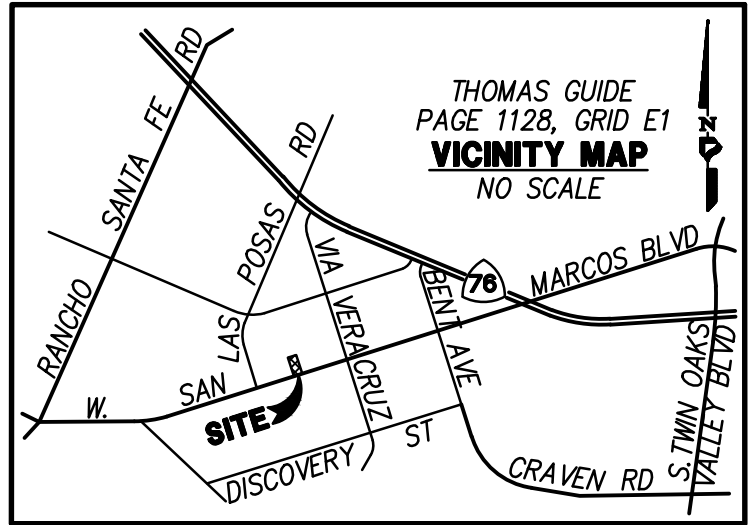
BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES OF 1983 (CCS83) ZONE 6, 2017.50 EPOCH, GRID BEARING BETWEEN G.P.S. STATION NOS. CP-023 AND CP-024 PER CITY OF SAN MARCOS GEODETIC CONTROL NETWORK RECORD OF SURVEY NO. 23731.

I.E. SOUTH 35°14'40" EAST

THE COMBINED SCALE FACTOR AT G.P.S. STATION NO. CP-023 IS 0.99995990

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.

BEARINGS AND DISTANCES FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



ASSESSORS PARCEL NO.

219-200-53, 219-200-30

LEGEND



INDICATES PUBLIC STREET, UTILITY, AND DRAINAGE EASEMENT
DEDICATED TO THE CITY OF SAN MARCOS
AREA=3,679 SQ. FT. OR 0.084 ACRES



