

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

CITY OF IRVINE
One Civic Center Plaza
P.O. Box 19575
Irvine, CA 92623-9575
Attn: City Clerk

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



NO FEE

* \$ R 0 0 0 9 2 8 1 5 5 4 \$ *

2017000204213 2:47 pm 05/18/17

90 SC5 Q01 11
0.00 0.00 0.00 0.00 30.00 0.00 0.00 0.00

(Space Above Line for Recorder's Use)

Free recording Requested per Government Code Section 6103
6C 21383

In accordance with Section 11922 of the California Revenue and
Taxation Code, transfer of the property to the County of Orange is
exempt from the payment of a documentary transfer tax.

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QUITCLAIM DEED

(Marine Way Realignment (Area B) – County to City)

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, COUNTY OF ORANGE, a political subdivision of the State of California ("Grantor"), hereby grants to the CITY OF IRVINE, a California charter city ("Grantee"), that certain real property (the "Property") located in the City of Irvine, County of Orange, State of California, described in the legal description attached hereto as Exhibit "A" and the depiction attached hereto as Exhibit "B", each incorporated herein by this reference.

TOGETHER WITH Grantor's title to the following to the extent transferred to Grantor through the HF Grant Deed and/or the City Quitclaim Deed referred to below: all buildings, facilities, roadways, rail lines, and other infrastructure, including those MCAS El Toro storm drainage systems, sewer systems, and the electrical, natural gas, telephone, and water utility distribution systems located thereon, and any other improvements on the Property; all hereditaments and tenements therein and reversions, remainders, issues, profits, privileges and other rights belonging or related thereto; and all rights to minerals, gas, oil, and water.

GRANTEE HEREBY COVENANTS AND AGREES, for itself and on behalf of its successors and assigns as to all or any portion of the Property, that, with respect to the Property:

(i) Grantee shall be bound by the terms, reservations, easements, covenants, conditions, restrictions and agreements set forth in that certain Quitclaim Deed and Environmental Restriction Pursuant to Civil Code Section 1471 For Parcels CO I-D, CO II-B, CO II-K, CO II-N, CO II-O, CO III-B-1 and CO III-B-2, dated April 7, 2011, from the United States of America, acting by and through the Department of the Navy ("United States"), to Heritage Fields El Toro, LLC, a Delaware limited liability company ("HF"), recorded on June 3, 2011 as Instrument No. 2011-276334 in the Official Records ("Official Records") of Orange County, California, and re-recorded on June 16, 2011 as Instrument No. 2011-293986 in the Official Records (the "Government Quitclaim");

(ii) Any obligations imposed on HF pursuant to the Government Quitclaim and subsequently imposed on Grantee through that certain Grant Deed dated June 3, 2011, from HF to Grantee, recorded on June 6, 2011 as Instrument No. 2011-277219 in the Official Records, and corrected by that certain Corrective Grant Deed dated August 29, 2011, from HF to Grantee, recorded on November 28, 2011, as Instrument No. 2011-600091 in the Official Records (the "HF Grant Deed"), which obligations, subsequent to the recording of the HF Grant Deed, were imposed on Grantor through that certain Quitclaim Deed dated August 29, 2011, from Grantee to Grantor, recorded on June 18, 2013, as Instrument No. 2013-367242 in the Official Records (the "City Quitclaim Deed"), shall be the sole obligation of Grantee; and

(iii) Grantee shall be bound by the terms, conditions, obligations, and agreements set forth in that certain Covenant to Restrict Use of Property - Environmental Restriction between the United States and the California Environmental Protection Agency, Department of Toxic Substances Control, recorded on May 27, 2011 as Instrument No. 2011000265425 in the Official Records (the "CRUP"), including compliance with the following as they relate to the Property: (a) the Final ROD, Operable Unit 1, Site 18-Regional Volatile Organic Compound Groundwater Plume, Operable Unit 2A, Site 24-VOC Source Area issued by the United States in June 2002, as amended in February 2006 by the Final Explanation of Significant Differences (ESD), Site 18 - Regional Volatile Organic Compound Plume (Operable Unit 1), Site 24 - VOC Source Area (Operable Unit 2A); (b) the Final 100 Percent Design Submittal, Shallow Groundwater Unit Remedial Action, IRP Site 24, Volatile Organic Compounds Source Area, dated March 2005; and (c) the Final Performance Monitoring and Sampling and Analysis Plan, OU 1 and OU2A Groundwater Remedy, dated August 2007 issued as part of a comprehensive Operation and Maintenance Plan for the Site 18 (OU-1) and Site 24 (OU-2A) remedy.

