

Recorded at request of,

This is to certify that this document is presented for
record by GSA/Real Estate Division under Gov. Code
Sec. 6103.

By

Ann Kuerth

89-608884

Recorded at the request of
TRANSAMERICA TITLE CO.

8:00
A.M.

NOV 13 1989

Official Records
Orange County, California

Lee A. Branch Recorder

WHEN RECORDED MAIL TO:

Documentary Transfer Tax \$ *Exempt*

(Computed on full value
of property conveyed)

By

Ann Kuerth

County of Orange
General Services Agency
Real Estate Division

P. O. Box 4106
Santa Ana, California 92702

EXEMPT
C16

ATTN: Ann Kuerth

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

THIS IS TO CERTIFY THAT THIS DOCUMENT IS
PRESENTED FOR RECORD BY GSA/REAL ESTATE
DIVISION UNDER GOVT. CODE 6103 AND IS ALSO
EXEMPT FROM PAYMENT OF DOCUMENTARY TRANSFER
TAX.

By:

Ann Kuerth

GSA/REAL ESTATE DIVISION

A. P. NO.

☒ UNINCORPORATED AREA

☐ INCORPORATED, CITY OF _____

Project/Parcel No: Y33-162, 162.1, 162.2

Project: Newport Boulevard

GRANT DEED

FOR A VALUE CONSIDERATION, receipt of which is hereby acknowledged,

Corniche Development Corporation, a California corporation,
Ben Chen and Julie Chen

do(es) hereby GRANT to the COUNTY OF ORANGE, Fee title to Parcel 162; a perpetual
easement and right of way for Slope and Drainage purposes as to Parcel 162.1; a
temporary easement for Construction purposes as to Parcel 162.2, in, on, and over
the real property in the County of Orange, State of California, described as:

(See Page(s) 1A and 2 for legal descriptions)

0525q MJH:nd:da 11-15-88
MB:cv:sf 2023w-1 8-1-89

MAIL TAX STATEMENTS AS DIRECTED ABOVE

A3-7.7

TA 821330 JP

OC
55

DESCRIPTION

Newport Boulevard Parcel No. 162, 162.1 & 162.2

PARCEL NO. 162 (Fee)

That portion of Parcel 1, in the county of Orange, state of California, per map recorded in book 98, page 11 of Parcel Maps in the office of the County Recorder of said county, lying southerly and southwesterly of the following described line:

Beginning at a point on that certain course cited as having a bearing of S. 16°34'31" E. and a length of 121.80 feet in the easterly line of the land described as Parcel X3-101 in a deed to the County of Orange recorded August 31, 1979 in book 13293, page 1963 of Official Records in the office of said County Recorder, said point being distant N. 16°34'31" W., 50.13 feet along said certain course from its southerly terminus; thence leaving said easterly line S. 57°11'11" E., 45.57 feet to a point on a non-tangent curve concave southerly and having a radius of 1050.00 feet, a radial line of said curve to said point bears N. 7°49'19" W., said curve being concentric with and 50.00 feet northerly of that certain curve in the center line of Newport Boulevard shown as being concave southeasterly and having a radius of 1000.00 feet, a central angle of 89°34'38" and an arc length of 1563.42 feet on Surveyor's Map S.M. 79-1138 on file in the office of the County Surveyor of said county; thence Easterly 268.47 feet along said curve through a central angle of 14°38'59" to the southeasterly line of said Parcel 1.