Bowman

Bowman Consulting Group Ltd
701 B Street, Suite 800
San Diego, CA 92101

Phone: 619.235.6471
Bowman.com

© 2024 Bowman Consulting Group Ltd

SEAN C. SQUIRE
L.S. NO. 9601

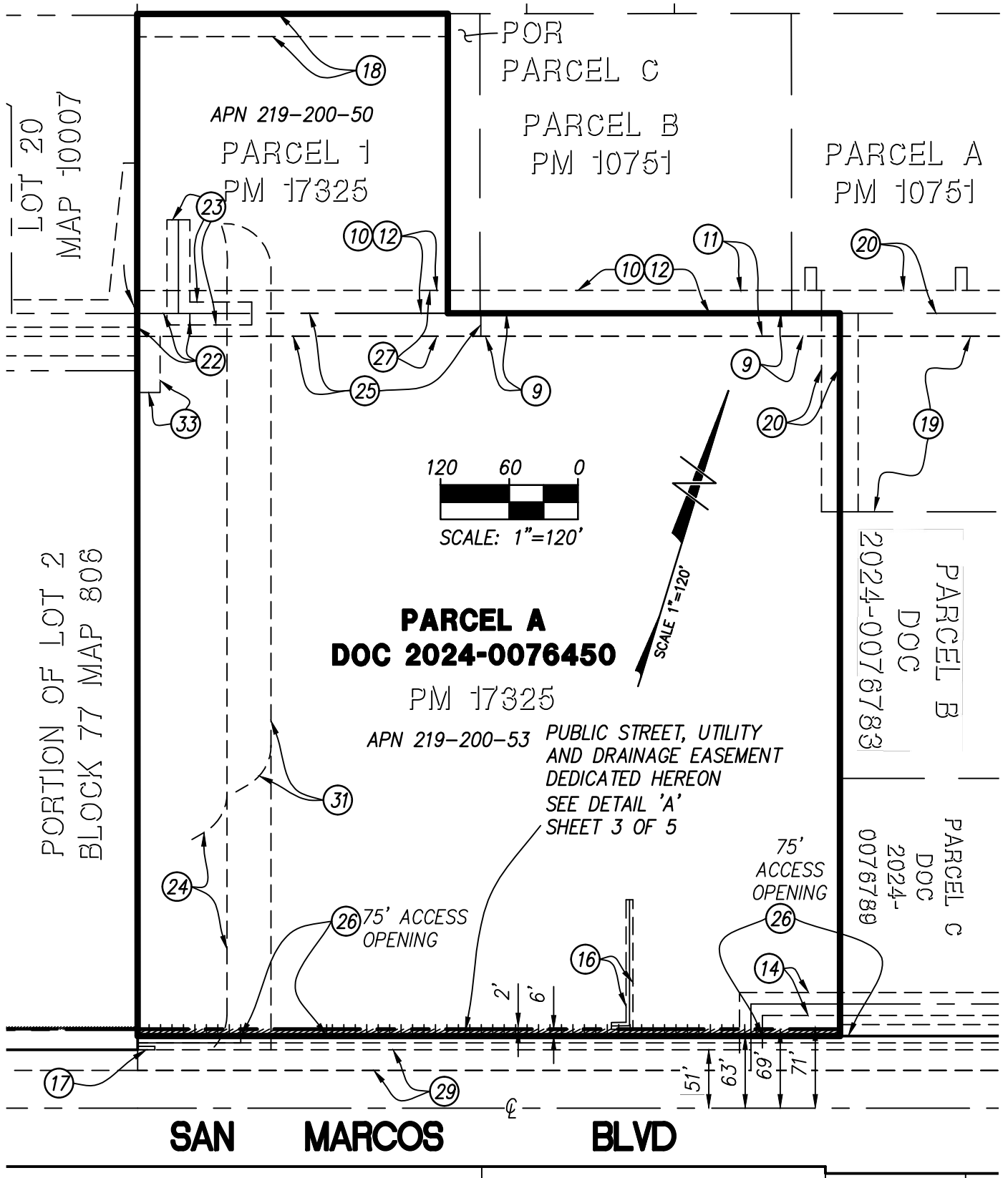
04-09-2025

DATE

SHEET 1 OF 5

EXHIBIT 'B'

PUBLIC STREET, UTILITY AND DRAINAGE EASEMENT DEDICATED TO THE CITY OF SAN MARCOS



Bowman

Bowman Consulting Group Ltd | Phone: 619.235.6471
701 B Street, Suite 800 | Bowman.com
San Diego, CA 92101

© 2024 Bowman Consulting Group Ltd

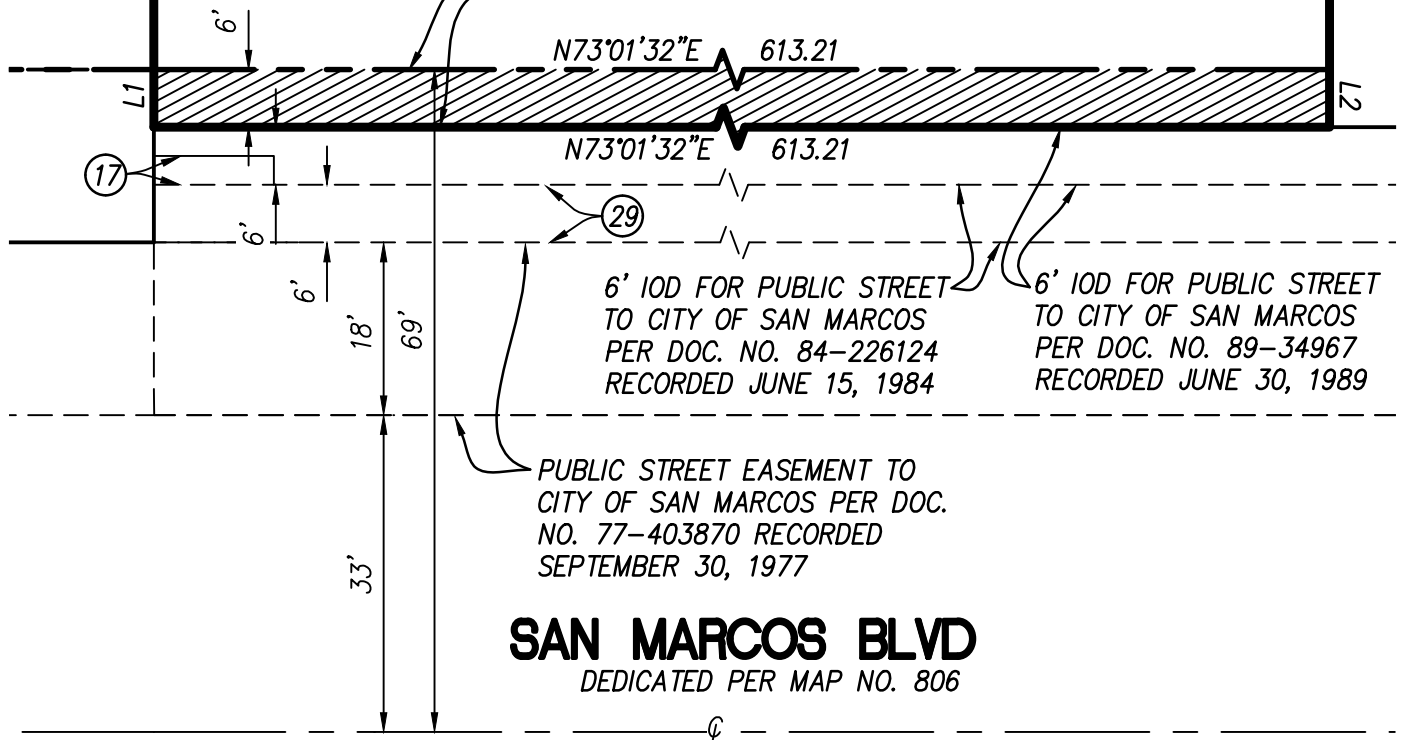
EXHIBIT 'B'
PUBLIC STREET, UTILITY AND DRAINAGE EASEMENT
DEDICATED TO THE CITY OF SAN MARCOS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N17°01'07"W	6.00'
L2	N16°59'51"W	6.00'