GRANTOR HEREBY ASSIGNS TO GRANTEE, all rights, title and interests in and to all covenants, representations and warranties made by the United States in favor of HF in the Government Quitclaim and assigned to Grantor through the City Quitclaim Deed to the fullest extent such covenants, representations and warranties (i) are assignable, (ii) were assigned to Grantor pursuant to said City Quitclaim Deed, and (iii) apply to the Property.

GRANTEE ACKNOWLEDGES AND AGREES THAT, Grantee's use of the Property shall be subject to the terms and conditions of that certain Property Tax Transfer and Pre-Annexation Agreement Regarding the Annexation and Re-Use of Former MCAS El Toro, entered into on or about March 4, 2003, by and among Grantor, the Irvine Redevelopment Agency (the "Agency"), and Grantee, and that neither Grantor nor any of Grantor's officers, officials, employees, agents, representatives, contractors, successors or assigns, has made any representation or warranty to Grantee as to the usability generally of the Property, or as to its fitness for any particular use or activity by, of, or for Grantee. By this Quitclaim Deed, the Property is or will be delivered to Grantee "AS IS, WHERE IS AND WITH ALL FAULTS."

GRANTOR'S CONVEYANCE HEREUNDER IS SUBJECT TO (i) all exceptions and reservations of HF as contained in the Quitclaim Deed with respect to the Property, (ii) all matters of record, and (iii) all matters that would be disclosed by an inspection and survey of the Property.

[signatures begin on next page]

Dated: May 18, 2017.

Approved as to form
Office of County Counsel
Orange County, California

By: Michael H. Hanks
Deputy

Date: 3-28-17

"Grantor"

COUNTY OF ORANGE,
a political subdivision of the State of California

By: Scott J. Mayer

Print Name: SCOTT D. MAYER

Print Title: CHIEF REAL ESTATE OFFICER

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 ORANGE)

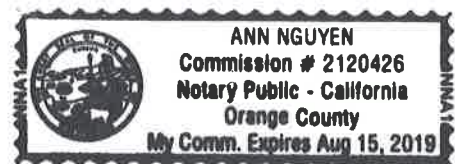
On May 10, 2017, before me, Ann Nguyen, a Notary Public,
personally appeared Scott Mayer who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized 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.

Ann Nguyen
Notary Public

(Seal)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated May 18, 2017, from County Of Orange, a political subdivision of the State of California, to the City of Irvine, a California charter city, is hereby accepted by the undersigned City Engineer on behalf of the City Council of the City of Irvine pursuant to authority conferred by Ordinance No. 83-4 of such City Council adopted on the 12th day of April, 1983, and revised by Ordinance No. 92-19 adopted on the 27th day of October, 1992, and the City consents to recordation thereof by its duly authorized officer. Pursuant to authority conferred by Ordinance No. 07-12 adopted on the 27th day of May, 2007, the City Engineer hereby accepts said real property into the city street system on behalf of the City Council, subject to completion and City acceptance of street improvements.


James Houlihan, City Engineer
City of Irvine

Date: 5/18/17

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 ORANGE)

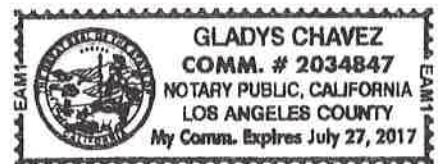
On May 18, 2017, before me, Gladys Chavez, a Notary Public, personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized 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.