TOGETHER WITH an easement for slope and drainage purposes described as follows:

PARCEL NO. 162.1: (Slope and Drainage Easement)

That portion of said Parcel 1 lying southerly and southwesterly of the following described line:

Beginning at a point on that certain course cited as having a bearing of N. 27°53'07" W., and a length of 89.17 feet in the easterly line of the land described as Parcel No. 101.11 in said deed to the County of Orange, said point being distant N. 27°53'07" W., 48.28 feet along said certain course from its southerly terminus; thence N. 74°37'00" E., 40.00 feet; thence N. 85°45'00" E., 80.00 feet; thence N. 23°25'00" E., 35.00 feet; thence N. 81°30'00" E., 25.00 feet; thence S. 48°10'00" E., 20.00 feet; thence S. 77°00'00" E., 75.00 feet; thence N. 85°03'29" E., 21.88 feet; thence S. 81°11'40" E., 84.39 feet to a point on that certain course shown as having a bearing of

N. 31°57'30" E., and a length of 130.19 feet in the southeasterly boundary of said Parcel 1, said point being distant 91.63 feet along said certain course from its southerly terminus.

EXCEPT therefrom that portion included within the aforescribed Parcel No. 162.

ALSO EXCEPT therefrom that portion described as Parcel No. 101.4 and Parcel No. 101.11 in said deed to the County of Orange.

TOGETHER WITH a temporary easement for construction purposes described as follows:

PARCEL NO. 162.2: (Temporary Construction Easement)


That portion of said Parcel 1 included within a strip of land, 10.00 feet wide, the southerly line of said strip being the northerly line of the land hereinbefore described as Parcel No. 162.1.

The sidelines of said strip shall be prolonged or shortened as to terminate on the easterly line of the land hereinbefore described as Parcel No. 101.4 and on the easterly boundary of said Parcel 1.

Together with the right to excavate, fill or regrade said property to make the ground surface compatible with the improvements to be constructed in and over the adjoining property; to enter upon, to pass and repass over and along said land and to deposit tools, implements and other materials thereon by said grantee, its officers, agents and employees and by persons under contract with it and their employees, whenever and wherever necessary for the purposes above set forth.

"Said Temporary Construction Easement herein granted shall be for a period of twenty four (24) months from the commencement of construction. Grantor shall be given written notice by County as to the date County requires use of the Property. County's Director of Public Works, is authorized to provide said notice on behalf of the County."

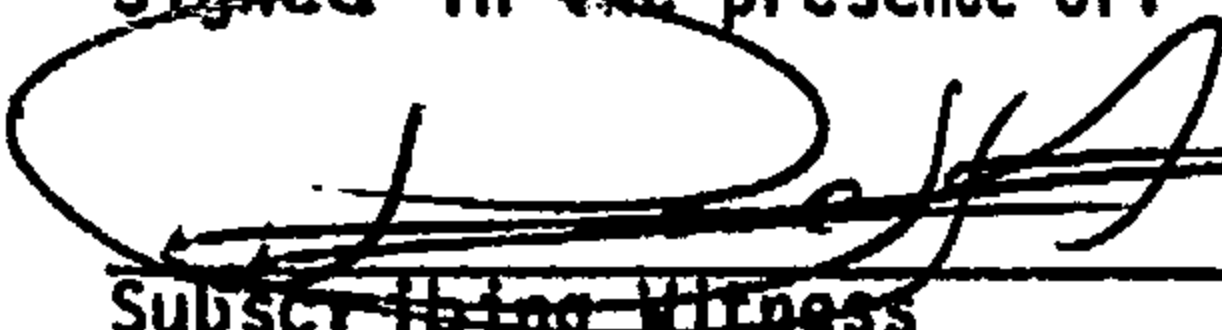

HAROLD I. SCOTT
 Right of Way Engineer


JAMES W. WILLIAMS
 Registered Civil Engineer
 Certificate No. 13154
 Expiration Date: Mar. 31, 1989

Dated 7-11-89

 Corniche Development Corporation
 W. Daniel O'Connor, President

Signed in the presence of:


 Subscribing Witness


 Ben Chen


 Julie Chen

INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF Orange: ss:

On July 11, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ben Chen and Julie Chen

