

JULY 22 1963

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BOOK 6640 PAGE 445

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G. L. GARVER
 RECORDED AT REQUEST OF
 G. L. Garver
 IN OFFICIAL RECORDS OF
 ORANGE COUNTY, CALIF.
 9:05 AM JUL 22 1963
 RUBY McFARLAND, County Recorder

\$4.40

RECORDED IN OFFICIAL RECORDS
 LOS ANGELES COUNTY, CALIF.
 36 JUL 12 P.M. JUL 10 1963
 RAY E. LEE, County Recorder

GRANT DEED made this 11th day of June, 1963, by CENTRAL MANUFACTURING DISTRICT, INC., a Maine corporation, Grantor, to THE ATCHLSON, TOPEKA AND SANTA FE RAILWAY COMPANY, a Kansas corporation, Grantee.

IN CONSIDERATION of the sum of Ten Dollars (\$10.00), lawful money of the United States, and of other valuable considerations to it paid by the Grantee, receipt of all of which is hereby acknowledged, the Grantor hereby grants and conveys unto the Grantee that real property situate in the County of Los Angeles and in the County of Orange and also in the City of Buena Park in said County of Orange, State of California, described as follows:

PARCEL "A"

That certain real property situate in the County of Los Angeles, State of California, more particularly described as follows:

Beginning at the intersection of the center line of 166th Street (as vacated by document recorded March 19, 1963 as Document 5087 of Official Records in the office of the County Recorder of said County) shown as Sixth Street on a map of Lot 1 of Tract No. 11350 recorded in Book 202 at page 31 of Maps in the office of the County Recorder of said County, with the Easterly line of Lemont Avenue (30 feet in width) shown as Western Avenue on said tract map; thence from said point of beginning along said vacated street center line North 89° 31' 00" East 1245.56 feet to the Westerly line of Knott Avenue (75 feet in width) shown as Luftwiler Avenue on said tract map; thence along said Westerly street line North 0° 35' 25" West 34.00 feet to a line that is parallel with and distant Northerly 34.00 feet at right angles from said vacated street center line; thence along said parallel line South 89° 31' 00" West 1245.56 feet to said Easterly street line; thence South 0° 35' 15" East thereon 34.00 feet to the point of beginning; containing an area of 0.9722 acre, more or less.

PARCEL "B"

That certain real property situate partly in the County of Los Angeles, and partly in the County of Orange, State of California, more particularly described as follows:

That portion of Lot 38 of the subdivision of lands owned by F. R. Miner in the Rancho Los Coyotes, County of Los Angeles, as shown on a map filed in Book 1 at page 46 of Record of Surveys in the office of the County Recorder of said Los Angeles County, and

OFFICIAL RECORDS

Cut # 76 out of Lots 47 + 61

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those portions of Lots 47 and 61 of a plat of subdivision of lands owned by F. R. Miner, surveyed April, 1893, as shown on a Licensed Surveyor's Map recorded in Book 1 at page 7 of Record of Surveys in the office of the County Recorder of said Orange County, more particularly described as follows:

Commencing at a corner of the common boundary line of said Los Angeles County and said Orange County, which corner is shown on said F. R. Miner Subdivision maps as Post No. 27; thence along said common boundary line North $89^{\circ} 36' 45''$ East 30.00 feet to its intersection with the Easterly line of Knott Avenue (75 feet in width) shown as Central Avenue on a map of Tract 7521 recorded in Book 90 at pages 16 et seq. of Maps of said Los Angeles County, which intersection is the true point of beginning for this description; thence from said true point of beginning continuing along said common boundary line North $89^{\circ} 36' 45''$ East 53.38 feet to the beginning of a tangent curve concave Southwesterly having a radius of 349.27 feet, which curve is also tangent, at a point hereinafter referred to as Point "A", to a line that is parallel with and distant Easterly 431.52 feet at right angles from the common boundary line between Post No. 26 and Post No. 27 as shown on said F. R. Miner map; thence Easterly, Southeasterly and Southerly along said curve a distance of 547.50 feet to said Point "A"; thence continuing Southerly along said curve a distance of 2.61 feet; thence tangent from said curve South $0^{\circ} 08' 37''$ East 666.97 feet to a point in the curved Northerly line of Parcel "C" described in the deed to Los Angeles County Flood Control District recorded as Document 11966 of February 20, 1961 in Book 5634 at page 482 of Official Records in the office of the County Recorder of said Orange County; thence Easterly along said curved Northerly line, having a radius of 1500 feet bearing North $11^{\circ} 39' 18''$ West from said point, a distance of 44.98 feet; thence North $0^{\circ} 46' 07''$ West 661.58 feet to tangency with a curve that is concentric with and distant radially 36.74 feet Easterly from the above-described curve having a radius of 349.27 feet; thence Northwesterly along said concentric curve (having a radius of 386.00 feet) a distance of 433.99 feet to the above-described common boundary line having a bearing of North $89^{\circ} 36' 45''$ East; thence South $89^{\circ} 36' 45''$ West thereon 6.53 feet to the beginning of a curve which is concentric with and distant radially 34.00 feet Northerly from the above-described curve having a radius of 349.27 feet; thence Westerly along said concentric curve (having a radius of 383.27 feet) a distance of 162.66 feet to tangency with a line that is parallel with and distant Northerly 34.00 feet at right angles from said common boundary line; thence South $89^{\circ} 36' 45''$ West thereon 53.50 feet to said Easterly line of Knott Avenue; thence South $0^{\circ} 35' 25''$ East thereon 34.00 feet to the true point of beginning; containing an area of 1.1334 acres, more or less.