PARCEL A
LLA. BA24-0001
DOC 2024-0076450

PM 17325

PUBLIC STREET, UTILITY
AND DRAINAGE EASEMENT
DEDICATED HEREON



DETAIL 'A'
NOT TO SCALE

Bowman

Bowman Consulting Group Ltd | Phone: 619.235.6471
701 B Street, Suite 800 | Bowman.com
San Diego, CA 92101 | © 2024 Bowman Consulting Group Ltd

SHEET 3 OF 5

EXHIBIT 'B'
PUBLIC STREET, UTILITY AND DRAINAGE EASEMENT
DEDICATED TO THE CITY OF SAN MARCOS

EXISTING EASEMENTS

- ⑨ AN EASEMENT FOR INGRESS AND EGRESS, UTILITY AND INCIDENTAL PURPOSES TO VERA CRUZ ASSOCIATES RECORDED AUGUST 21, 1980 AS INSTRUMENT NO. 80-267790 OF OFFICIAL RECORDS.
- ⑩ AN EASEMENT FOR INGRESS AND EGRESS, UTILITY AND INCIDENTAL PURPOSES TO JAMES R. EUBANK AND VERA EUBANK RECORDED AUGUST 21, 1980 AS INSTRUMENT NO. 80-0267791 OF OFFICIAL RECORDS.
- ⑪ THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 02, 1980 AS INSTRUMENT NO. 80-405414 OF OFFICIAL RECORDS.
- ⑫ AN EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES TO SAN MARCOS COUNTY WATER DISTRICT OR VALLECITOS WATER DISTRICT RECORDED DECEMBER 02, 1980 AS INSTRUMENT NO. 80-0405415 OF OFFICIAL RECORDS.
- ⑬ AN EASEMENT FOR PARKING AND INGRESS AND EGRESS, INCLUDING INCIDENTAL RIGHTS OF REPAIR, MAINTENANCE AND REPLACEMENT AND INCIDENTAL PURPOSES TO NORTH COUNTY BANK RECORDED NOVEMBER 05, 1981 AS INSTRUMENT NO. 81-0351356 OF OFFICIAL RECORDS.
- ⑭ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 06, 1987 AS INSTRUMENT NO. 87-068767 OF OFFICIAL RECORDS.
- ⑮ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 11, 1987 AS INSTRUMENT NO. 87-515996 OF OFFICIAL RECORDS.
- ⑯ AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES TO ROYAL BENGAL DEVELOPMENT, INC. RECORDED APRIL 11, 1988 AS INSTRUMENT NO. 88-164942 OF OFFICIAL RECORDS.
- ⑰ THE TERMS, PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR EASEMENT", RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-378260 OF OFFICIAL RECORDS.
- ⑱ AN EASEMENT FOR ROAD AND UTILITY PURPOSES AND APPURTENANCES THERETO AND INCIDENTAL PURPOSES TO JERALD CHARLES EUBANK AND ROBERT GLENN EUBANK RECORDED JANUARY 30, 1990 AS INSTRUMENT NO. 1990-50968 OF OFFICIAL RECORDS.
- ⑳ AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED JANUARY 23, 1991 AS INSTRUMENT NO. 1991-0031626 OF OFFICIAL RECORDS.
- ㉑ AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES TO VALLECITOS WATER DISTRICT RECORDED JANUARY 23, 1991 AS INSTRUMENT NO. 1991-0031627 OF OFFICIAL RECORDS.
- SAID EASEMENT WAS PARTIALLY QUITCLAIMED BY DEED RECORDED DECEMBER 11, 2017 AS INSTRUMENT NO. 2017-0574165 OF OFFICIAL RECORDS.
- ㉒ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 10, 1991 AS INSTRUMENT NO. 1991-0220851 OF OFFICIAL RECORDS, APPROXIMATE LOCATION.

