

**RECORDED AT THE REQUEST OF
AND WHEN RECORDED, MAIL TO:**

County of Orange
County Executive Office
c/o: Real Estate Services
400 W. Civic Center Dr., 5th Floor
Santa Ana, California 92701
Attn: Christine Long

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Unincorporated Area
 Incorporated - City of Anaheim
APN: 253-521-35 (portion of)
Facility No: E01 – 1345 Santa Ana River Channel
Project: OC Vibe

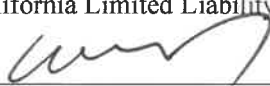
QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, that FCD, LLC, a California limited liability company ("**GRANTOR**") does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to ORANGE COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic ("**DISTRICT**"), all that real property in an "as is" condition, all RIGHTS, TITLE and INTEREST in and to that certain real property in the county of Orange, state of California, legally described in Exhibit A and illustrated in Exhibit B, which Exhibits are attached hereto and made a part hereof.

Nothing contained herein, or in any document related hereto, shall be construed to imply the conveyance to DISTRICT of rights in the property which exceed those owned by GRANTOR, or any representation or warranty, either express or implied, relating to the nature or condition of the property or GRANTOR'S interest therein.

Approved as to Form:

By: _____
Name: _____
Title: _____

GRANTOR
FCD, LLC
a California Limited Liability Company
By:  _____
William Foltz
Chief Executive Officer
Date: 1-16-24

ACKNOWLEDGMENT

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

On January 16, 2024, before me, Lydia M. Alemania, a Notary Public, personally appeared William Foltz, 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.

Lydia M. Alemania
Notary Public

(SEAL)

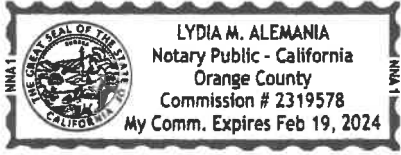


EXHIBIT A TO QUITCLAIM DEED

Attachment D

EXHIBIT A
LEGAL DESCRIPTION
OCFCD ACQUISITION PARCEL
(E01-1346)

BEING A PORTION OF PARCEL 1, IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF PARCEL MAP NO. 98-107 FILED IN BOOK 303, PAGES 45 THROUGH 48, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG SAID NORTHERLY LINE OF SAID PARCEL 1 THROUGH THE FOLLOWING COURSES:

THENCE NORTH 81°37'44" WEST, 48.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 543.14 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 75.68 FEET, THROUGH A CENTRAL ANGLE OF 07°59'02";

THENCE NORTH 89°36'46" WEST, 56.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 987.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 88°26'42" WEST;

THENCE LEAVING SAID NORTHERLY LINE AND SOUTHERLY ALONG SAID CURVE, 20.11 FEET, THROUGH A CENTRAL ANGLE OF 01°10'02";

THENCE SOUTH 00°23'16" WEST 28.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 20.36 FEET, THROUGH A CENTRAL ANGLE OF 33°19'45" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 41.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 56°16'59" WEST;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE, 23.85 FEET, THROUGH A CENTRAL ANGLE OF 33°19'45";

THENCE SOUTH 00°23'16" WEST 46.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 999.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 48.41 FEET, THROUGH A CENTRAL ANGLE OF 02°46'31";

THENCE SOUTH 02°23'15" EAST, 47.50 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN THE QUITCLAIM DEED RECORDED MARCH 29, 2019 AS INSTRUMENT NO. 2019000099527 OF OFFICIAL RECORDS IN THE SAID OFFICE OF THE COUNTY RECORDER AND BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 02°23'15" EAST, 55.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, WESTERLY AND HAVING A RADIUS OF 1275.50 FEET;

Attachment D

THENCE SOUTHERLY ALONG SAID CURVE, 363.69 FEET, THROUGH A CENTRAL ANGLE OF 16°20'13";

THENCE SOUTH 76°03'03" EAST 30.76 FEET TO THE EASTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID EASTERLY LINE NORTH 25°11'12" EAST, 137.32 FEET AND NORTH 34°46'46" EAST, 17.75 FEET TO SAID NORTHEASTERLY LINE OF THE QUITCLAIM DEED;

THENCE LEAVING SAID EASTERLY LINE, ALONG SAID NORTHEASTERLY LINE THROUGH THE FOLLOWING COURSES:

NORTH 65°12'17" WEST, 60.84 FEET;

THENCE NORTH 15°45'36" EAST, 22.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, WESTERLY AND HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, 243.36 FEET, THROUGH A CENTRAL ANGLE OF 38°43'54" TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.296 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