Subject to an easement for drainage purposes over a Southerly portion of said land as described in the deed to Orange County recorded in Book 727 at page 287 of Official Records of said Orange County.

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see next page

PARCEL "C"

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That certain real property situate in the City of Buena Park, County of Orange, State of California, described as follows:

Those portions of Lots 8, 11, 14, 15, 18 and 19 of Block C of the Buena Park Eucalyptus Tract as shown on a map thereof recorded in Book 5 at pages 25 and 26 of Miscellaneous Maps in the office of the County Recorder of said Orange County, more particularly described as follows:

Beginning at the intersection of the Southerly line of that certain parcel of land described as Parcel "B" in the deed to Los Angeles County Flood Control District recorded as Document 11966 of February 20, 1961 in Book 5634 at page 482 of Official Records in the office of the County Recorder of said Orange County, with a line that is parallel with and distant Easterly 411.52 feet at right angles from the Westerly line of said Block C; thence from said point of beginning along said parallel line South $0^{\circ} 43' 12''$ East 1124.61 feet to that certain Northeasterly line described as having a bearing of North $57^{\circ} 09' 00''$ West and a length of 674.04 feet in the deed to the State of California recorded in Book 1902 at page 11 of Official Records of said Orange County; thence along said Northeasterly line South $57^{\circ} 09' 00''$ East 24.00 feet to a line that is parallel with and distant Easterly 431.52 feet at right angles from the Westerly line of said Block C (which parallel line is also the Westerly line of that certain parcel of land described in the deed to National Biscuit Company recorded as Document 4948 of April 5, 1963 in Book 6496 at page 355 of Official Records in the office of the County Recorder of said Orange County); thence along last said parallel line North $0^{\circ} 43' 12''$ West 547.11 feet to a line that is parallel with and distant Northerly 799.99 feet at right angles from the Southerly line of Lots 1 to 8 inclusive of said Block C (which parallel line is also the Northerly line of said National Biscuit Company property); thence North $89^{\circ} 35' 29''$ East thereon 40.00 feet; thence North $10^{\circ} 10' 47''$ West 243.37 feet to said line that is parallel with and distant 431.52 feet at right angles from the Westerly line of said Block C; thence North $0^{\circ} 43' 12''$ West thereon 355.00 feet to the Southerly line of said Parcel "B"; thence South $77^{\circ} 45' 54''$ West thereon 20.41 feet to the point of beginning; containing an area of 0.6305 acre, more or less.

RESERVING unto the Grantor over the hereinabove-described Parcel "C" one-half of all oil, gas, petroleum and other hydrocarbon and other mineral substances, except water, in or under said land, but without the right of surface entry or the right of subsurface entry to a depth of 500 feet below the surface thereof.

RESERVING ALSO unto the Grantor an easement, together with the right to grant said easement to others including the City of Buena Park, for underground storm-drain purposes over a strip of land 10 feet in width, the Southwesterly line of which is the above-mentioned Northeasterly line (having a bearing of North $57^{\circ} 09' 00''$ West and a length of 674.04 feet) described in the deed to the State of California, recorded in Book 1902 at page 11 of Official Records of said Orange County. The side lines of said ten-foot-wide strip of land shall be prolonged or shortened so as to terminate in the Easterly and Westerly lines of said Parcel "C".

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RESERVING ALSO unto the Grantor, its successors and assigns, the right to grant such easements in all of the property herein conveyed, for underground and/or overhead utility line crossings, and underground pipe and sewer line crossings as shall not unreasonably interfere with the construction, operation, maintenance, renewal, and/or relocation of railroad track or tracks, wires, pipes and other facilities of like character thereupon and thereover, it being expressly understood that said crossings shall be placed in accordance with Grantee's specifications and that said easements shall be restricted to transverse crossings only of such widths as are reasonably required for said purpose.

SUBJECT TO:

- (a) Current taxes.
- (b) A nonexclusive easement for underground storm-drain purposes, 10 feet in width, as conveyed to National Biscuit Company by the deed recorded as Document 4948 of April 5, 1963 in Book 6496 at page 355 of Official Records of said Orange County.
- (c) Assessments, conditions, (other) easements, (other) reservations, restrictions, and other matters of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed this Grant Deed the day and year first hereinabove written.

ATTEST:

CENTRAL MANUFACTURING DISTRICT, INC.

V. R. Cowser
Secretary

By E. H. Farrar
Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On this 14th day of JUNE, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. H. Farrar, known to me to be the Vice President, and V. R. Cowser, known to me to be the Secretary, respectively, of Central Manufacturing District, Inc., the corporation that executed the within and foregoing Grant Deed, and known to me to be the persons who executed the within and foregoing Grant Deed on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

APPROVED AS TO FORM,

Robert Blunt
ASSISTANT GENERAL ATTORNEY

JCB

DESCRIPTION APPROVED

CHIEF ENGR. COAST LINE

G. L. WHITE

Notary Public in and for the County of Los Angeles, State of California

My Commission Expires Dec. 25, 1964

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