

RECORDED AT REQUEST OF:
AND WHEN RECORDED MAIL TO:

County of Orange
Sheriff-Coroner Department
320 North Flower, 6th Floor
Santa Ana, California 92703
Attn: Financial/Administrative Services

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder



NO FEE
2003000369248 02:05pm 04/03/03
130 11 G02 8
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FREE RECORDING REQUESTED PER
GOVERNMENT CODE SECTION 27383
MAIL TAX STATEMENTS TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ -0-

- ☐ Computed on the consideration or value of property conveyed; OR
☐ Computed on the consideration or value less liens or encumbrances remaining at time of sale.
☒ Exempt per Revenue & Taxation Code Section 11922

A.P. No.: *portion of parcels*
002-231-04 and 22

By: *Carole Condon*

PFRD Real Estate Services

- ☐ Unincorporated area
☒ Incorporated, City of Orange

Project/Parcel No: E01-1105.1

Project: Santa Ana River Channel

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ORANGE COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, Grantor,
does hereby grant to:

COUNTY OF ORANGE, a body corporate and politic, Grantee,

the real property in the County of Orange, State of California, described in Exhibit "A" attached hereto and by reference made a part hereof.

This grant is subject to:

1. The reservations and restrictions described herein below:

Reservations

Grantor hereby reserves an ingress and egress easement in, over, and across the property described in this Deed for purposes of access to Grantor's adjacent property. This easement includes Grantor's right to use and pass through any and all gates on the property as needed for such access.

Restrictions

The use of the property described in this Deed shall be limited to the construction, operation, and maintenance of a surface parking lot. No buildings, or permanent structures of any kind, with the exception of fencing, shall be placed on the property. A breach of the foregoing condition shall cause the property to automatically and unconditionally revert to Grantor, or its successors or assigns.

Grantee herein agrees and covenants by its acceptance of this Deed, that in the event of a breach of the foregoing condition, Grantee shall convey the property to Grantor, free and clear of any and all liens, encumbrances, or claims suffered by Grantee or arising in any way connected with the use of the property as a surface parking lot. In the event of reversion, Grantee shall execute a grant deed in favor of Grantor and deliver said deed to Grantor upon written notice from Grantor that Grantee is in breach of said forgoing condition.

2. The terms and conditions contained in that certain Purchase Agreement dated June 20, 2000 between Grantor and Grantee, including, but not limited to, the following:
 - A. Grantee shall have all maintenance obligations for fencing installed on the property by Grantee. Any and all graffiti placed on said fencing which is visible from Grantor's adjacent land shall be removed by Grantee within 48 hours of placement.
 - B. Grantee shall indemnify, defend with counsel approved by Grantor, and save Grantor and its elected and appointed officials, officers, agents, employees, and contractors harmless from any or all penalties, liabilities, or losses resulting from claims or court actions arising directly or indirectly out of any injury to persons or damage to property by reason of the acts or omissions, intentional or otherwise, of Grantee or its agents, employees, or contractors, or resulting from Grantor's operation, maintenance, repair, reconstruction, replacement, or enlargement of the adjacent flood control facility or from flood or overflow conditions. If Grantor undertakes to represent itself as co-defendant in such legal action, Grantee shall pay to Grantor its litigation costs and expenses and expert witness and attorney's fees. If judgment is entered against Grantee and Grantor by a court of competent jurisdiction because of the concurrent active negligence of Grantee and Grantor, both parties agree that liability will be apportioned as determined by the court. Neither party shall request a jury apportionment.
3. All other matters of record and matters apparent or known to Grantee.

Dated 3/25/03

ORANGE COUNTY FLOOD CONTROL DISTRICT

SIGNED AND CERTIFIED THAT A COPY OF
THIS DOCUMENT HAS BEEN DELIVERED
TO THE CHAIRMAN OF THE BOARD

By Thomas C. Paulin
Chairman, Board of Supervisors

Darlene J. Bloom
DARLENE J. BLOOM 4/6/00 #17
Clerk of the Board of Supervisors, governing
board of the Orange County Flood Control
District, Orange County, California



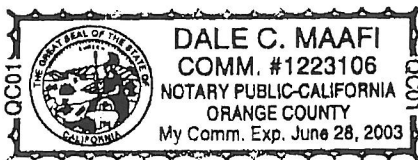
STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

ACKNOWLEDGEMENT

On March 26, 2003 before me, Dale C. Maafl, a Notary Public in and for said
County and State, personally appeared Susan Novak,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons(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 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.