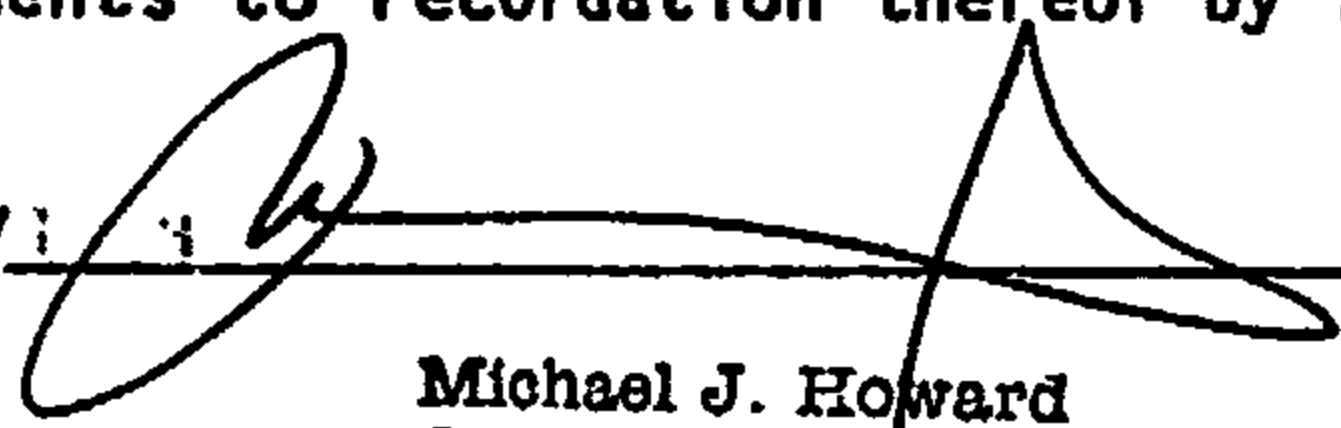
known to me to be the persons whose name are subscribed to the within Instrument, and acknowledged personally known to me (or proved to me on the basis of satisfactory evidence) to be the person s whose name s are subscribed to the within Instrument, and acknowledged that they executed the same.



 CINDY BARATTA

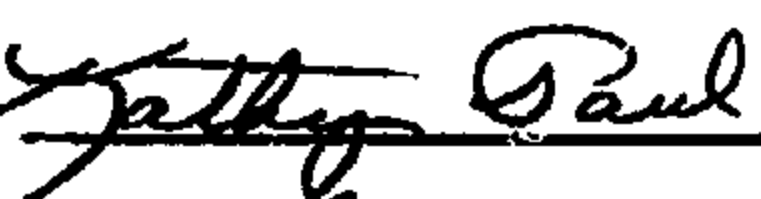
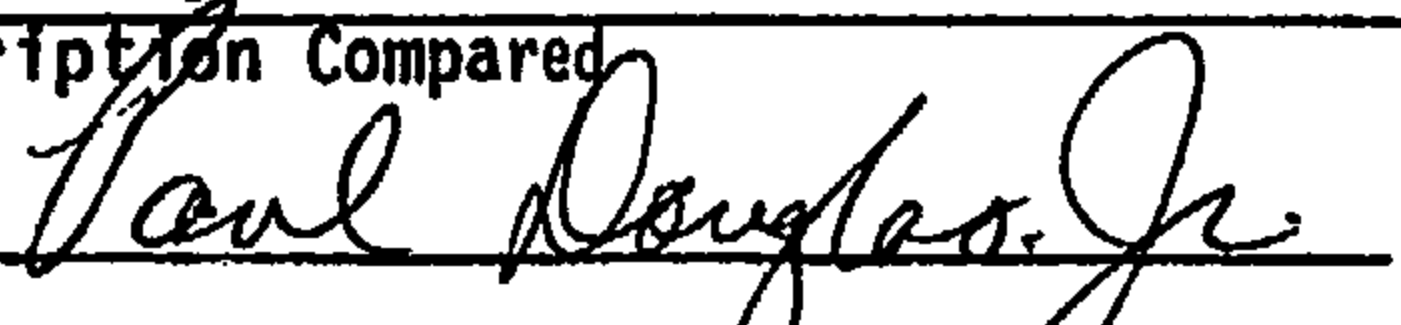
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the County of Orange, a body corporate and politic, is hereby accepted by the undersigned officer or agent on behalf of the Board of Supervisors of the County of Orange, pursuant to authority conferred by resolution of the said Board of Supervisors adopted on November 4, 1975, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/10/89By 