Bowman

Bowman Consulting Group Ltd | Phone: 619.235.6471
701 B Street, Suite 800 | Bowman.com
San Diego, CA 92101 | © 2024 Bowman Consulting Group Ltd

EXHIBIT 'B'
PUBLIC STREET, UTILITY AND DRAINAGE EASEMENT
DEDICATED TO THE CITY OF SAN MARCOS

EXISTING EASEMENTS CONTINUED

- (25) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES VALLECITOS WATER DISTRICT RECORDED JULY 29, 1993 AS INSTRUMENT NO. 1993-0486549 OF OFFICIAL RECORDS.
- (26) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM SAN MARCOS BOULEVARD, EXCEPT FOR ACCESS OPENING NO. 1 AND 2 HAVE BEEN DEDICATED OR RELINQUISHED AND WAIVED ON THE MAP OF PARCEL MAP NO. 17325 OF PARCEL MAPS RECORDED FEBRUARY 28, 1994.
- (27) AN EASEMENT FOR INGRESS, EGRESS, UTILITY AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED FEBRUARY 28, 1994 AS PARCEL MAP NO. 17325 OF PARCEL MAPS.
- (29) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMIT TO ENCROACH ON CITY STREET" RECORDED MARCH 14, 2001 AS INSTRUMENT NO. 2001-0145872 OF OFFICIAL RECORDS.
- (31) AN EASEMENT FOR UNDERGROUND FACILITIES AND ABOVEGROUND STRUCTURES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED FEBRUARY 16, 2018 AS INSTRUMENT NO. 2018-0062627 OF OFFICIAL RECORDS, APPROXIMATE LOCATION.
- (33) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED AUGUST 10, 2021 AS INSTRUMENT NO. 2021-0569362 OF OFFICIAL RECORDS.

EXISTING EASEMENTS NON-PLOTTABLE:

THE FOLLOWING EASEMENTS HAVE NO EXACT LOCATION AND THEREFORE CANNOT BE PLOTTED.

- 13 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED APRIL 08, 1981 AS INSTRUMENT NO. 81-0107542 OF OFFICIAL RECORDS.
- 15 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 82-072337 OF OFFICIAL RECORDS.
- 21 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED JANUARY 30, 1990 AS INSTRUMENT NO. 90-050972 OF OFFICIAL RECORDS.
- 28 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RECIPROCAL EASEMENT AGREEMENT" RECORDED NOVEMBER 07, 1996 AS INSTRUMENT NO. 1996-0564623 OF OFFICIAL RECORDS.
- 34 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION ESTABLISHING EASEMENTS, MAINTENANCE AND COST SHARING OBLIGATIONS FOR ROW, EXECUTED BY AND BETWEEN SAN MARCOS ROW, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 02, 2024 AS INSTRUMENT NO. 2024-0080876 OF OFFICIAL RECORDS.

Bowman

Bowman Consulting Group Ltd | Phone: 619.235.6471
701 B Street, Suite 800 | Bowman.com
San Diego, CA 92101

© 2024 Bowman Consulting Group Ltd

SHEET 5 OF 5