Notary Public

(Seal)



1 **EXHIBIT "A"**

2 **LEGAL DESCRIPTION**

3 **MARINE WAY REALIGNMENT**

4 **County of Orange**

5
6
7
8
9
10 That certain parcel of land situated in the City of Irvine, County of Orange, State of California,
11 being that portion of Lot 286 of Block 140 of Irvine's Subdivision as shown on a map thereof filed
12 in Book 1, Page 88 of Miscellaneous (Record) Maps, lying within the 35.023 Acre Parcel described
13 in that certain Quitclaim Deed to the County of Orange recorded June 18, 2013 as Instrument No.
14 2013000367242 of Official Records in said Office of the County Recorder of Orange County,
15 described as follows:

16
17 **PROPOSED CENTERLINE OF MARINE WAY (For Reference Purposes)**

18
19 **COMMENCING** at the 2 ½" brass cap stamped "USN, 122, R.E. 1018, S785, 1946, 250, 286,
20 140" monumenting the intersection of the northeasterly line of Parcel 25 of that certain 100.00 feet
21 wide right-of-way of the Orange County Transportation Authority (OCTA), as described in
22 Correction Grant Deed recorded September 16, 1993 as Instrument No. 93-0624721 of Official
23 Records in said Office of the County Recorder of Orange County, with the northwesterly line of
24 said Lot 286 as shown on Record of Survey No. 2011-1042 filed in Book 254, Pages 21 through
25 36 inclusive, of Records of Surveys in said Office of the County Recorder of Orange County;
26 thence along said northwesterly line of Lot 286 North 40°39'31" East 885.83 feet to a point
27 hereinafter referred to as Point "A", said point being the **TRUE POINT OF BEGINNING**; thence
28 leaving said northwesterly line South 49°20'10" East 40.50 feet to a point hereinafter referred to
29 as Point "B"; thence continuing South 49°20'10" East 109.36 feet to the beginning of a tangent
30 curve concave northeasterly and having a radius of 1880.00 feet; thence along said curve
31 southeasterly 280.96 feet through a central angle of 08°33'46"; thence tangent from said curve
32 South 57°53'56" East 332.59 feet to a point hereinafter referred to as Point "C"; thence continuing
33 South 57°53'56" East 690.19 feet to the beginning of a tangent curve concave southwesterly and
34 having a radius of 1880.00 feet; thence along said curve southeasterly 252.80 feet through a central
35 angle of 07°42'16"; thence tangent from said curve South 50°11'40" East 150.00 feet to the
36 beginning of a tangent curve concave southwesterly and having a radius of 1880.00 feet; thence
37 along said curve southeasterly 386.23 feet through a central angle of 11°46'15"; thence tangent
38 from said curve South 38°25'25" East 20.86 feet to a point hereinafter referred to as Point "D";
39 thence continuing South 38°25'25" East 454.22 feet to a point hereinafter referred to as Point "E";
40 thence continuing South 38°25'25" East 229.21 feet to the beginning of a tangent curve concave
41 northeasterly and having a radius of 1880.00 feet; thence along said curve southeasterly 214.06
42 feet through a central angle of 06°31'26" to a point hereinafter referred to as Point "F", a radial
43 line of said curve from said point bears North 45°03'09" East; thence continuing along said curve
44 southeasterly 161.05 feet through a central angle of 04°54'29"; thence tangent from said curve
45 South 49°51'20" East 241.03 feet to a point hereinafter referred to as Point "G".
46

