

RECORD AT REQUEST OF,
AND WHEN RECORDED MAIL TO:

County of Orange
CEO/Real Estate
300 North Flower Street
Santa Ana, California 92703

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



NO FEE

2017000179555 2:03 pm 05/03/17

276 415 G02 A04 12

0.00 0.00 0.00 20.00 33.00 0.00 0.00 0.00

ATTN: Jack Stribling

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS AS SHOWN ABOVE

This is to certify that this document is
exempt from recording fees per Govt.
Code Sec. 27383 and is exempt from
Documentary Transfer Tax per Rev. &
Taxation Code Sec. 11922.

By:

Seamp [Signature] County of Orange
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME

A. P. NO.:

- ☐ Unincorporated Area
☒ Incorporated, City of Irvine

Project/Parcel: Bee Canyon/F17-402, CP49A-108
Project: Bee Canyon Channel

GRANT DEED

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

ORANGE COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic, and its successors and assigns,, hereinafter referred to as
"GRANTOR,"

do(es) hereby GRANT to the:

COUNTY OF ORANGE,
a political subdivision of the State of California, hereinafter referred to as "GRANTEE,"

the real property in the County of Orange, State of California, described in Exhibit A, and
illustrated in Exhibit B, (the "Property") which exhibits are attached hereto and by reference
made a part hereof. GRANTOR and GRANTEE, and their respective successors and assigns,
may hereinafter sometimes jointly referred to herein as "Parties" or individually as "Party".

RESERVING therefrom an easement for flood control purposes in, over and across the
Property pursuant to the express terms set forth in Exhibit C, attached hereto and by this
reference made a part hereof.

IT
12P
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The Parties acknowledge that the United States has provided a deed covenant in favor of subsequent owners of the Property warranting that any additional remedial action of hazardous substances found to be necessary after the date of transfer by the United States shall be conducted by the United States, and further acknowledge that Section 330 of the Base Closure and Realignment Act provides an indemnity from the United States in favor of subsequent owners of former federal facilities closed under that Act, which includes the Property, arising out of any claim for personal injury or property damage resulting from the release or threatened release of any hazardous substance or petroleum.

The conveyance of the property rights pursuant to this Grant Deed is not intended to, nor shall anything in this Grant Deed be construed to, transfer to or require the GRANTEE or its successors or assigns, to perform any investigation or response related to hazardous material, or to relieve GRANTOR or its successors or assigns or predecessors in title of any responsibility or liability GRANTOR or its successors or assigns or predecessors in title now has, has had or comes to have with respect to human health or the environment, including but not limited to responsibility or liability relating to hazardous or toxic substances or materials (as such terms as those used in this sentence are defined by statute, ordinance, case law, governmental regulation or other provision of the law). Furthermore, GRANTEE may exercise any rights it may have under law to bring action, if necessary, to recover clean-up costs and penalties paid, if any, from GRANTOR or any others who are ultimately determined by a court of competent jurisdiction and/or a Federal, state or local regulatory or administrative governmental agency or body having jurisdiction, to have responsibility for said hazardous toxic substances or materials upon, within, or under the real property interests transferred pursuant to this Grant Deed. Notwithstanding the forgoing, GRANTOR shall be and remain liable for any hazardous or toxic substances or materials which become located, because of GRANTOR's operations, upon, within, or under the real property interests transferred pursuant to this Grant Deed.

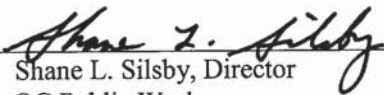
Approved as to Form
Office of the County Counsel
Orange County, California

By: 
Deputy

Date: 3-10-16

GRANTOR

ORANGE COUNTY FLOOD CONTROL
DISTRICT

By: 
Shane L. Silsby, Director
OC Public Works
Per Minute Order dated 07/22/2014

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.

ACKNOWLEDGMENT

State of California
County of Orange

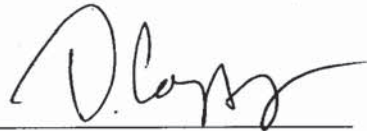
On MARCH 21, 2016 before me, D. COPS, personally
(insert name/title of officer)
appeared SHANE L. SILSBY,

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.

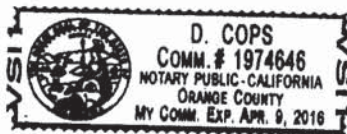
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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 political subdivision, is hereby accepted by order of the Board of Supervisors of the County of Orange, California, acting as the governing board of the COUNTY OF ORANGE, and the COUNTY OF ORANGE consents to recordation thereof by its duly authorized officer.

COUNTY OF ORANGE

Dated: 5/3/2017

By: Shane L. Silsby
Shane L. Silsby, Director
OC Public Works
Per Minute Order dated 7/22/2014

Approved as to Form
Office of the County Counsel
Orange County, California

By: gp
Deputy

Date: 3-10-16

Document: Grant Deed with Flood Control Easement Reservation
Grantor/Grantee: County of Orange/OCFCD

1 **EXHIBIT "A"**

2 **LEGAL DESCRIPTION**

3 **EL TORO RE-USE COMPLEX**

4 **FACILITY NO.: CP49A**

5 **PARCEL NO.: 108**

6 **COUNTY OF ORANGE FEE ACQUISITION WITH**
7 **OCFCD FLOOD CONTROL EASEMENT RESERVATION (F17-402)**

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9
10
11 That certain parcel of land situated in the City of Irvine, County of Orange, State of California,
12 being those portions of Lots 285 and 286 of Block 140 of Irvine's Subdivision as shown on a
13 map thereof recorded in Book 1, Page 88 of Miscellaneous Record Maps, more particularly lying
14 within Parcel III-B-1-G as described in that certain Corrective Grant Deed recorded November
15 28, 2011 as Instrument No. 2011000600091 of Official Records, both in the Office of the County
16 Recorder of said Orange County, included within a strip of land, 50.00 feet wide, the centerline
17 of which is described as follows:

18
19 **COMMENCING** at the westerly corner of the real property described in the Final Judgment and
20 Decree of Condemnation recorded July 12, 1944 in Book 1264, Page 154 of Official Records in
21 said Office of the County Recorder of Orange County as shown on Record of Survey No. 2007-
22 1206 filed in Book 225, Pages 29 through 42 of Records of Surveys in said Office of the County
23 Recorder of Orange County;
24 thence along the southwesterly line of said real property as shown on said Record of Survey
25 South 49°20'21" East 2669.25 feet to the **TRUE POINT OF BEGINNING**;
26 thence North 40°45'11" East 858.55 feet to the northeasterly line of said Parcel III-B-1-G.

27
28 **EXCEPTING THEREFROM** that portion of said strip lying within that certain 35.023 Acre
29 parcel of land described in Quitclaim Deed recorded June 18, 2013 as Instrument No.
30 2013000367242 of Official Records in said Office of the County Recorder of Orange County.

31
32 Said strip of land shall be lengthened or shortened so as to terminate southwesterly in said
33 southwesterly line of Book 1264, Page 154.

34
35 **CONTAINING:** 2186 Square Feet.


36
37
38 **SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

39
40 **EXHIBIT "B"** attached and by this reference made a part hereof.

El Toro Re-Use Complex
CP49A-108
County of Orange Fee Acquisition with
OCFCD Flood Control Easement Reservation (F17-402)

Exhibit "A"

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 5/13/2014
Kurt R. Troxell, L.S. 7854 Date

RBF Consulting
14725 Alton Parkway
Irvine, California 92618
PN 129860.201
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