

**VICINITY MAP**

**LEGEND**



INDICATES USE RESTRICTION QUITCLAIM AREA = 43.383 AC., MORE OR LESS

CITY OF SAN DIEGO GRANTS TO THE REGENTS  
 1969-64734 - PCL. 1 = (25,402 AC.)  
 1969-64734 - PCL. 2 = (4,370 AC.)  
 1964-50153 - PCL. C = (14,529 AC.)  
 (44,301) AC.

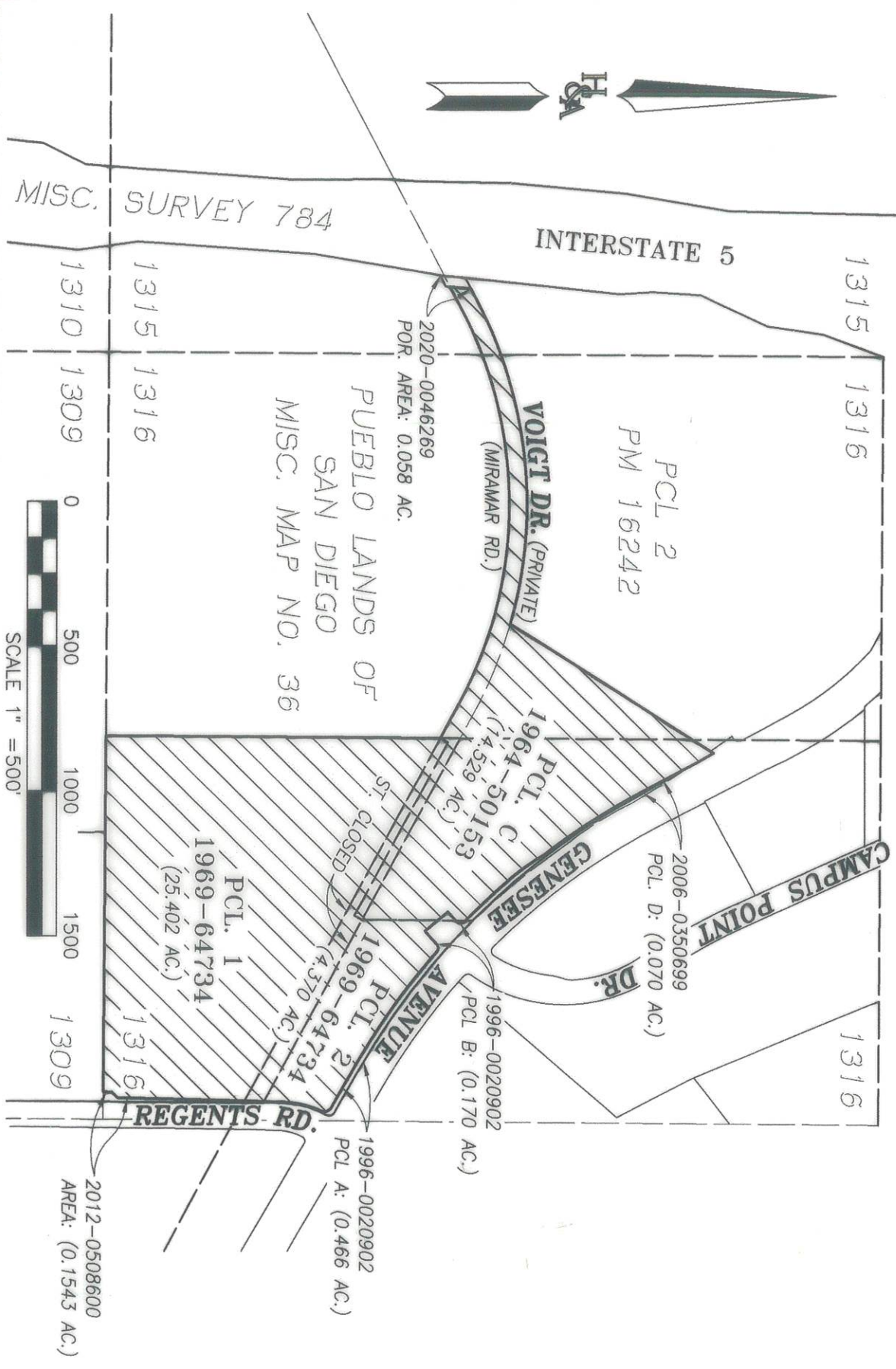
REGENTS GRANT TO THE STATE OF CALIFORNIA  
 PORTION 2020-0046269 AREA = 0.058 AC.  
 REGENTS GRANTS TO THE CITY OF SAN DIEGO  
 2012-0508600 - AREA = (0.154 AC.)  
 2006-0350699 - PCL. D = (0.070 AC.)  
 REGENTS GRANT OF EASEMENT TO THE CITY OF SAN DIEGO  
 1996-0020902 - PCL. A = (0.466 AC.)  
 1996-0020902 - PCL. B = (0.170 AC.)  
 0.918 AC.