MARINE WAY REALIGNMENT
County of Orange

Exhibit "A"
Legal Description



PARCEL 1 CP49A-102.1

COMMENCING at Point "C" described hereinbefore in the proposed centerline of Marine Way; thence along said proposed centerline South 57°53'56" East 690.19 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1880.00 feet; thence along said curve southeasterly 252.80 feet through a central angle of 07°42'16"; thence tangent from said curve South 50°11'40" East 150.00 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1880.00 feet; thence along said curve southeasterly 386.23 feet through a central angle of 11°46'15"; thence tangent from said curve South 38°25'25" East 20.86 feet to Point "D" described hereinbefore in the proposed centerline of Marine Way; thence leaving said proposed centerline at a right angle South 51°34'35" West 62.33 feet to the northeasterly line of said 35.023 Acre Parcel, said point being on a non-tangent curve concave southwesterly and having a radius of 1352.00 feet, a radial line of said curve from said point bears North 55°40'56" East, said point being the **TRUE POINT OF BEGINNING**; thence along said northeasterly line through the following courses: along said curve northwesterly 374.64 feet through a central angle of 15°52'36"; thence tangent from said curve North 50°11'40" West 533.21 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1352.00 feet; thence along said curve northwesterly 419.03 feet through a central angle of 17°45'29"; thence tangent from said curve North 67°57'09" West 161.71 feet to a line which bears North 32°06'04" East and passes through Point "C" described hereinbefore, thence leaving said northeasterly line, along a line parallel, concentric with and 58.00 feet southwesterly from said proposed centerline of Marine Way, South 57°53'56" East 690.19 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1822.00 feet; thence along said curve southeasterly 245.00 feet through a central angle of 07°42'16"; thence tangent from said curve South 50°11'40" East 150.00 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1822.00 feet; thence along said curve southeasterly 184.62 feet through a central angle of 05°48'21" to an intersection with a non-tangent curve concave southwesterly and having a radius of 1819.00 feet, a radial line of said curve from said intersection bears South 46°47'27" West; thence along said curve southeasterly 188.50 feet through a central angle of 05°56'15"; thence non-tangent from said curve South 37°16'41" East 21.89 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: 28,406 Square Feet.

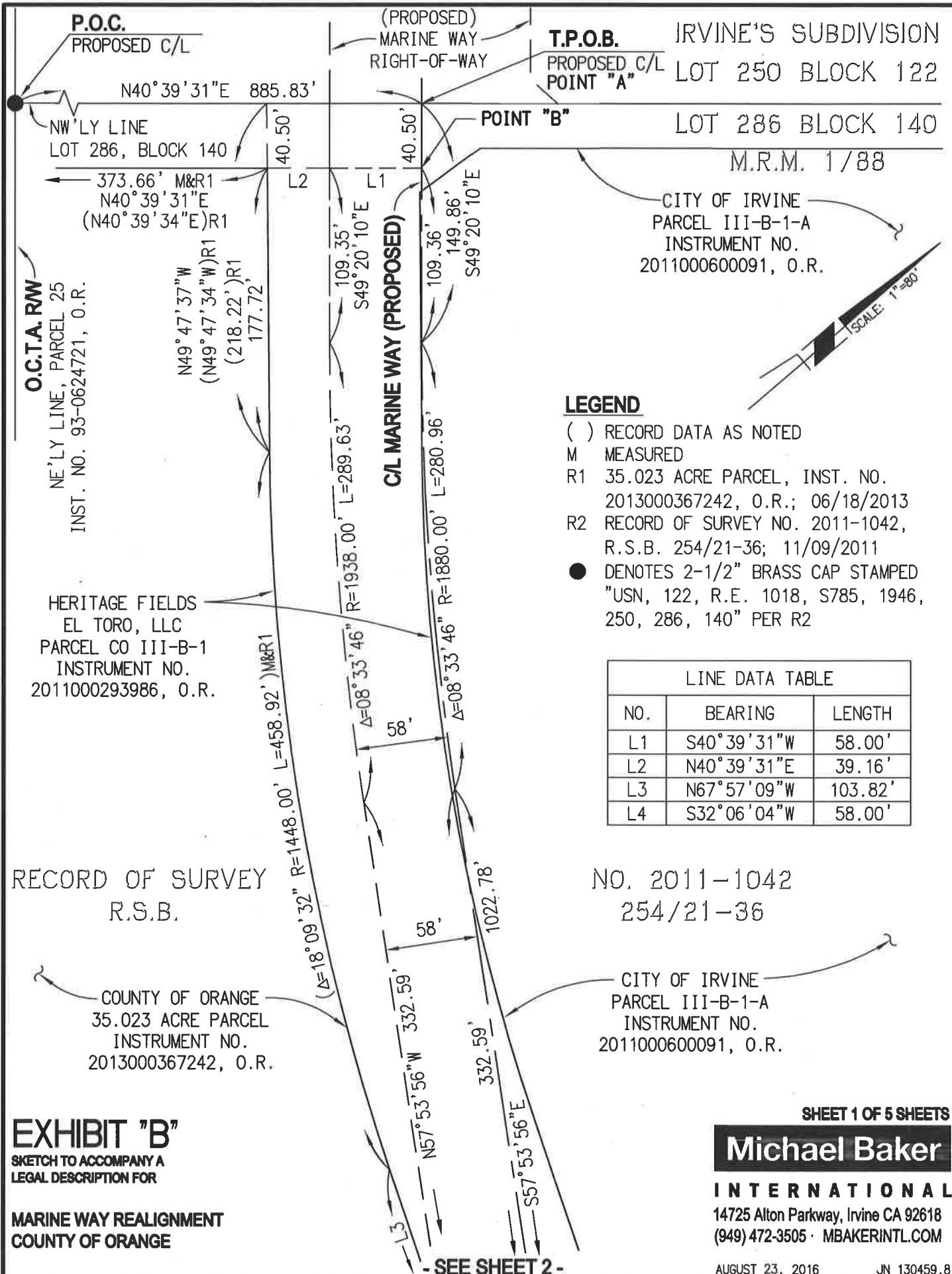
SUBJECT TO covenants, conditions, reservations, restrictions, right-of-way and easements of record, if any.

