



Real Estate Assets Department
SDC003

CITY/CCP 1200, LLC

CITY-358-B00

Document Type

LEGAL DOCUMENTS



Sub - Category

AGREEMENTS



④

RECORDING REQUESTED BY:

Chicago Title Company
Commercial Division

AND WHEN RECORDED
MAIL TO:

Department of Real Estate and
Airport Management
1200 Third Ave., Suite 1700, MS 51A
San Diego, CA 92101
Attn: Penny Maus, Director

DOC# 2022-0316865



Aug 04, 2022 08:00 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$35.00 (SB2 Atkins: \$0.00)

PAGES: 8

THIS SPACE FOR RECORDER'S USE

MEMORANDUM OF TERMINATION OF LEASE

(Please fill in document title(s) on this line)

- 1 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- 2 ☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,
- 3 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- 4 ☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,
- 5 ☐ Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- 6 ☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____
- 7 ☒ Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,
- 8 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,
- 9 ☐ Exempt from fee under GC27388.1 for the following reasons: _____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Recording requested by:

CHICAGO TITLE COMPANY

After recording, mail to:

THE CITY OF SAN DIEGO
Department of Real Estate and Airport
Management
1200 Third Avenue, Suite 1700, MS 51A
San Diego, CA 92101-4199
Attention: Penny Maus, Director

00177055-993-SD2-

APN: 533-433-10-00

533-433-11-00

533-433-13-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

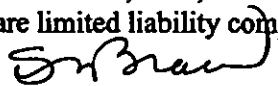
MEMORANDUM OF TERMINATION OF LEASE

THIS MEMORANDUM OF TERMINATION OF LEASE is made in respect of that certain Lease Agreement dated March 13, 2015 ("Lease") by and between CCP 1200, LLC, a Delaware limited liability company ("Landlord"), and the City of San Diego, a California municipal corporation ("Tenant"), and the Memorandum of Lease filed in the records of the Recorder of San Diego County on June 1, 2015, at File No. 2015-0278694 with regard to the Lease and that certain property located at 1200 Third Avenue and 201 A Street, San Diego, California, the legal description of which is attached hereto as Exhibit "A," for the purpose of documenting the termination of the Lease effective as of August 3, 2022. This Memorandum of Termination of Lease may be signed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

LANDLORD

CCP 1200, LLC,
a Delaware limited liability company

By: CCP 1200 Member, LLC,
a Delaware limited liability company

By: 
Steven L. Black, Manager

TENANT

THE CITY OF SAN DIEGO,
a California municipal corporation

By: _____
Penny Maus, Director
Department of Real Estate and Airport
Management

APPROVED AS TO FORM:
Mara W. Elliott, City Attorney

By: _____
Name: _____
Title: _____

Recording requested by:

CHICAGO TITLE COMPANY

After recording, mail to:

THE CITY OF SAN DIEGO
Department of Real Estate and Airport
Management
1200 Third Avenue, Suite 1700, MS 51A
San Diego, CA 92101-4199
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LANDLORD

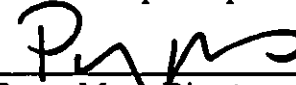
CCP 1200, LLC,
a Delaware limited liability company

By: CCP 1200 Member, LLC,
a Delaware limited liability company

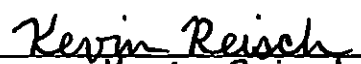
By: _____
Steven L. Black, Manager

TENANT

THE CITY OF SAN DIEGO,
a California municipal corporation

By: 
Penny Maus, Director
Department of Real Estate and Airport
Management

APPROVED AS TO FORM:
Mara W. Elliott, City Attorney

By: 
Name: Kevin Reisch
Title: Sr. Chief Deputy City Atty.

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 San Diego)

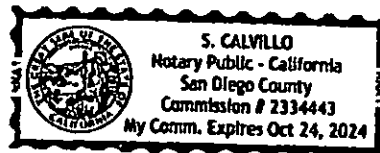
On July 29, 2022 (date), before me, S. Calvillo, ^{notary} public
(name and title of notary public), personally appeared Steven L. Black

(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 S. Calvillo (Seal)



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 August 1, 2022, before me, Teresa Dolores Morse,
NOTARY PUBLIC, personally appeared Penny Maus, 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 executed the same in his authorized capacity, and
that by his 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 Teresa Dolores Morse



(Seal)

My Commission Expires March 09, 2023

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 533-433-10-00 & 533-433-11-00

LOTS A, B, C, D, E, F, I AND J OF BLOCK 12 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. EXPRESSLY EXCEPTING ANY PORTION OF 2ND AVENUE AND B STREET ADJOINING SAID LAND ON THE WEST AND SOUTH, AS VACATED AND CLOSED TO PUBLIC USE.

NOTE: SAID LAND IS ALSO KNOWN AS PARCELS A AND B OF PARCEL MAP NO. 478.

PARCEL 2: APN: 533-433-13-00

LOTS G AND H IN BLOCK 12 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXPRESSLY EXCEPTING ANY PORTION OF B STREET ADJOINING SAID LAND ON THE SOUTH, AS VACATED AND CLOSED TO PUBLIC USE.