( ) INDICATES RECORD ACREAGE FROM GRANT/QUITCLAIM DOCUMENT.

**REFERENCES**

MISC. MAP NO. 36, MAP NO. 9303, PM 16242, PM 10410, CITY DWG. NO. 17993-B, 30909-D, 25856-D, 11533-D.

APN 343-160-06 & -07



**HUNSAKER & ASSOCIATES**  
 SAN DIEGO, INC.  
 9707 Waples Street (858)558-4500  
 San Diego, CA 92124



DOUGLAS B. STROUP, P.L.S. 8553 DATE 1/22/21

DOCUMENT No. 2021-0509316  
 RECORDED July 16, 2021

**USE RESTRICTION QUITCLAIM AREAS IN PUEBLO LOTS 1315 & 1316, PUEBLO LANDS OF SAN DIEGO, MISC. MAP 36**

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS
ORIGINAL	H&A	FAL	10/1/21	SHEET 1 OF 1 SHEETS	N/A
					N/A
					1902-6263
					CCS 83 COORDINATES
					258-1701
					NAD 27 COORDINATES
					42389-B

COMPLETE

STATUS

FOR CITY ENGINEER Val A. KD DATE 4/18/2021

X  
11P

DOC# 2021-0509316



Jul 16, 2021 11:49 AM

OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)  
PCOR: AFNF  
PAGES: 11

**RECORDING REQUESTED BY:**

CITY OF SAN DIEGO

**WHEN RECORDED, RETURN TO:**

City of San Diego  
1200 Third Avenue, Suite 1700  
San Diego, CA 92101  
Attn: Director, Real Estate Assets Dept.

with a copy to:

The Regents of the University of California  
1111 Franklin Street, 6th Floor  
Oakland, CA 94607-5200  
Attn: Director of Real Estate

Space above line for Recorder's use only

APNs: Portion of 343-160-06; 343-160-07

Exempt from Recording Fees per Cal. Govt. Code §§ 6103 and 27383  
Exempt from Documentary Transfer Tax per Cal. Govt. Code § 11922  $\emptyset$

**QUITCLAIM DEED**

This Quitclaim Deed is made and signed by the CITY OF SAN DIEGO, a California municipal corporation ("City"), in favor of THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California corporation ("UC Regents"), with reference to the following facts:

A. Through signed conveyance instruments recorded in the Official Records of the San Diego County Recorder's Office ("Official Records") in the 1960s as further specified in clauses (i), (ii), and (iii) below in this Recital A (collectively, "Prior Deeds"), the City conveyed to UC Regents fee title ownership of certain real property in the City of San Diego, County of San Diego, State of California. The Prior Deeds conveyed real property comprising approximately 486 acres of land, pursuant to the following documents: (i) the Contract of Sale recorded as Document Number 43240 on March 9, 1961, in the Official Records; (ii) the Grant Deed recorded as Document Number 50153 on March 19, 1964, in the Official Records ("1964 Deed"), together with the related, unrecorded Contract of Sale and Purchase Agreement filed as Document Number 663821 on December 3, 1963, in the Office of the San Diego City Clerk; and (iii) the Grant Deed recorded as Document Number 64734 on April 15, 1969, in the Official Records ("1969 Deed"). This Quitclaim Deed pertains to a portion of the real property conveyed by the 1964 Deed and the 1969 Deed (collectively, "Affected Prior Deeds"), which portion is legally described in Exhibit A attached to this Quitclaim Deed, is depicted in Exhibit B attached to this Quitclaim Deed, and consists of approximately 43.4 acres situated within a portion of

Pueblo Lot 1316 of the Pueblo Lands of San Diego (“**Property**”).

B. A provision in the Affected Prior Deeds requires UC Regents to use the Property to be used for educational or university purposes (collectively, “**Use Restrictions**”). In addition, a provision in the Affected Prior Deeds creates a reversionary interest in the City’s favor, under which fee title ownership of the Property and any associated improvements would revert to the City if, at any future time, UC Regents no longer holds or uses the Property for educational or university purposes (collectively, “**City Reversionary Rights**”).