All as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part.

William G. Cox, L.S. 6673 Date
Michael Baker International
14725 Alton Parkway
Irvine, California 92618
JN 130459.8
H:\pdata\10108417\Admin\Legals\Marine Way ROW GPN\30459-LGL-OCHF.docm





LEGEND

- () RECORD DATA AS NOTED
- M MEASURED
- R1 35.023 ACRE PARCEL, INST. NO. 2013000367242, O.R.; 06/18/2013
- R2 RECORD OF SURVEY NO. 2011-1042, R.S.B. 254/21-36; 11/09/2011
- DENOTES 2-1/2" BRASS CAP STAMPED "USN, 122, R.E. 1018, S785, 1946, 250, 286, 140" PER R2

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S40°39'31"W	58.00'
L2	N40°39'31"E	39.16'
L3	N67°57'09"W	103.82'
L4	S32°06'04"W	58.00'

NO. 2011-1042
254/21-36

CITY OF IRVINE
PARCEL III-B-1-A
INSTRUMENT NO.
2011000600091, O.R.

COUNTY OF ORANGE
35.023 ACRE PARCEL
INSTRUMENT NO.
2013000367242, O.R.

EXHIBIT "B"
SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

**MARINE WAY REALIGNMENT
COUNTY OF ORANGE**

SHEET 1 OF 5 SHEETS

Michael Baker

INTERNATIONAL
14725 Alton Parkway, Irvine CA 92618
(949) 472-3505 · MBAKERINTL.COM

AUGUST 23, 2016

JN 130459.8

- SEE SHEET 1 -

LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	N67°57'09"W	103.82'
L4	S32°06'04"W	58.00'

LEGEND

- () RECORD DATA AS NOTED
 M MEASURED
 R1 35.023 ACRE PARCEL, INST. NO. 2013000367242, O.R.; 06/18/2013
 R2 RECORD OF SURVEY NO. 2011-1042, R.S.B. 254/21-36; 11/09/2011
 ● DENOTES 2-1/2" BRASS CAP STAMPED "USN, 122, R.E. 1018, S785, 1946, 250, 286, 140" PER R2

LOT 286
BLOCK 140

COUNTY OF ORANGE
35.023 ACRE PARCEL
INSTRUMENT NO.
2013000367242, O.R.

RECORD OF SURVEY
R.S.B.

