



Real Estate Assets Department
SDC003

CITY/101 ASH, LLC

CITY-903-A00

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# 2022-0316870



Aug 04, 2022 08:00 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$32.00 (SB2 Atkins: \$0.00)

PAGES: 7

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

00177657-993-SD2

APN: 533-424-11-00

533-424-14-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF TERMINATION OF LEASE

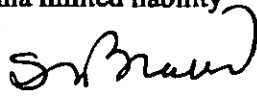
THIS MEMORANDUM OF TERMINATION OF LEASE is made in respect of that certain Lease Agreement dated January 3, 2017 ("Lease") by and between 101 Ash, LLC, a Delaware limited liability company ("Landlord"), and the City of San Diego, a California municipal corporation ("Tenant"), and the Memorandum of Lease filed in the records of the Recorder of San Diego County on January 3, 2017, at File No. 2017-0002650 with regard to the Lease and that certain property located at 101 Ash 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 3rd, 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

101 Ash, LLC,
a Delaware limited liability company

By: 101 Ash Member, LLC,
a Delaware limited liability company

By: 101 Ash Member Partners, LLC
a California limited liability
company

By: 
Name: Steven L. Black
Title: 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
Attention: Penny Maus, Director

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LANDLORD

101 Ash, LLC,
a Delaware limited liability company

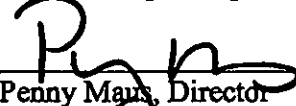
By: 101 Ash Member, LLC,
a Delaware limited liability company

By: 101 Ash Member Partners, LLC
a California limited liability
company

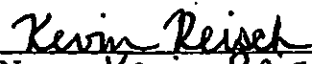
By: _____
Name: Steven L. Black
Title: Manager

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.

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.

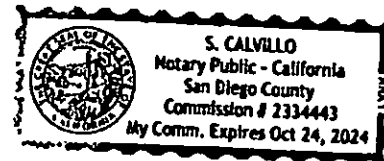
STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

On July 29, 2022, before me, S. Calvillo,
NOTARY PUBLIC, personally appeared Steven L. Black, 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 S Calvillo



(Seal)

My Commission Expires October 24, 2024

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of the Notary: S. Calvillo

Commission Number: 2334443 Date Commission Expires: 10-24-2024

County Where Bond is Filed: San Diego

Manufacturer or Vendor Number: NVA
(Located on both sides of the notary seal border)

Signature: [Signature]
Firm Name (if applicable)

Place of Execution: San Diego Date: 8/3/2022

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



My Commission Expires March 09, 2022

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: 533-424-14-00)

LOTS A, B, C, D, E, F, G, H, I, J AND K IN BLOCK 195 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.

EXCEPTING FROM SAID LOT K THE NORTHERLY ONE-HALF THEREOF.

PARCEL 2: (APN: 533-424-11-00)

LOT L AND THE NORTHERLY ONE-HALF OF LOT K IN BLOCK 195 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.