WITNESS my hand and official seal.

Signature Dale C. Maafl



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 order of the Board of Supervisors of Orange
County, California, and the COUNTY OF ORANGE consents to recordation thereof by its duly authorized officer.

COUNTY OF ORANGE

Dated 3/25/03

By Thomas C. Paulin
Chairman, Board of Supervisors

Document: Grant Deed

Grantor/Grantee: Orange County Flood Control District/County of Orange

APPROVALS

Approved as to form: Laurence M. Watson, County Counsel	Legal description reviewed and approved by PFRD ROWP:
By <u>Daniel P. Jones</u> Date <u>5/23/00</u>	By <u>J. D. Paulin</u> Date <u>5/18/00</u>



SIGNED AND CERTIFIED THAT A COPY OF
THIS DOCUMENT HAS BEEN DELIVERED TO
THE CHAIRMAN OF THE BOARD

ATTEST:

Susan Bloch for

DARLENE J. BLOOM
CLERK OF THE BOARD OF SUPERVISORS
ORANGE COUNTY, CALIFORNIA

Legal Description

That portion of the "Dawn Tract" in the County of Orange, State of California, as shown on a map thereof filed in Book 8, Page 21 of Miscellaneous Maps, records of said County of Orange, and that portion of the "Potts, Borden and Sidwell Tract" in said County of Orange, as shown on a map thereof recorded in Book 4, Page 624 of Miscellaneous Records of Los Angeles County, California, and that portion of the "Lockhart Tract" in said County of Orange, as shown on a map thereof recorded in Book 4, Pages 512 and 513 of Miscellaneous Records of said Los Angeles County, described as a whole as follows:

Commencing at the southerly terminus of that certain tangent portion of the centerline of The City Drive, said southerly terminus being monumented as shown on a map filed in Book 62, Page 43 of Parcel Maps, records of said County of Orange, from which the intersection of the centerlines of The City Drive and Chapman Avenue, monumented as shown on said parcel map, bears North $00^{\circ}40'40''$ East a distance of 1245.78 feet (shown as North $00^{\circ}12'43''$ West a distance of 1245.75 feet on said parcel map); thence North $00^{\circ}40'40''$ East, along said centerline of The City Drive, a distance of 105.44 feet to the intersection of said centerline with the westerly prolongation of the southerly line of Parcel 1 as per said parcel map; thence South $89^{\circ}19'04''$ East, along the westerly prolongation of said southerly line (shown as North $89^{\circ}47'27''$ East on said parcel map), to the southwest corner of said Parcel 1, said corner being 50.00 feet easterly of the centerline of The City Drive; thence South $89^{\circ}19'04''$ East, along the southerly line of said Parcel 1, a distance of 885.52 feet (shown as North $89^{\circ}47'27''$ East a distance of 885.46 feet on said parcel map); thence North $66^{\circ}51'48''$ East (shown as North $65^{\circ}58'13''$ East on said parcel map) a distance of 35.14 feet; thence North $53^{\circ}06'09''$ East (shown as North $52^{\circ}12'31''$ East on said parcel map) a distance of 49.90 feet; thence South $89^{\circ}21'42''$ East (shown as North $89^{\circ}44'50''$ East on said parcel map) a distance of 48.25 feet; thence South $59^{\circ}58'55''$ East (shown as North $60^{\circ}52'18''$ West on said parcel map) a distance of 26.00 feet; thence South $89^{\circ}21'34''$ East, continuing along the southerly line of said Parcel

