

RECORDED AT REQUEST OF  
AND WHEN RECORDED MAIL TO:

Orange County Transportation Authority  
Attn: Gina Gallagher  
550 S. Main Street  
P.O. Box 14184  
Orange, CA 92863-1584

Recorded in Official Records, Orange County  
Tom Daly, Clerk-Recorder

NO FEE

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MAIL TAX STATEMENTS TO: SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS IS TO CERTIFY THAT THIS DOCUMENT IS  
PRESENTED FOR RECORDING BY  
RDMD/INTERNAL SERVICES UNDER GOVT.  
CODE 6103 AND IS ALSO EXEMPT FROM  
PAYMENT OF DOCUMENTARY TRANSFER TAX.

By: 

RDMD/INTERNAL SERVICES

Incorporated, City of Orange

Project Name: OCTA Widening of State Route 22

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the  
COUNTY OF ORANGE, a political subdivision of the State of California, does hereby GRANT  
to:

ORANGE COUNTY TRANSPORTATION AUTHORITY, a public body, corporate and politic,  
organized under the laws of the State of California, GRANTEE, the real property in the County  
of Orange, State of California, described as:

(See Pages 2 through 5 for legal description attached hereto and made a part hereof).

ORANGE COUNTY TRANSPORTATION AUTHORITY represents and warrants to COUNTY  
OF ORANGE that ORANGE COUNTY TRANSPORTATION AUTHORITY has made its own  
independent inspection of the property and hereby accepts title to the property in its "as-is"  
condition.

**LEGAL DESCRIPTION  
RIGHT-OF-WAY ACQUISITION  
PARCEL 102303-1**

Parcel 102303-1 (Fee):

That portion of Lot 28 of the Potts, Borden and Sidwell Tract, in the City of Orange, County of Orange, State of California, as shown on the map recorded in Book 4, Page 624 of Miscellaneous Records, records of Los Angeles County, California, described as follows:

plotted

Beginning at the Easterly terminus of that certain course in the Northerly line of Parcel 1, as described in the Grant Deed recorded November 6, 1962 in Book 6311, Page 631 of Official Records, in the office of the County Recorder of said Orange County, described as having a bearing and distance of "N. 88°50'38" W., 409.58 feet" in said Grant Deed and as shown on Record of Survey 2003-1006 filed in Book 199, Pages 1 through 16, inclusive, of Records of Survey, in the office of said County Recorder; thence North 88°50'16" West 122.596 meters along said Northerly line, as shown on said Record of Survey 2003-1006, to the Easterly right-of-way line of the City Drive (formerly Manchester Avenue), as shown on the map as filed in Book 85, Page 1 of Records of Survey, in the office of said County Recorder, said Easterly right-of-way line being a non-tangent curve concave Westerly having a radius of 624.831 meters, a radial of said curve to said point bears South 83°43'50" East; thence leaving said Northerly line along said Easterly right-of-way line Northerly 18.463 meters along said curve through a central angle of 1°41'35"; thence leaving said Easterly right-of-way line non-tangent South 88°19'48" East 128.651 meters to the Northwestern right-of-way line of the Santa Ana River as described in the deed recorded May 25, 1932 in Book 557, Page 264 of said Official Records, as shown on said Record of Survey 2003-1006; thence along said Northwestern right-of-way line of the Santa Ana River, the following courses: South 24°24'50" West 18.605 meters and South 24°22'52" West 0.194 meters to the point of beginning.

Containing an area of 2243.019 square meters, more or less.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

Unless otherwise noted, all bearings and distances in this legal description are grid, based on the California Coordinate System of 1983, Zone 6, 1991.35 Epoch Adjustment. Multiply distances by 1.00001709 to obtain ground level distances.

10-1088-05 (A)  
02-02-04  
Revised  
11-16-04

**LEGAL DESCRIPTION  
RIGHT-OF-WAY ACQUISITION  
PARCEL 102321-1**

Parcel 102321-1 (Fee):

That portion of Lot 28 of the Potts, Borden and Sidwell Tract, in the City of Orange, County of Orange, State of California, as shown on the map recorded in Book 4, Page 624 of Miscellaneous Records, records of Los Angeles County, California, described as follows:

plotted

Commencing at the Easterly terminus of that certain course in the Northerly line of Parcel 1, as described in the Grant Deed recorded November 6, 1962 in Book 6311, Page 631 of Official Records, in the office of the County Recorder of said Orange County, described as having a bearing and distance of "N. 88°50'38" W. 409.58 feet" in said Grant Deed and as shown on Record of Survey 2003-1006 filed in Book 199, Pages 1 through 16 inclusive, of Records of Survey, in the office of said County Recorder; thence North 88°50'16" West 122.596 meters along said Northerly line, as shown on Record of Survey 2003-1006 to the Easterly right-of-way line of The City Drive (formerly Manchester Avenue) as shown on the map as filed in Book 85, Page 1 of Records of Survey, in the office of said County Recorder said Easterly right-of-way line being a non-tangent curve concave Westerly having a radius of 624.831 meters, a radial of said curve to said point bears South 83°43'50" East; thence leaving said Northerly line along said Easterly right-of-way line, Northerly 18.463 meters along said curve through a central angle of 1°41'35"; thence leaving said Easterly right-of-way line non-tangent South 88°19'48" East 128.651 meters to the Northwestern right-of-way line of the Santa Ana River as described in the deed recorded May 25, 1932 in Book 557, Page 264 of said Official Records, as shown on said Record of Survey 2003-1006, said point being the TRUE POINT OF BEGINNING; thence continuing South 88°19'48" East 38.405 meters; thence South 87°22'30" East 5.185 meters to the Southeasterly line of the land as described in the Grant Deed recorded April 3, 2003 as Instrument No. 2003000369248 of said Official Records said Southeasterly line being parallel with and 40.233 meters (132.00 feet) Southeasterly of said Northwestern right-of-way line of the Santa Ana River; thence South 24°24'50" West 18.285 meters along said Southeasterly line to the Easterly prolongation of the Northerly line of said Parcel 1 and the Southeasterly corner of last said Grant Deed; thence leaving said Southeasterly line North 88°50'16" West 43.789 meters along said Easterly prolongation and the Southerly line of last said Grant Deed to said Northwestern right-of-way line of the Santa Ana River; thence leaving said Easterly prolongation along said Northwestern right-of-way line of the Santa Ana River,