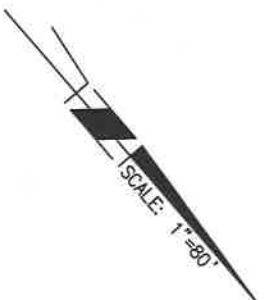
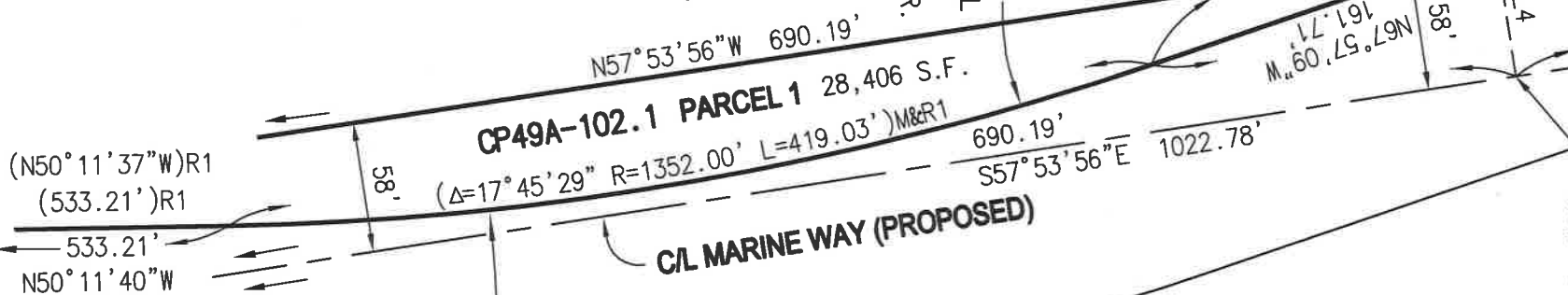


EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

MARINE WAY REALIGNMENT
COUNTY OF ORANGE

P.O.C. PARCEL 1
POINT "C"



C/L MARINE WAY (PROPOSED)

IRVINE'S SUBDIVISION
M.R.M. 1 / 88

CITY OF IRVINE
PARCEL 111-B-1-A
INSTRUMENT NO.
2011000600091, O.R.

NO. 2011-1042
254/21-36

HERITAGE FIELDS
EL TORO, LLC
PARCEL CO 111-B-1
INSTRUMENT NO.
2011000293986, O.R.

SHEET 2 OF 6 SHEETS

Michael Baker

INTERNATIONAL
14725 Alton Parkway, Irvine CA 92618
(949) 472-3505 · MBAKERINTL.COM

AUGUST 23, 2016

JN 130459.8

- SEE SHEET 3 -

- SEE SHEET 2 -

LEGEND

- () RECORD DATA AS NOTED
- M MEASURED
- R1 35.023 ACRE PARCEL, INST. NO. 2013000367242, O.R.; 06/18/2013
- R2 RECORD OF SURVEY NO. 2011-1042, R.S.B. 254/21-36; 11/09/2011
- DENOTES 2-1/2" BRASS CAP STAMPED "USN, 122, R.E. 1018, S785, 1946, 250, 286, 140" PER R2

COUNTY OF ORANGE
35.023 ACRE PARCEL
INSTRUMENT NO.
2013000367242, O.R.

CP49A-102.1
PARCEL 1
28,406 S.F.

RECORD OF SURVEY
R.S.B.

LOT 286
BLOCK 140

CITY OF IRVINE
PARCEL III-B-1-A
INSTRUMENT NO.
2011000600091, O.R.

NO. 2011-1042
254/21-36

HERITAGE FIELDS
EL TORO, LLC
PARCEL CO III-B-1
INSTRUMENT NO.
2011000293986, O.R.

IRVINE'S SUBDIVISION
M.R.M. 1/88

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

MARINE WAY REALIGNMENT
COUNTY OF ORANGE

- SEE SHEET 4 -

SHEET 3 OF 5 SHEETS

Michael Baker

INTERNATIONAL

14725 Alton Parkway, Irvine CA 92618
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AUGUST 23, 2016

JN 130459.8

COUNTY OF ORANGE
35.023 ACRE PARCEL
INSTRUMENT NO.
2013000367242, O.R.

