

RECORDING REQUESTED BY:
Kelley Escrow Corporation
Order No. 58602106212
Escrow No. 42641-J
Parcel No. 393-390-12, 393-390-13

AND WHEN RECORDED MAIL TO:

OCMC LLC
17662 Irvine Blvd., #4
Irvine, CA 92780

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



39.00

* \$ R 0 0 1 3 1 7 7 8 1 9 \$ *

2021000580932 3:53 pm 09/17/21

7 RecS4A G02 5 55

7700.00 0.00 20.00 0.00 12.00 0.00 0.000.000.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$7,700.00 and CITY \$

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☒ unincorporated area: Santa Ana, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Julia R. Amaral, Trustee of the Julia R. Amaral Trust-1993, u/t/a/ dated September 10, 1993 also known as 'The Julia R. Amaral Trust 1993' UTA 9-10-1993, as to an undivided 5/7ths interest and Laurence V. Amaral, Surviving Trustee, U/D/T dated June 30, 1995, F/B/O The Amaral Family, as to an undivided 2/7ths interest

hereby GRANT(S) to OCMC LLC, a California Limited Liability Company

the following described real property in the County of Orange, State of California:

The legal description is supplied by the title company herein and attached hereto as Exhibit "A"

Date June 25, 2021

Julia R. Amaral, Trustee of the Julia R. Amaral Trust-1993, u/t/a/ dated September 10, 1993 also known as 'The Julia R. Amaral Trust 1993' UTA 9-10-1993

Signed in counterpart

By: Julia R. Amaral, Trustee

Laurence V. Amaral, Surviving Trustee, U/D/T dated June 30, 1995, F/B/O The Amaral Family

By: Laurence V. Amaral, Surviving Trustee

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 } S.S.
COUNTY OF Nevada

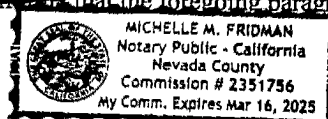
On September 15, 2021, before me, Michelle M. Fridman, Notary Public, personally appeared Laurence V. Amaral

who 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.

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 Michelle M. Fridman (Seal)



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

Kelley Escrow Corporation

Order No. 58602106212

Escrow No. 42641-J

Parcel No. 393-390-12, 393-390-13

Mail tax statements:
AND WHEN RECORDED MAIL TO:

OCMC LLC

17662 Irvine Blvd., #4

Tustin, CA 92780

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ paid in counterpart
☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☒ unincorporated area: Santa Ana, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Julia R. Amaral, Trustee of the Julia R. Amaral Trust-1993, u/t/a/ dated September 10, 1993 also known as 'The Julia R. Amaral Trust 1993' UTA 9-10-1993, as to an undivided 5/7ths interest and Laurence V. Amaral, Surviving Trustee, U/D/T dated June 30, 1995, F/B/O The Amaral Family, as to an undivided 2/7ths interest

hereby GRANT(S) to OCMC LLC, a California Limited Liability Company

the following described real property in the County of Orange, State of California:

The legal description is supplied by the title company herein and attached hereto as Exhibit "A"

Date June 25, 2021

Julia R. Amaral, Trustee of the Julia R. Amaral Trust-1993, u/t/a/ dated September 10, 1993 also known as 'The Julia R. Amaral Trust 1993' UTA 9-10-1993

Laurence V. Amaral, Surviving Trustee, U/D/T dated June 30, 1995, F/B/O The Amaral Family

Julia R. Amaral
By: Julia R. Amaral, Trustee

Signed in counterpart

By: Laurence V. Amaral, Surviving Trustee

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 Nevada } s.s.

On 09/15/2021, before me, Orion Ariel Perez, Notary Public, personally appeared Julia R. Amaral

who 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 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.

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.

Orion Ariel Perez



GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE
ILLEGIBLE PORTION OF THIS DOCUMENT TO WHICH
THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and
correct.

Name of Notary: MICHELLE M FRIDMAN

Date Commission Expires: MARCH 16, 2025

Commission Number: 2351756

County where bond is filed: NEVADA, CA

Place of execution: Irvine, CA

Date: September 15, 2021

By: M. Rengel

CHICAGO TITLE

EXHIBIT A

For APN/Parcel ID(s): 393-390-12 and 393-390-13

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1:

THAT PORTION OF LOT 42 OF THE EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°13'00" WEST 264 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°30'00" EAST 660 FEET; THENCE SOUTH 0°13'00" WEST 726 FEET; THENCE NORTH 89°30'00" WEST 412.50 FEET; THENCE NORTH 0°13'00" EAST 528 FEET; THENCE NORTH 89°30'00" WEST 247.50 FEET; THENCE NORTH 0°13'00" EAST 198 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL NO. Z30-157 ACCORDING TO THE FINAL ORDER OF CONDEMNATION, CASE NO. 172993, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 18, 1971 IN BOOK 9767 PAGE 467 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF LOT 42 OF THE EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 6 PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, INCLUDED WITHIN THE LAND GRANTED TO HILLTOP INVESTMENT CO., A GENERAL PARTNERSHIP, RECORDED APRIL 20, 1973 IN BOOK 10653, PAGE 420 OF OFFICIAL RECORDS OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CHAPMAN AVENUE AND THE UNNAMED ROAD AS SHOWN BETWEEN SAID LOT 42 AND LOTS 2, 4 AND 5 OF SAID EL MODENA CITRUS LANDS; THENCE SOUTH 296 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 42 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 50 FEET THROUGH A CENTRAL ANGLE OF 45°24'26" A DISTANCE OF 39.63 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 125 FEET, THROUGH A CENTRAL ANGLE OF 39°36'46" A DISTANCE OF 86.42 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 200 FEET THROUGH A CENTRAL ANGLE OF 24°53'57" A DISTANCE OF 86.91 FEET; THENCE TANGENT TO SAID CURVE NORTH 59°18'23" EAST 83.26 FEET; THENCE EASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 50 FEET THROUGH A CENTRAL ANGLE 175°40'48" A DISTANCE OF 153.31 FEET; THENCE TANGENT TO SAID CURVE SOUTH 54°59'11" WEST 13.57 FEET TO THE SOUTHERLY BOUNDARY OF SAID DEED.