plotted

the following courses: North 24°22'52"East 0.194 meters and North 24°24'50"East 18.605 meters to the TRUE POINT OF BEGINNING.

Containing an area of 747.649 square meters, more or less.

Unless otherwise noted, all bearings and distances in this legal description are grid, based on the California Coordinate System of 1983, Zone 6, 1991.35 Epoch Adjustment. Multiply distances by 1.00001709 to obtain ground level distances.

RESERVING therefrom an easement for pipeline construction, operation and maintenance purposes to be granted to the Orange County Water District as described in a legal description prepared by Leonard C. Stiles, PLS 5023 dated March 27, 2002, last revised October 11, 2003 and described as follows:

plotted

"A STRIP OF LAND, 30.00 FEET IN WIDTH, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, WITHIN THE PARCEL OF LAND GRANTED TO THE COUNTY OF ORANGE BY A DEED RECORDED APRIL 3, 2003 AS INSTRUMENT NO. 200300369248, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THAT CERTAIN COURSE IN THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL OF LAND SHOWN AS SOUTH 88°50'31" EAST 143.64 FEET" IN SAID INSTRUMENT. DISTANT THEREON SOUTH 88°50'31" EAST 38.46 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID COURSE,

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES,

NORTH 23°39'26" EAST 258.09 FEET,

NORTH 24°31'04" EAST 345.18 FEET,

NORTH 23°30'58" EAST 191.47 FEET,

NORTH 26°30'31" EAST 453.91 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1000.00 FEET,

NORTHEASTERLY ALONG SAID CURVE 151.05 FEET THROUGH A CENTRAL ANGLE OF 08°39' 16",

NORTH 35°09'09" EAST 144.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1000.00 FEET,

NORTHEASTERLY ALONG SAID CURVE 133.32 FEET THROUGH A CENTRAL ANGLE OF 07°38'19",

NORTH 42°48'06" EAST 189.98 FEET,

AND NORTH 44°48'06" EAST 256.24 FEET TO A POINT IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND SHOWN AS "NORTH 39°58'04" WEST 82.84 FEET" IN SAID INSTRUMENT AND THE TERMINATION OF SAID STRIP.

THE SIDELINES OF SAID STRIP TO BE EXTENDED OR SHORTENED SO AS TO BEGIN AND TERMINATE IN SAID PARCEL GRANTED TO THE COUNTY OF ORANGE.

CONTAINING 1.509 ACRES, MORE OR LESS."

LEGAL DESCRIPTION-CONTINUED

RIGHT-OF-WAY ACQUISITION

PARCEL 102321-1

All distances shown in the description of the easement reservation are grid distances, based on the California Coordinate System (CCS83), Zone VI, 1983 NAD, 1991.35 Epoch O.C.S. GPS Adjustment. To obtain ground distances divide grid distances by 0.99997963.

## **NON-DISCRIMINATION COVENANT**

The Buyer herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, martial status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the Buyer or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

## **"AS-IS CONDITION"**

Buyer acknowledges that the Property is sold in "as-is" condition, as of the date of this agreement, without warranty, and that Seller is not responsible for making corrections or repairs of any nature. Buyer further acknowledges that Seller has made no representations or warranties regarding the Property, including, but not limited to:

- A. Square footage or lot size;
- B. Property lines and boundaries;
- C. Possible absence of required governmental permits, inspections, certificates, or other determinations affecting the property; limitations, restrictions, and requirements affecting the use of the Property, future development, zoning, building, and size;
- D. Water and utility availability and use restrictions;
- E. Potential environmental hazards, including, but not limited to, asbestos, formaldehyde, radon, methane, other gases, lead-based paint, other lead contamination, fuel or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions;
- F. Geologic/seismic conditions, soil and terrain stability, suitability, and drainage;
- G. Neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, proximity to commercial, industrial, or agricultural activities, crime statistics, fire protection, other governmental services, existing and proposed transportation, construction, and development which may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, or other nuisances, hazards, or circumstances; and
- H. Conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements, and preferences of Buyer.

Buyer represents and warrants to Seller that Buyer and/or Buyer's representatives and employees have made their own independent inspections, investigations, tests, surveys, and other studies of the Property and agrees to purchase the Property in "as-is" condition.

COUNTY OF ORANGE

By:   
Manager, RDMD/Special Projects,  
Internal Services

Date: 11-30-04

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF ORANGE )

ACKNOWLEDGEMENT

On \_\_\_\_\_, 2004 before me, \_\_\_\_\_  
a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

\_\_\_\_\_ personally known to me (or 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.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

APPROVED AS TO FORM:

Office of County Counsel  
Of Orange County, California

By:   
Deputy

Date: 11/30/2004

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

ss.

On November 30, 2004 before me, Alice Joy Fields, Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Tony Ferrulli

Name(s) of Signer(s)

- ☒ personally known to me  
☐ 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.



WITNESS my hand and official seal.

Alice Joy Fields  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: November 30, 2004 Number of Pages: 7

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here