APPROVALS

Michael J. Howard
 Chief, Acquisition Section
 GSA/Real Estate Division

Approved as to form County Counsel	
By  Date <u>July 17, 1989</u>	
Description Compared	
By 	

SUBSCRIBING WITNESS ACKNOWLEDGMENT

89-608884

STATE OF CALIFORNIA, COUNTY OF _____: ss.

On _____ before me, the undersigned, 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, as a Witness thereto, who being by me duly sworn, deposes and says: That _____ resides in _____ County, and that _____ was present and saw _____

_____ personally known to _____ to be the same person described in and whose name _____ subscribed to the within and annexed Instrument as _____ thereto, execute and deliver the same, and acknowledged to said affiant that _____ executed the same; and said affiant subscribed _____ name thereto as a Witness.

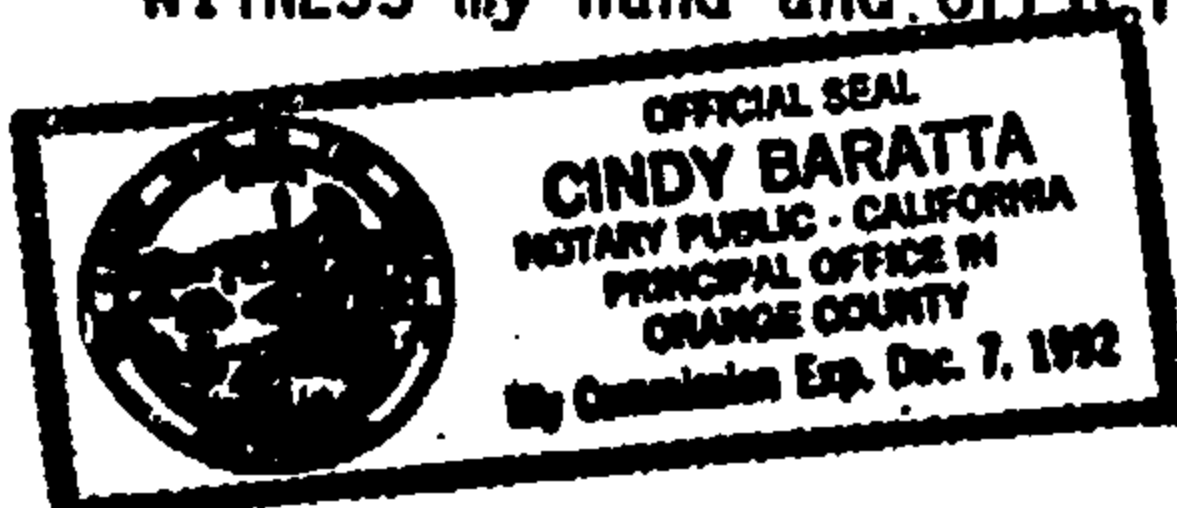
WITNESS my hand and official seal.

CORPORATE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF Orange: ss:

On this 11th day of July, 1989, before me, a Notary Public in and for said County and State, personally appeared W. Daniel O'Connor, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the XX President and _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the _____ Secretary of the Corporation that executed the within Instrument and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.



Cindy Baratta
Cindy Baratta

PARTNERSHIP ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF _____: ss:

On this _____ day of _____, 19____, 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 partner(s) of the partnership that executed the within Instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.