PARCEL 3A:

AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SUBTERRANEAN VEHICULAR PARKING FACILITIES, AND FOR PURPOSES INCIDENTAL THERETO, PURSUANT AND SUBJECT TO THE TERMS AND PROVISIONS OF THE "MUTUAL GRANT OF EASEMENTS, ENCROACHMENT PERMIT, AND MAINTENANCE AGREEMENT" RECORDED DECEMBER 17, 1973, AS INSTRUMENT NO. 73-347479 OF OFFICIAL RECORDS, UPON PORTIONS OF SECOND AVENUE AND "B" STREET ADJACENT TO LOTS C THROUGH G, INCLUSIVE OF BLOCK 12 OF HORTON'S ADDITION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 3A1:

THE EASTERLY 25.50 FEET OF THE WESTERLY HALF OF THAT PORTION OF SECOND AVENUE LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 12.00 FEET OF "B" STREET AND SOUTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "C" OF BLOCK 12 ALL BEING A PORTION OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 3A2:

THE EASTERLY HALF OF THAT PORTION OF SECOND AVENUE ADJOINING LOTS "C", "D", "E" AND "F" IN BLOCK 12, TOGETHER WITH THE NORTHERLY 12.00 FEET OF THAT PORTION OF "B" STREET LYING EASTERLY OF THE CENTER LINE OF SECOND AVENUE AND WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT "G" IN BLOCK 12 ALL BEING A PORTION OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXHIBIT A
(Continued)

PARCEL 3B:

AN EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, TO AND FROM SAID SUBTERRANEAN PARKING FACILITY, THE CONSTRUCTION AND MAINTENANCE OF RAMPS FOR SAME, AND FOR PURPOSES INCIDENTAL THERETO, PURSUANT AND SUBJECT TO THE TERMS AND PROVISIONS OF THE "MUTUAL GRANT OF EASEMENTS, ENCROACHMENT PERMIT, AND MAINTENANCE AGREEMENT" RECORDED DECEMBER 17, 1973, AS INSTRUMENT NO. 73-347479 OF OFFICIAL RECORDS, OVER AND UPON PORTIONS OF SECOND AVENUE ADJACENT TO LOTS A, B AND C OF BLOCK 12 OF SAID HORTON'S ADDITION, AS MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 3B1:

THE NORTHERLY 135.00 FEET OF THE EASTERLY 12.00 FEET OF THAT PORTION OF THE WESTERLY HALF OF SECOND AVENUE LYING SOUTHERLY OF THE SOUTH LINE OF "A" STREET BEING A PORTION OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 3B2:

THE NORTHERLY 135.00 FEET OF THAT PORTION OF THE EASTERLY HALF OF SECOND AVENUE LYING SOUTHERLY OF THE SOUTH LINE OF "A" STREET BEING A PORTION OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 3C:

A NONEXCLUSIVE EASEMENT OVER AND UPON PORTIONS OF SECOND AVENUE AND "B" STREET ADJACENT TO LOTS A THROUGH G OF BLOCK 12 OF SAID HORTON'S ADDITION, PURSUANT AND SUBJECT TO THE TERMS AND PROVISIONS OF THE "MUTUAL GRANT OF EASEMENTS, ENCROACHMENT PERMIT, AND MAINTENANCE AGREEMENT" RECORDED DECEMBER 17, 1973, AS INSTRUMENT NO. 73-347479 OF OFFICIAL RECORDS, AS MORE FULLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF SECOND AVENUE AND "B" STREET ADJOINING LOTS "A", "B", "C", "D", "E", "F" AND "G" IN BLOCK 12 ON THE WEST AND ON THE SOUTH OF BLOCK 12 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FOR THE PURPOSE OF ENTERING THEREON AND CONDUCTING ANY AND ALL OPERATIONS NECESSARY OR APPROPRIATIVE FOR THE SERVICING, REPAIR AND MAINTENANCE OF IMPROVEMENTS ON EITHER SAID PROPERTY OR ADJOINING PROPERTY IN WHICH GRANTORS HAS AN INTEREST.

PARCEL 4:

THE RIGHT TO INSTALL AND MAINTAIN AN ENCROACHMENT OF A MULTI-LEVEL, SUBTERRANEAN PARKING STRUCTURE, AS SET OUT UNDER THAT CERTAIN DOCUMENT EXECUTED BY AND BETWEEN SECTRAS CORPORATION AND THE CITY OF SAN DIEGO RECORDED DECEMBER 17, 1973 RECORDER'S INSTRUMENT NO. 73-347479 OF OFFICIAL RECORDS, ON THOSE CERTAIN PORTIONS OF THIRD AVENUE AND "B" STREET ADJACENT TO LOTS G THROUGH J, INCLUSIVE, OF SAID BLOCK 12, HORTON'S ADDITION, DESCRIBED AS FOLLOWS:

PRELIMINARY REPORT
YOUR REFERENCE:

Chicago Title Company
ORDER NO.: 00177655-004-RL1-CFU

EXHIBIT A
(Continued)

THE WESTERLY 13.50 FEET OF THAT PORTION OF THIRD AVENUE LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "J" IN BLOCK 12 AND NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 12.00 FEET OF "B" STREET BEING A PORTION OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 5:

THE RIGHTS CREATED UNDER THAT CERTAIN ENCROACHMENT REMOVAL AGREEMENT DATED DECEMBER 31, 1970 EXECUTED BY SECTRAS CORPORATION, A CORPORATION, AND THE CITY OF SAN DIEGO RECORDED SEPTEMBER 15, 1972 AS DOCUMENT NO. 247671 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.