1, a distance of 517.81 feet to a point being the easterly terminus of that certain course shown as North 89°44'50" East a distance of 517.83 feet on said parcel map, said course being monumented as shown thereon, said point also being the southerly terminus of that certain southeasterly course of the land described in the Grant Deed to the Regents of University of California recorded July 1, 1976 in Book 11795, Page 1282 of Official Records of said County, shown therein as North 40°51'57" West 42.00 feet; thence North 39°58'21" West, along said course, a distance of 42.00 feet; thence North 50°01'26" East, continuing along the southerly line of the land described in said Grant Deed (shown as North 49°08'03" East in said Grant Deed) a distance of 98.23 feet to a point on the easterly line of said Parcel 1 from which the southerly terminus thereof bears South 39°58'34" East a distance of 251.06 feet; thence South 39°58'34" East (shown as North 40°51'57" West on said parcel map, and as South 39°58'49" East in the following described Instrument), along the westerly right-of-way line of the Southern Pacific Railroad as shown on said parcel map, a distance of 420.49 feet to a point being the northerly most corner of the land described in the Grant Deed to the State of California recorded October 6, 1995 in Instrument 19950440367 of Official Records of said County, said point being South 39°58'34" East 169.43 feet from the easterly most corner of said Parcel 1, said point also being the beginning of a non-tangent curve concave northeasterly and having a radius of 5161.86 feet (shown as a grid distance of 5161.75 feet in said instrument), a radial line through said point bears South 54°00'31" West (shown as South 54°00'16" West in said instrument); thence southeasterly along the arc of said curve through a central angle of 3°58'30" (shown as 3°58'36" in said instrument) a distance of 358.11 feet (shown as a grid distance of 358.27 feet in said instrument) to a point on the northwesterly line of the 600.00 foot-wide strip of land described as "Parcel 1" in the deed to the County of Orange recorded May 25, 1932 in Book 557, Page 264 of Official Records of said County, said point being the beginning of a non-tangent curve, concave northwesterly, from which the radius point thereof bears North 59°16'41" West a distance of 700.00 feet; thence southwesterly along the northwesterly line of said 600.00 foot-wide strip of land and along the arc of said curve through a central angle of 3°23'32" a distance of 41.44 feet to a point, said point being the westerly terminus of that certain course shown as South 39°58'04" East a grid distance of 439.07 feet in Parcel No. 200875-5 of Easement Deed to the State of California

recorded September 4, 1998 in Instrument 19980593748 of Official Records of said County, said point also being the **TRUE POINT OF BEGINNING**; thence continuing along the northwesterly line of said 600.00 foot-wide strip of land, and along the arc of said curve, through a central angle of $12^{\circ}51'10''$ a distance of 157.03 feet; thence continuing along the northwesterly line of said 600.00 foot-wide strip of land, South $46^{\circ}58'01''$ West a distance of 26.96 feet to the beginning of a curve concave southeasterly having a radius of 2300.00 feet; thence continuing along the northwesterly line of said 600.00 foot-wide strip of land and along the arc of said curve through a central angle of $22^{\circ}34'47''$ a distance of 906.41 feet to a point on the southerly terminus of said 600.00 foot-wide strip of land and the northerly line of the 630.00 foot-wide strip of land described as "Parcel 2" in said deed to the County of Orange recorded May 25, 1932; thence North $65^{\circ}36'46''$ West along said northerly line, said line being radial to the previously described curve, a distance of 15.00 feet to the northwesterly corner of said 630.00 foot-wide strip of land; thence South $24^{\circ}23'14''$ West along the northwesterly line of said 630.00 foot-wide strip of land a distance of 1060.14 feet to a point, said point being the most easterly corner of the land described as Parcel 1 in the Grant Deed to the State of California recorded November 6, 1962 in Book 6311, Page 631 of Official Records of said County, said point being 150.00 feet northerly of the centerline of the Garden Grove Freeway (as measured at right angles thereto) as shown on a map filed in Book 85, Page 1 of Records of Survey, records of said County; thence South $88^{\circ}50'31''$ East, along a line parallel with said freeway centerline (said centerline shown as North $88^{\circ}50'55''$ West on said map and South $88^{\circ}50'38''$ East on California Division of Highways Right-of-Way Map F-1255 filed as Garden Grove Freeway Plan #8461 in the office of the County Surveyor of said County), a distance of 143.64 feet to a point on the easterly line of the westerly 132.00 feet of said 630.00 foot-wide strip of land (as measured at right angles thereto); thence North $24^{\circ}23'14''$ East, along the easterly line of said westerly 132.00 feet, a distance of 897.37 feet; thence South $65^{\circ}36'46''$ East a distance of 3.00 feet; thence North $24^{\circ}23'14''$ East, along the easterly line of the westerly 135.00 feet of said 630.00 foot-wide strip of land, a distance 106.11 feet to a point on the northerly line of said 630.00 foot-wide strip of land and the southerly line of the previously described 600.00 foot-wide strip of land, said point being on the easterly line of the westerly 120.00 feet of said 600.00 foot-wide strip of land (as measured at right angles thereto), said point also being

