



Apr 11, 2025 08:53 AM

OFFICIAL RECORDS

JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER

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

PAGES: 6

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: 219-200-47

Fees \$ 0.00

Documentary Transfer Tax \$ 0.00

IRREVOCABLE OFFER TO DEDICATE

(Government Code Section 7050)

GENERAL UTILITY

AND PUBLIC PEDESTRIAN ACCESS PURPOSES

The undersigned, SB-HS LOT OPTION POOL 01, L.P., certifying that I/we am/are the legal owner(s) of the real property described as Portion of Lot 2 in Block 77 of Rancho Los Vallecitos de San Marcos Map No. 806, 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 for general utility and public pedestrian access 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.

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 general utility and public pedestrian access 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.

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ATTN: City Clerk
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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 01, 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 #: GP24-00026

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
GENERAL UTILITY AND PUBLIC PEDESTRIAN ACCESS EASEMENT

BEING THE NORTHERLY 2.00 FEET, MEASURED AT RIGHT ANGLE, OF THE SOUTHERLY 38.00 FEET, MEASURED AT RIGHT ANGLE, 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.

CONTAINS 400 SQ.FT. OR 0.009 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.

 04-09-2025
SEAN C. SQUIRE
LS 9601

DATE



EXHIBIT 'B'

GENERAL UTILITY AND PUBLIC PEDESTRIAN ACCESS EASEMENT DEDICATED TO THE CITY OF SAN MARCOS

BASIS OF BEARINGS

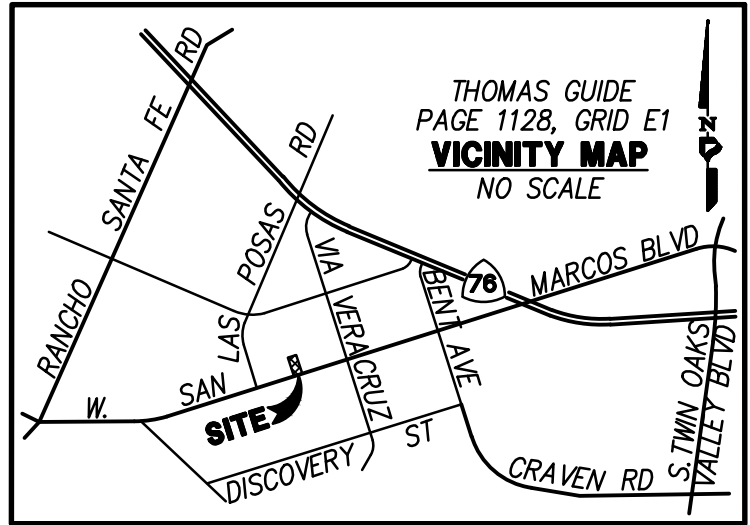
BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES OF 1983 (CCS83) ZONE 6, 2017.50 EPOCH, GRID BEARING BETWEEN G.P.S. STATION NOS. CP-023 AND CP-024 PER CITY OF SAN MARCOS GEODETIC CONTROL NETWORK RECORD OF SURVEY NO. 23731.

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.

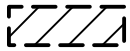
BEARINGS AND DISTANCES FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



ASSESSORS PARCEL NO.

219-200-47

LEGEND



INDICATES GENERAL UTILITY AND PUBLIC PEDESTRIAN ACCESS EASEMENT DEDICATED TO THE CITY OF SAN MARCOS
AREA=400 SQ. FT. OR 0.009 ACRES

() INDICATES RECORD DATA PER PM 17325

(()) INDICATES RECORD DATA PER PM 17775

EASEMENT

- ① 18' WIDE EASEMENT FOR PUBLIC HIGHWAY PER FILE/PAGE NOS. 196985, 196986, 196987 RECORDED JULY 28, 1972 OF OFFICIAL RECORDS.
- ② 18' WIDE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET, UTILITY AND DRAINAGE PURPOSES PER DOCUMENT NO. 2024-0046378 RECORDED FEBRUARY 23, 2024 OF OFFICIAL RECORDS
- ③ NON-EXCLUSIVE PEDESTRIAN INGRESS, EGRESS AND ACCESS PASEO EASEMENT TO SM BOULEVARD LLC, PER DOCUMENT NO. 2021-0569362 RECORDED AUGUST 10, 2021 OF OFFICIAL RECORDS.
- ④ TEMPORARY CONSTRUCTION EASEMENT PER DOCUMENT NO. 2024-0227758, RECORDED AUGUST 26, 2024 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

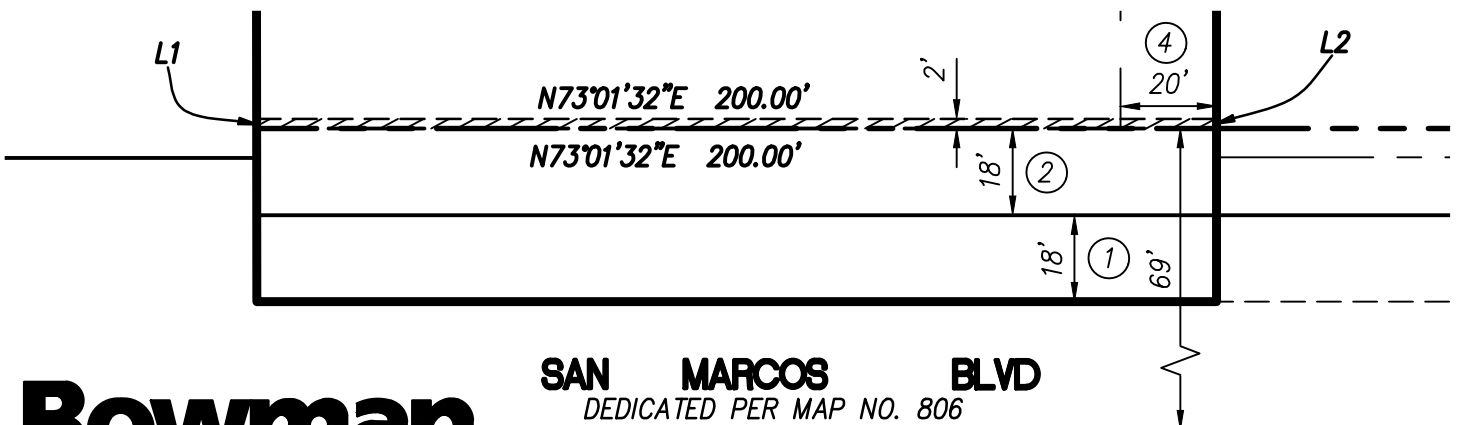
SEAN C. SQUIRE
L.S. NO. 9601

04-09-2025

DATE

SHEET 1 OF 2

**GENERAL UTILITY AND PUBLIC PEDESTRIAN ACCESS EASEMENT
DEDICATED TO THE CITY OF SAN MARCOS**



Bowman

SAN MARCOS BLVD
DEDICATED PER MAP NO. 806

DETAIL 'A'

NOT TO SCALE

SHEET 2 OF 2