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged, the City remises, releases, quitclaims, and waives all of the City’s rights, interests, and restrictions in the Affected Prior Deeds constituting the Use Restrictions and the City Reversionary Rights, limited exclusively to the Property, to and for the benefit of the UC Regents. Through this Quitclaim Deed, the City is not remising, releasing, quitclaiming, or waiving any provisions of the Affected Prior Deeds, including the Use Restrictions and the City Reversionary Rights, as to any real property other than the Property.

This Quitclaim Deed is given to convey all reversionary rights in fee title to the Property and powers to terminate UC Regents’ estate in the Property, whether vested, conditional, or contingent, that the City has now, or may acquire later, because of any language contained in the Affected Prior Deeds.

The City reserves all of its rights and interests to existing easements and rights-of-way affecting the Property.

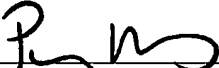
*[signature page to follow]*

IN WITNESS WHEREOF, the City of San Diego has caused this Quitclaim Deed to be signed by the undersigned officer on behalf of the City of San Diego, pursuant to San Diego City Council Resolution Number R-313541 adopted effective May 19, 2021.

**CITY:**

City of San Diego,  
a California municipal corporation

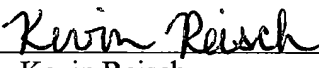
Date: 7-8-2021

By: 

Penny Maus  
Director, Real Estate Assets Department

APPROVED AS TO FORM:

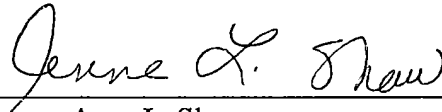
MARA W. ELLIOTT, City Attorney

By:   
Kevin Reisch  
Senior Chief Deputy City Attorney

**SECRETARY'S CERTIFICATE OF THE REGENTS'  
ACCEPTANCE OF A CONVEYANCE OF REAL  
PROPERTY INTEREST AND ITS CONSENT TO RECORDATION**

This is to certify that the interest in real property situated in the City of San Diego, County of San Diego, State of California, described on the attached **Exhibits A and B** released by the foregoing Quitclaim Deed is hereby accepted by the undersigned officer on behalf of The Regents of the University of California pursuant to authority granted under Bylaw 25.3(a) for the transaction approved by the Executive Director of Capital Asset Strategies under delegated authority on June 10, 2021, in accordance with the Delegation of Authority – Capital Project Matters (DA 2629A), issued by the Executive Vice President – Chief Financial Officer on April 6, 2019, and THE REGENTS OF THE UNIVERSITY OF CALIFORNIA as grantee hereby consents to recordation thereof by its duly authorized officer.

DATED: June 23, 2021



\_\_\_\_\_  
Anne L. Shaw  
Secretary and Chief of Staff  
to The Regents of the University of California

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

**CIVIL CODE §1189**

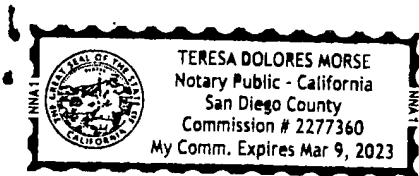
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA )  
 ) §  
COUNTY OF San Diego )

On July 08, 2021 before me, Teresa Dolores Morse, Notary Public,  
*Date Insert Name and Title of Officer Here*

personally appeared Penny Maus  
*Name of Signer*

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.



*Place Notary Seal Above*

I certify under the 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 Teresa Dolores Morse

**NOTARY 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.

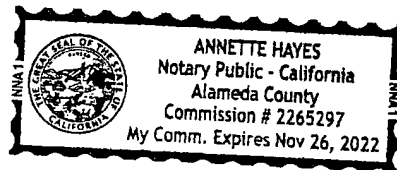
STATE OF CALIFORNIA )  
 )  
COUNTY OF Alameda )

On June 23, 2021 (date), before me, Annette Hayes (name and title of notary public), personally appeared Anne L. Shaw (name of signer), 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 he/~~she~~ executed the same in his/her authorized capacity, and that by his/~~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.

Signature Annette Hayes (Seal)



**EXHIBIT A**

**Legal Description of the Property**

**[provided starting on next page]**



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

ALL THOSE PORTIONS OF PUEBLO LOTS 1315 AND 1316, OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AS MISCELLANEOUS MAP NO. 36, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF GRANT DEED TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA RECORDED APRIL 15, 1969 AS INSTRUMENT NO. 64734, OF OFFICIAL RECORDS, TOGETHER WITH PARCEL C OF GRANT DEED TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA RECORDED MARCH 19, 1964 AS INSTRUMENT NO. 50153, OF OFFICIAL RECORDS.