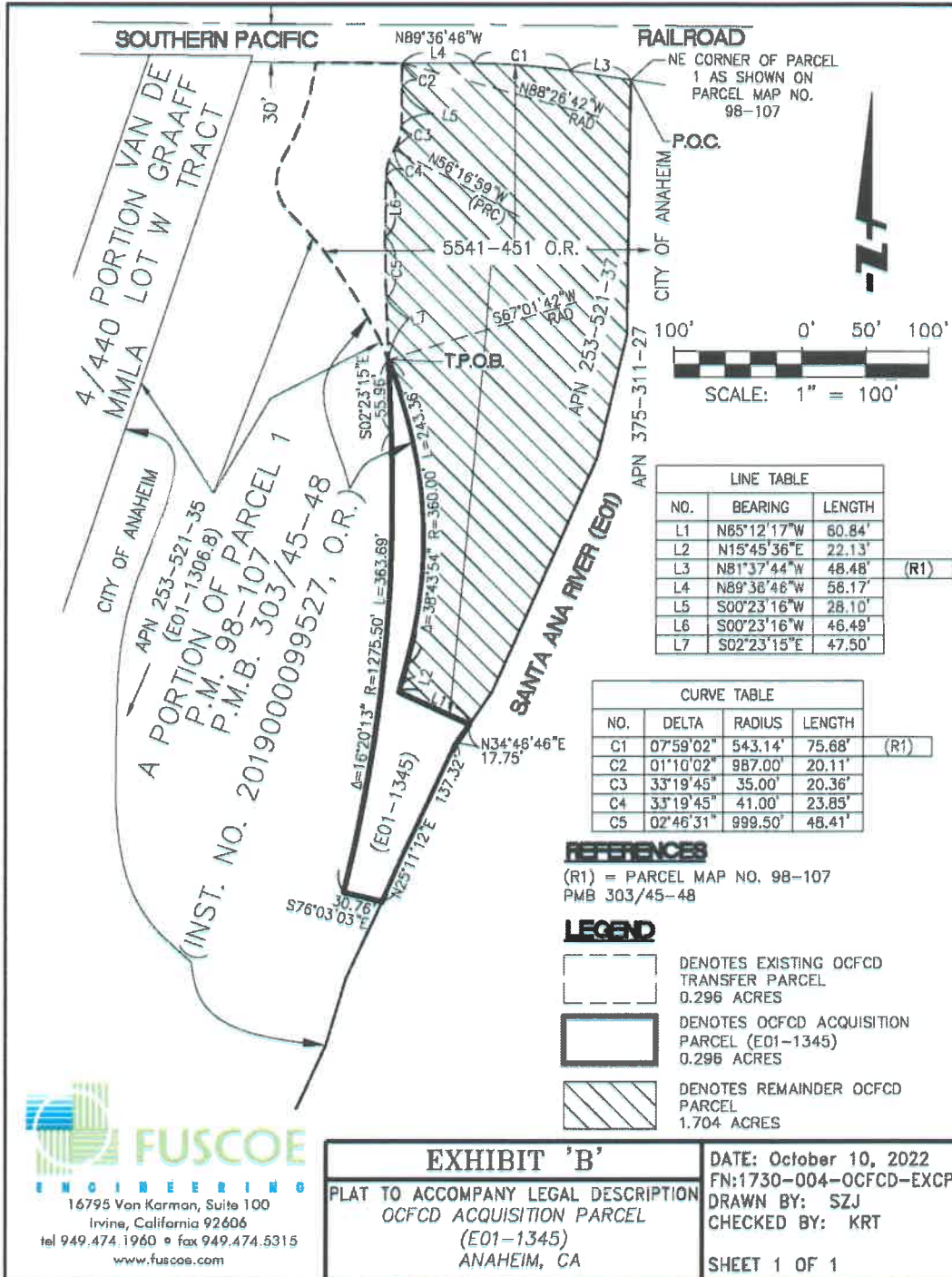
DATED THIS 11TH DAY OF OCTOBER, 2022.



KURT R. TROXELL, L.S. 7854
FUSCOE ENGINEERING



EXHIBIT B TO QUITCLAIM DEED



FUSCOE
ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION
OCFCD ACQUISITION PARCEL
(E01-1345)
ANAHEIM, CA

DATE: October 10, 2022
FN:1730-004-OCFCD-EXCP
DRAWN BY: SZJ
CHECKED BY: KRT

SHEET 1 OF 1

M:\MAPPING\1730\004\LEGALS\OCFCD-2022\1730-004-OCFCD-EXCP.DWG (03-29-23)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the ORANGE COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, is hereby accepted by order of the Board of Supervisors of the County of Orange, California, acting as the governing board of the ORANGE COUNTY FLOOD CONTROL DISTRICT, and the ORANGE COUNTY FLOOD CONTROL DISTRICT consents to recordation thereof by its duly authorized officer.

DISTRICT

ORANGE COUNTY FLOOD CONTROL
DISTRICT, a body corporate and politic

Dated: _____

By: _____
Chair of the Board of Supervisors
County of Orange, California

Signed and certified that a copy of this document
has been delivered to the Chair of the Board per
G.C. Sec. 25103, Reso 79-1535

ATTEST:

Robin Stieler
Clerk of the Board of Supervisors
Orange County Flood Control District
County of Orange, California

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

By: Michael A. Haubert Date: 1/12/24
Deputy