EXCEPTING THEREFROM THAT PORTION OF SAID 20 FOOT WIDE STRIP OF LAND LYING WITHIN CRAWFORD CANYON ROAD.

THE SIDELINES OF SAID 20 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHERLY BOUNDARY OF SAID DEED RECORDED APRIL 20, 1973 IN BOOK 10653, PAGE 420 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING FROM SAID PARCEL A ALL BUILDINGS, IMPROVEMENTS, FIXTURES AND EQUIPMENT THEREON.

PARCEL B:

PARCEL 1:

THAT PORTION OF LOT 42 OF THE EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

EXHIBIT A

(continued)

BEGINNING AT THE CENTERLINE INTERSECTION OF CHAPMAN AVENUE AND THE UNNAMED ROAD AS SHOWN BETWEEN SAID LOT 42 AND LOTS 2, 4 AND 5 OF SAID EL MODENA CITRUS LANDS; THENCE SOUTH 0°13' WEST ALONG THE CENTERLINE OF SAID UNNAMED ROAD, 4 CHAINS; THENCE SOUTH 89°30' EAST 7.5 CHAINS; THENCE NORTH 0°13' EAST 4 CHAINS TO THE CENTERLINE OF SAID CHAPMAN AVENUE; THENCE ALONG SAID CENTERLINE NORTH 89°30' WEST 7.5 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCELS NUMBERED 128 AND 128.1 DESCRIBED IN THE DEED TO THE COUNTY OF ORANGE RECORDED NOVEMBER 20, 1970 IN BOOK 9467 PAGE 326 OF OFFICIAL RECORDS.

SAID LAND IS SHOWN AS PARCEL 1 ON A MAP RECORDED IN BOOK 66, PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF LOT 42 OF THE EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 6 PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE LAND GRANTED TO HILLTOP INVESTMENT CO., A PARTNERSHIP RECORDED APRIL 20, 1973 IN BOOK 10654, PAGE 269 OF OFFICIAL RECORDS, INCLUDED WITHIN A STRIP OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CHAPMAN AVENUE AND THE UNNAMED ROAD AS SHOWN BETWEEN LOT 42 AND LOTS 2, 4 AND 5 OF SAID EL MODENA CITRUS LANDS; THENCE SOUTH 296 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 42 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 50 FEET THROUGH A CENTRAL ANGLE OF 45°24'26" A DISTANCE OF 39.63 FEET; THENCE NORTHEASTERLY ALONG A REVERSE CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 125 FEET THROUGH A CENTRAL ANGLE OF 12°01'32" A DISTANCE OF 26.24 FEET TO THE NORTHERLY BOUNDARY OF SAID DEED.

EXCEPTING THEREFROM THAT PORTION OF SAID 20 FOOT WIDE STRIP OF LAND LYING WITH CRAWFORD CANYON ROAD.

THE SIDELINES OF SAID 20 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED AT ITS NORTHEASTERLY TERMINUS THEREOF SO AS TO TERMINATE IN THE NORTHERLY BOUNDARY OF SAID DEED.

NOTE: SAID PARCELS A AND B HEREINABOVE ARE TOGETHER DESCRIBED OF RECORD AS A WHOLE, BY METES AND BOUNDS, AS FOLLOWS:

THAT PORTION OF LOT 42 OF THE EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF CHAPMAN AVENUE AND THE UNNAMED ROAD AS SHOWN BETWEEN SAID LOT 42 AND LOTS 2, 4 AND 5 OF SAID EL MODENA CITRUS LANDS; THENCE SOUTH 89° 30' 00" EAST 495.00 FEET; THENCE SOUTH 0° 13' 00" WEST 264.00 FEET; THENCE SOUTH 89° 30' 00" EAST 165.00 FEET; THENCE SOUTH 0° 13' 00" WEST 726.00 FEET; THENCE NORTH 89° 30' 00" WEST 412.50 FEET; THENCE NORTH 0° 13' 00" EAST 528.00 FEET; THENCE NORTH 89° 30' 00" WEST 247.50 FEET; THENCE NORTH 0° 13' 00" EAST 462.00 FEET TO THE POINT OF BEGINNING.

EXCEPT PARCEL NO. Z30-157 ACCORDING TO THE FINAL ORDER OF CONDEMNATION, CASE NO. 172993, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 18, 1971, IN BOOK 9767, PAGE 467, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCELS NUMBERED 128 AND 128.1 DESCRIBED IN DEED TO THE COUNTY OF ORANGE, RECORDED NOVEMBER 20, 1970, IN BOOK 9467, PAGE 326, OFFICIAL RECORDS.

EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.

EXCEPTING FROM SAID LAND ALL BUILDINGS AND PERSONAL PROPERTY.