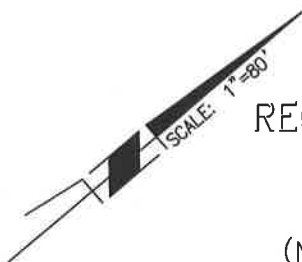
IRVINE'S SUBDIVISION
M.R.M. 1/88

LEGEND

- () RECORD DATA AS NOTED
M MEASURED
R1 35.023 ACRE PARCEL, INST. NO.
2013000367242, O.R.; 06/18/2013
R2 RECORD OF SURVEY NO. 2011-1042,
R.S.B. 254/21-36; 11/09/2011
● DENOTES 2-1/2" BRASS CAP STAMPED
"USN, 122, R.E. 1018, S785, 1946,
250, 286, 140" PER R2

LINE DATA TABLE		
NO.	BEARING	LENGTH
L5	S51°34'35"W	62.33'
L6	S37°16'41"E	21.89'
L7	N40°33'29"E	69.28'
L8	N40°33'29"E	34.77'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°52'53"	1352.00'	44.39'
C2	(06°26'26"	1448.00'	162.77')
C3	07°48'39"	1448.00'	197.40'



RECORD OF SURVEY
R.S.B.

(N40°33'32"E)R1
N40°33'29"E 854.10'

DEPARTMENT OF NAVY
POR. PARCEL III-B
INSTRUMENT NO.
2005000536292, O.R.

EXHIBIT "B"
SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

**MARINE WAY REALIGNMENT
COUNTY OF ORANGE**

CP49A-102.1
PARCEL 1
28,406 S.F.

T.P.O.B.
PARCEL 1

HERITAGE FIELDS
EL TORO, LLC
PARCEL CO III-B-1
INSTRUMENT NO.
2011000293986, O.R.

- SEE SHEET 3 -

LOT 286
BLOCK 140

CITY OF IRVINE
PARCEL III-B-1-A
INSTRUMENT NO.
2011000600091, O.R.

CITY OF IRVINE
PARCEL III-B-1-D
INSTRUMENT NO.
2011000600091, O.R.

NO. 2011-1042
254/21-36

SHEET 4 OF 5 SHEETS

Michael Baker

INTERNATIONAL
14725 Alton Parkway, Irvine CA 92618
(949) 472-3505 · MBAKERINTL.COM

AUGUST 23, 2016

JN 130459.8

- SEE SHEET 5 -

LEGEND

() RECORD DATA AS NOTED

M MEASURED

R1 35.023 ACRE PARCEL, INST. NO.
2013000367242, O.R.; 06/18/2013

R2 RECORD OF SURVEY NO. 2011-1042,
R.S.B. 254/21-36; 11/09/2011

● DENOTES 2-1/2" BRASS CAP STAMPED
"USN, 122, R.E. 1018, S785, 1946,
250, 286, 140" PER R2

DEPARTMENT OF NAVY
POR. PARCEL III-B
INSTRUMENT NO.
2005000536292, O.R.

RECORD OF SURVEY
R.S.B.

IRVINE'S SUBDIVISION
M.R.M. 1/88

LINE DATA TABLE

NO.	BEARING	LENGTH
L9	S45°03'09"W	68.00'
L10	S40°08'40"W	47.82'

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C3	07°48'39"	1448.00'	197.40'
C4	(43°20'30")	92.00'	69.59')
C5	(92°04'57")	108.00'	173.57')
C6	(45°34'23")	92.00'	73.18')

M&R2

M&R2

M&R2

- SEE SHEET 4 -

C/L MARINE WAY (PROPOSED)

NO. 2011-1042
254/21-36

POINT "F"

LOT 285
BLOCK 140

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR

MARINE WAY REALIGNMENT
COUNTY OF ORANGE

SHEET 5 OF 5 SHEETS

Michael Baker

INTERNATIONAL

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AUGUST 23, 2016

JN 130459.8