**EXCEPTING THEREFROM** THAT PORTION THEREOF DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 29, 2020 AS INSTRUMENT NO. 2020-0046269 OF OFFICIAL RECORDS.

**ALSO EXCEPTING THEREFROM** THAT PORTION THEREOF DESCRIBED IN THE QUITCLAIM DEED TO THE CITY OF SAN DIEGO RECORDED AUGUST 24, 2012 AS INSTRUMENT NO. 2012-0508600 OF OFFICIAL RECORDS.

**ALSO EXCEPTING THEREFROM** THAT PORTION THEREOF DESCRIBED IN THE QUITCLAIM DEED TO THE CITY OF SAN DIEGO RECORDED MAY 18, 2006 AS INSTRUMENT NO. 2006-0350699 OF OFFICIAL RECORDS.

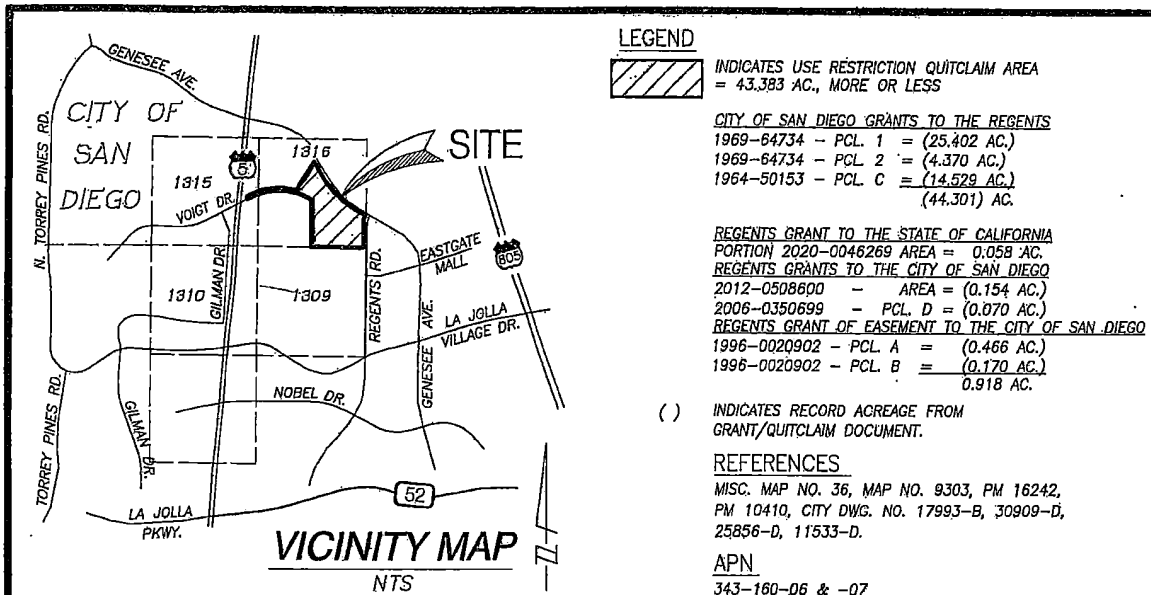
**ALSO EXCEPTING THEREFROM** THOSE PORTIONS THEREOF DESCRIBED IN THE GRANT DEED TO THE CITY OF SAN DIEGO RECORDED JANUARY 16, 1996 AS INSTRUMENT NO. 1996-0020902 OF OFFICIAL RECORDS.



**EXHIBIT B**

**Depiction of the Property**

**[provided on next page]**



**LEGEND**



INDICATES USE RESTRICTION QUITCLAIM AREA  
= 43.383 AC., MORE OR LESS

**CITY OF SAN DIEGO GRANTS TO THE REGENTS**

1969-64734 - PCL. 1 = (25,402 AC.)  
1969-64734 - PCL. 2 = (4,370 AC.)  
1964-50153 - PCL. C = (14,529 AC.)  
(44,301) AC.

**REGENTS GRANT TO THE STATE OF CALIFORNIA**

PORTION 2020-0046269 AREA = 0.058 AC.

**REGENTS GRANTS TO THE CITY OF SAN DIEGO**

2012-0508600 - AREA = (0.154 AC.)

2006-0350699 - PCL. D = (0.070 AC.)

