

RECORD AT REQUEST OF,
AND WHEN RECORDED MAIL TO:

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

ATTN: Jack Stribling

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



NO FEE

2017000179560 2:03 pm 05/03/17

276 415 Q01 A04 7

0.00 0.00 0.00 20.00 18.00 0.00 0.00 0.00

COMPUTER COPY
Not Compared with Original

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: [Signature] county of orange
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM

NAME

A. P. NO.:

- ☐ Unincorporated Area
☒ Incorporated, City of Irvine

Project/Parcel No: Bee Canyon/F17401, 402, 403, 404
Project: Bee Canyon Channel

QUITCLAIM DEED

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

HERITAGE FIELDS EL TORO LLC,
a Delaware limited liability company, hereinafter referred to as "GRANTOR,"

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

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

all RIGHT, TITLE, and INTEREST in and to the easements (the "Easements") (i) evidenced by that certain Grant of Easement, dated November 17, 2010, made by United States of America, acting by and through the Department of the Navy, to GRANTOR, recorded on November 24, 2010 as Instrument No. 2010000631757 in the Official Records of Orange County, California ("Official Records"), and (ii) reserved in that certain Grant Deed, dated June 3, 2011, from GRANTOR to City of Irvine, a California charter city, recorded June 6, 2011 as Instrument No. Instrument No. 2011000277219, and rerecorded November 28, 2011 as Instrument No. 2011000600091, both of Official Records; provided, however, that this quitclaim shall only convey GRANTOR'S right, title and interest in and to the Easements with respect to those portions of the Easements burdening that certain real property in the County of Orange,

State of California, described and depicted on Exhibit X attached hereto and by this reference made a part hereof (the "Quitclaimed Area").

This Quitclaim shall be deemed to apply only to the right, title and interest of GRANTOR in and to the portions of the easements located within the Quitclaimed Area and shall not diminish or affect any other rights of GRANTOR as to the portions of the Easements located outside of the Quitclaimed Area. Upon the recordation of this Quitclaim Deed in the Official Records the Easements will merge fully into the underlying fee interest of GRANTEE, resulting in the termination of the Easements within the Quitclaimed Area. If GRANTEE acquires any portion of the Quitclaimed Area after this Quitclaim Deed is recorded in the Official Records, then that portion of the Easements will merge fully into the underlying fee so acquired by GRANTEE.

GRANTOR:


HERITAGE FIELDS EL TORO, LLC,
a Delaware limited liability company

By: Heritage Fields El Toro Sole Member LLC,
a Delaware limited liability company
Its: Sole Member

By: Heritage Fields LLC,
a Delaware limited liability company
Its: Sole Member

By: Lennar Heritage Fields, LLC,
a California limited liability company
Its: Administrative Member

By: Lennar Homes of California, Inc.,
a California corporation
Its: Sole Member

By: 

Print Name: JOY CONDON

Print Title: VICE PRESIDENT

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

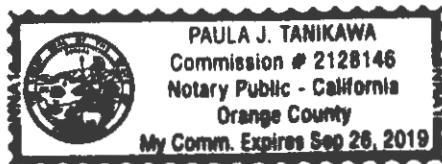
On Jan. 13, 20 16 before me, Paula J. Tanikawa, Notary Public, personally
(insert name/title of officer)
appeared Joy London,

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.

(Seal)



Signature

Paula J. Tanikawa

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 July 22, 2014

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

By: CD
Deputy

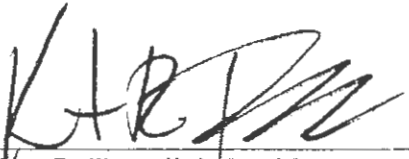
Date: 3-10-16

Document: Quitclaim Deed
Grantor/Grantee: Heritage Fields El Toro, LLC/OCFCD

Bee Canyon Channel
Facility No.: F17
Orange County Flood Control District
Flood Control Easement
(County of Orange, City of Irvine, Department of Navy, Heritage Fields)

Exhibit "X"

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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
H:\pdata\10108417-Admin Legals\Bee Canyon Channel F17-Exh-X-entire area.docx

SCALE: 1"=100'

CITY OF IRVINE
PARCEL III-B-1-D
INSTRUMENT NO.
2011000600091, O.R.
(11/28/2011)

HERITAGE FIELDS
POR. PARCEL CO III-B-1
INSTRUMENT NO.
2011000293986, O.R.
(6/16/2011)

NE'LY LINE —
PARCEL III-B-1-G

RECORD OF SURVEY NO. 2007-1206
R.S.B. 225/29-42

(PARCEL CO III-B-1)
(PARCEL III-B-1-G)

COUNTY OF ORANGE
35.023 ACRE PARCEL
INSTRUMENT NO.
2013000367242, O.R.
(6/18/2013)

CITY OF IRVINE
POR. PARCEL III-B-1-G
INSTRUMENT NO.
2011000600091, O.R.
(11/28/2011)

P.O.C.

SW'LY LINE OF O.R. 1264/154

S49°20'21"E 2669.25'
(N49°20'21"W 8197.39')R1

LOT 286

BLOCK

LOT 285

116'
(PROP. MARINE
WAY R/W)

50'

N40°45'11"E 903.56'

DEPT. OF NAVY
POR. PARCEL III-B
INSTRUMENT NO.
2005000536292, O.R.
(7/12/2005)

(EXAGGERATED
FOR CLARITY)

140

25'25'
50'

T.P.O.B.

OCTA/METROLINK R/R

EXHIBIT "X"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

BEE CANYON CHANNEL
FACILITY NO.: F17
ORANGE COUNTY FLOOD CONTROL DISTRICT
FLOOD CONTROL EASEMENT
CONTAINING: 45,173 S.F.

RBF
CONSULTING

PLANNING • DESIGN • CONSTRUCTION

MAY 13, 2014

PN 129860.201

4725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
949 472 3505 • FAX 949 472 8373 • www.RBF.com