

DOC# 2024-0046378



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

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

Feb 23, 2024 03:29 PM  
OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 5

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: 219-200-47-00

Fees \$ 0.00

Documentary Transfer Tax \$ 0.00

**IRREVOCABLE OFFER TO DEDICATE**

(Government Code Section 7050)

PUBLIC STREET, UTILITY  
AND DRAINAGE PURPOSES

The undersigned, San Marcos Development Group, LLC, certifying that we are the legal owner(s) of the real property described as 1100 W San Marcos Blvd., 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 2<sup>nd</sup> day of February, 2024.

Dated: 02/14/2024

SAN MARCOS DEVELOPMENT GROUP, LLC.  
GRANTOR: \_\_\_\_\_

U. R. / Member

Printed Name, Title

MASIO MORTAZAVI

S. Badamchi / member.

Printed Name, Title

SHERVIN BADAMCHI

Approved as to form:

Helen Holmes Peak  
Helen Holmes Peak, City Attorney

CITY DWG #: 9922-00009

## ACKNOWLEDGMENT

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 )

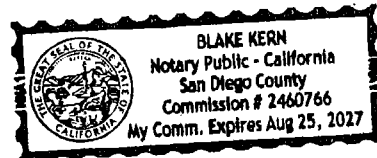
County of SAN DIEGO )

On FEBRUARY 14<sup>th</sup>, 2024, before me, BLAKE KERN, Notary Public, personally appeared SHERVIN BADAMCHI and MAJID MORTAZAVI, 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  (Seal)

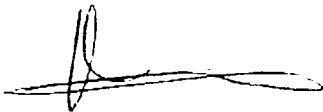


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**IRREVOCABLE OFFER OF DEDICATION**

BEING THE NORTHERLY 18.00 FEET OF THE SOUTHERLY 36 FEET OF THE  
EASTERLY 200 FEET OF LOT 2 IN BLOCK 77 OF RANCHO LOS VALLECITOS DE  
SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE  
OF CALIFORNIA, ACCORDING TO MAP NO. 806, FILED IN THE OFFICE OF THE  
COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, EXCEPTING  
THEREFROM, THE NORTHERLY 50 FEET.

CONTAINING 3,600 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO IS DRAWING NO 4663 LABELED AS EXHIBIT "B" AND BY  
THIS REFERENCE MADE A PART HEREOF.



MIGUEL A. MARTINEZ  
L.S. 7443  
LIC. EXP. 06/30/24

12/14/23

DATE



**EXHIBIT "B"**  
**IRREVOCABLE OFFER OF DEDICATION FOR RIGHT OF WAY**  
**CITY OF SAN MARCOS**




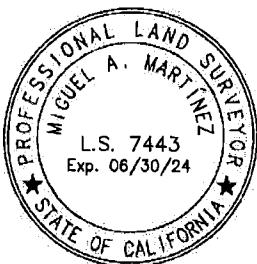
**VICINITY MAP**  
 NO SCALE

**EXISTING EASEMENTS**

- ⚠ EASEMENT(S) FOR THE PUBLIC HIGHWAY AND RIGHTS INCIDENTAL PURPOSES TO THE OF CITY OF SAN MARCOS RECORDED JULY 28, 1972 AS INSTRUMENT NO. 1972-196985 OFFICIAL RECORDS AND INSTRUMENT NO. 1972-196986 OFFICIAL RECORDS AND INSTRUMENT NO. 1972-196987 OFFICIAL RECORDS
- ⚠ 8' WIDE EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS, TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 15, 1972 AS INSTRUMENT NO. 1972-306472 OFFICIAL RECORDS
- ⚠ EASEMENT(S) FOR PEDESTRIAN INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO SAN MARCOS ROW, LLC, A DELAWARE LIMITED LIABILITY COMPANY. RECORDED AUGUST 10, 2021, AS INSTRUMENT NO. 2021-0569362 OFFICIAL RECORDS

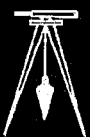
**LEGEND**

 RIGHT OF WAY DEDICATION  
 AREA: 3,600.0 SQ. FT.



SCALE: 1"=80'

4663 IOD.DWG JN 23-4663 DATE: 12/15/23



**ALTA LAND SURVEYING, INC.**  
 9517 Grossmont Summit Dr.  
 La Mesa, CA 91941  
 Phone/fax: (619) 713-2582  
 altaandsurveying.com