**REGENTS GRANT OF EASEMENT TO THE CITY OF SAN DIEGO**

1996-0020902 - PCL. A = (0.466 AC.)

1996-0020902 - PCL. B = (0.170 AC.)  
0.918 AC.

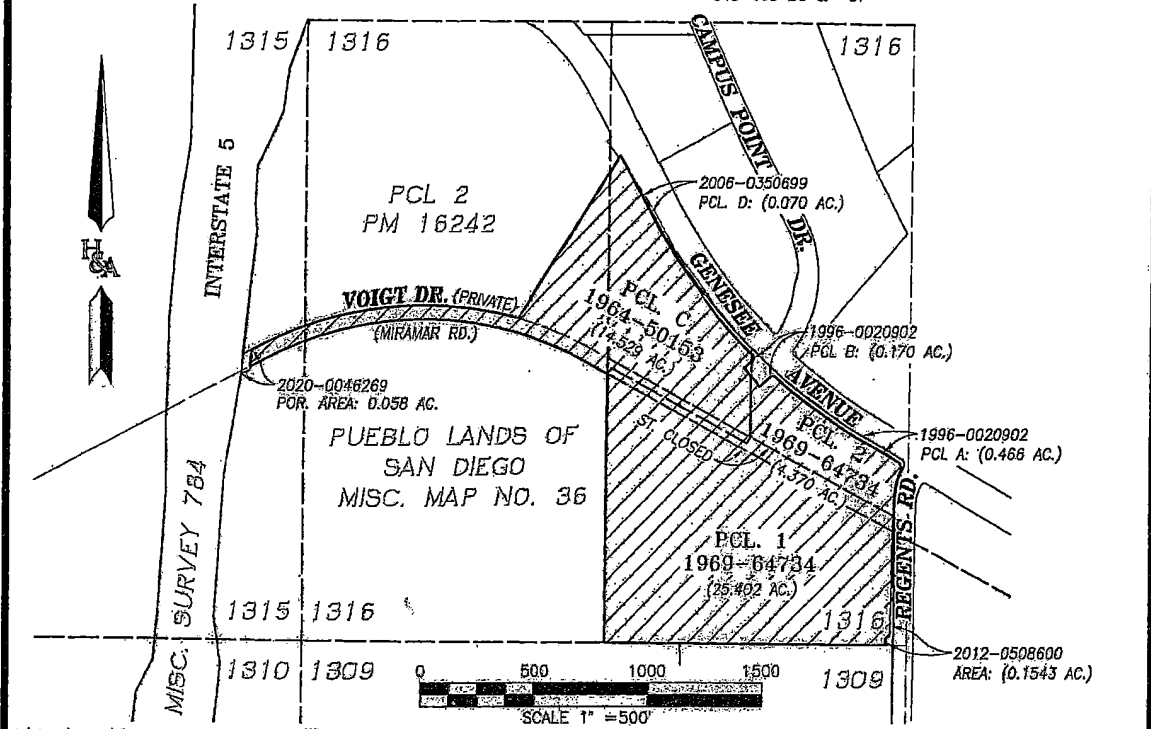
( ) INDICATES RECORD ACREAGE FROM GRANT/QUITCLAIM DOCUMENT.

**REFERENCES**

MISC. MAP NO. 36, MAP NO. 9303, PM 16242, PM 10410, CITY DWG. NO. 17993-B, 30909-D, 25856-D, 11533-D.

**APN**

343-160-06 & -07



R:\1706\Map\EP QUITCLAIM DEED TO UC REGENTS SH1 01.dwg

**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.  
9707 Waples Street (858)558-4500  
San Diego, CA 92121

*Douglas B. Stroup* 1/22/21  
DOUGLAS B. STROUP, P.L.S. 8553 DATE

LICENSED LAND SURVEYOR  
DOUGLAS B. STROUP  
L.S. 8553  
STATE OF CALIFORNIA

DOCUMENT No. \_\_\_\_\_  
RECORDED \_\_\_\_\_

**USE RESTRICTION QUITCLAIM AREAS  
IN PUEBLO LOTS 1315 & 1316, PUEBLO LANDS OF SAN DIEGO, MISC. MAP 36**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS
ORIGINAL	H&A				SHEET 1 OF 1 SHEETS	N/A
					<i>Douglas B. Stroup</i> FOR CITY ENGINEER	1902-6263
						CCS 83 COORDINATES
						258-1701
						NAD 27 COORDINATES
						42389-B
					STATUS	