the beginning of a curve concave southeasterly having a radius of 2180.00 feet; thence northeasterly along the easterly line of said westerly 120.00 feet and along the arc of said curve through a central angle of $3^{\circ}18'00''$ a distance of 125.56 feet; thence North $62^{\circ}18'46''$ West, along a line radial to said curve, a distance of 3.00 feet to a point on the easterly line of the westerly 117.00 feet of said 600.00 foot-wide strip of land, said point being the beginning of a curve concave southeasterly having a radius of 2183.00 feet, said curve being concentric with the previously described curve; thence northeasterly along the easterly line of said westerly 117.00 feet and along the arc of said curve through a central angle of $19^{\circ}16'47''$ a distance of 734.57 feet; thence North $46^{\circ}58'01''$ East, along the easterly line of said westerly 117.00 feet, a distance of 26.96 feet; thence North $43^{\circ}01'59''$ West a distance of 37.00 feet to a point on the easterly line of the westerly 80.00 feet of said 600.00 foot-wide strip of land, said point being the beginning of a curve concave northwesterly having a radius of 780.00 feet, said curve being concentric with the curve previously described herein having a radius of 700.00 feet; thence northeasterly along the easterly line of said westerly 80.00 feet and along the arc of said curve through a central angle of $11^{\circ}11'00''$ a distance of 152.24 feet to a point on the previously described course shown as South $39^{\circ}58'04''$ East a grid distance of 439.07 feet in Parcel No. 200875-5 of said Easement Deed to the State of California, thence North $39^{\circ}57'49''$ West along said course a distance of 82.84 feet to the **TRUE POINT OF BEGINNING**.

Subject parcel containing 5.872 Acres more or less

Michael K. Sullivan

Michael K. Sullivan
Professional Land Surveyor
Certificate No. 6254
Expiration Date: June 30, 2002

5-15-00

Date





ORANGEWOOD
CHILDREN'S HOME

JUVENILE HALL
COMPLEX

THEO LACY
FACILITY
(UNDER CONSTRUCTION)

ORANGE COUNTY
ANIMAL CONTROL
AND SHELTER

S46°58'01"W
26.96'

AREA
(5.872 ACRES)

N46°58'01"E
26.96'

T.B.O.B.
S46°58'01"W
26.96'
N39°57'49"W
82.84'
N43°01'59"W
37.00'



Michael K. Sullivan 4.13.00

MICHAEL K. SULLIVAN DATE

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 6254
EXPIRATION DATE: JUNE 30, 2002

PUBLIC FACILITIES & RESOURCES DEPARTMENT GEOMATICS / L.I.S. DIVISION FIELD SURVEY SECTION - TOPOGRAPHIC MAPPING UNIT	
EXHIBIT MAP FOR: PROPOSED PARKING ADDITION AREA Adjacent to the THEO LACY FACILITY	
DATE OF SURVEY: JANUARY 2000	BY: OBESTER AND PARTY
TOPOGRAPHIC MAPPING	BY: JEFF CHIN
OFFICE CHECK	BY: BAUCKE & WEHRMAN
FIELD CHECK	BY: TIMOTHY R. SANDEFER
SCALE: 1" = 60' N.O.#C29439	SURVEY #09007514
FILE: EXHIBITREV.DGN	REF:
REVISIONS	
MARK	DATE
ITEM	

SHEET NO.	
1	of 1