

63

RECORDED AT THE REQUEST OF AND WHEN RECORDED MAIL TO:

x CEO/Real Estate  
x County of Orange  
x 400 W. Civic Center Dr, 5th Floor  
x Santa Ana CA 92701

Mail Tax Statements as shown above

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



\* \$ R 0 0 1 5 9 6 0 3 1 1 \$ \*

NO FEE

2025000350358 10:04 am 12/18/25

63 RecWin11A Q01 11

0.00 0.00 0.00 0.00 30.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY

APN: 379-011-13

DOCUMENTARY TRANSFER TAX \$ RAT 119 22

- Computed on the consideration or value of property conveyed
- Exempt per Revenue & Taxation Code Section 11922
- X  Exempt from Recording Fees per Govt. Code Section 27383

IT  
11P  
NF

- Unincorporated area of Orange County
- Incorporated - City of

Parcel No: 162, Z5-164.01, 170,  
Project: Fire Station 23

### QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, the

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

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the

**Orange County Fire Authority**  
a California Joint Powers Authority  
(hereinafter referred to as "GRANTEE"),

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 GRANTEE of rights in the property which exceed those owned by COUNTY, or any representation or warranty, either express or implied, relating to the nature or condition of the property or COUNTY'S interest therein.

COUNTY hereby reserves unto itself the rights to any existing underground or other facilities (hereinafter "Improvements"), including easements for such Improvements, that are currently existing and located within the area to be conveyed by this deed and are not shown in Official Records, regardless of whether or not such Improvements are apparent by physical inspection, or not. County also reserves an access easement in gross, over Parcel A to allow for ingress and egress to the adjacent parcel to the west.

All rights reserved by COUNTY pursuant to this section shall include the ability to grant such rights to others. Any such Improvements that may be disturbed by GRANTEE'S construction shall be replaced, reconstructed and/or relocated at GRANTEE'S expense in the event GRANTEE is unable to protect said Improvements in place. In the event GRANTEE must reconstruct and relocate any COUNTY owned Improvements onto adjoining real property, GRANTEE shall obtain COUNTY'S approval of the proposed location; and GRANTEE shall acquire, if necessary, a transferable easement and convey said easement to COUNTY upon COUNTY'S approval of GRANTEE's construction.

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

By: Ray Diaz  
Deputy DocuSigned by: 0EAD6CC0E14AF...

Date: 12/15/2025

**GRANTOR**

COUNTY OF ORANGE

By: Thomas A. Miller  
Thomas A. Miller, Chief Real Estate Officer  
County of Orange, California  
Per Minute Order dated 12/16/25

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 Orange

On December 18th, 2025, before me Charles P. Dodd  
(Here insert name and title of officer)

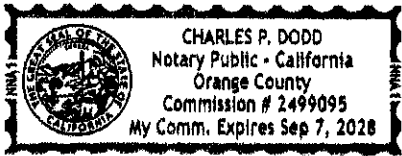
personally appeared Thomas A. Miller

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 [Handwritten Signature]

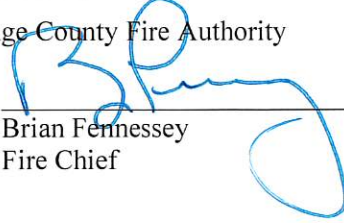


Approved as to Form:

By:   
David E. Kendig  
General Counsel

**GRANTEE**

Orange County Fire Authority

By:   
Brian Fennessey  
Fire Chief

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 November 20, 2025 before me, Martha A. Halvorson  
Date Here Insert Name and Title of the Officer  
personally appeared Brian Fennessy  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Martha A. Halvorson  
Signature of Notary Public *notary public*

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

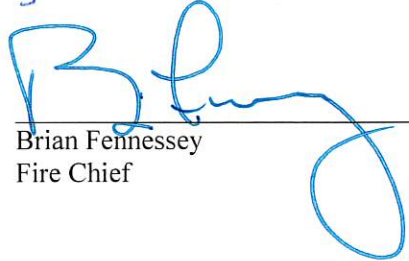
Other: \_\_\_\_\_

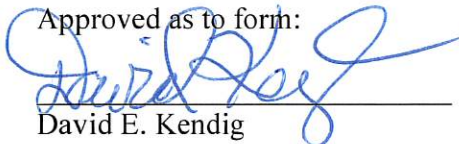
Signer is Representing: \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY, that the interest in real property conveyed by this Quitclaim Deed dated November 20, 2025, from the County of Orange to Orange County Fire Authority, is hereby accepted by Brian Fennessey on behalf of Orange to Orange County Fire Authority pursuant to OCFA Board of Director approved Agenda Item 2G, November 20, 2025.

Dated: November 20, 2025

  
\_\_\_\_\_  
Brian Fennessey  
Fire Chief

Approved as to form:  
  
\_\_\_\_\_  
David E. Kendig  
General Counsel

**EXHIBIT A**  
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A (PARCEL 162):

THAT PORTION OF LOT 6 IN BLOCK "A" OF THE LAND OF OGE AND BOND, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 3, PAGES 430 AND 431 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT NO. 7565, AS SHOWN ON A MAP RECORDED IN BOOK 303, PAGES 31 AND 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, SAID CORNER BEING ON THE CENTERLINE OF SANTIAGO BOULEVARD (60.00 FEET IN WIDTH) AS DESCRIBED IN A DEED OF RIGHT OF WAY TO THE COUNTY OF ORANGE RECORDED OCTOBER 18, 1915 IN BOOK 278, PAGE 316 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT NO. 7565, NORTH 17° 19' 50" WEST, 55.32 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2450.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 10° 00' 27" EAST, SAID CURVE BEING CONCENTRIC WITH AND 50.00 FEET SOUTHERLY FROM THE CENTERLINE OF VILLA PARK ROAD AS DESCRIBED IN PARCEL Z5-134 AMENDED OF THE FINAL ORDER OF CONDEMNATION RECORDED JULY 16, 1969 IN BOOK 9023, PAGE 212 OF OFFICIAL RECORDS; THENCE EASTERLY ALONG SAID CURVE 222.44 FEET THROUGH A CENTRAL ANGLE OF 5° 12' 07", TO THE CENTERLINE OF SAID SANTIAGO BOULEVARD (60.00 FEET IN WIDTH); THENCE ALONG SAID CENTERLINE SOUTH 63° 11' 13" WEST, 224.67 FEET TO THE POINT OF BEGINNING.

PARCEL B (PARCEL Z5-164.01):

THAT PORTION OF THE SOUTHEASTERLY HALF OF SANTIAGO BOULEVARD (60.00 FEET WIDE) IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN A DEED OF RIGHT OF WAY TO SAID COUNTY OF ORANGE RECORDED OCTOBER 18, 1915 IN BOOK 278, PAGE 316 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF SANTIAGO BOULEVARD (20.00 FEET WIDE) ADJOINING LOT 8 OF TRACT NO. 4733, IN THE CITY OF ORANGE OF SAID COUNTY OF ORANGE AS SHOWN ON A MAP RECORDED IN BOOK 177, PAGES 7 THROUGH 10 OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE NORTH 63° 11' 13" EAST, 88.21 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT TO THE

NORTHEASTERLY CORNER THEREOF; THENCE NORTH 26° 48' 47" WEST, 50.00 FEET TO SAID CENTERLINE OF SANTIAGO BOULEVARD (60.00 FEET WIDE); THENCE SOUTH 63° 11' 13" WEST, 79.36 FEET ALONG SAID CENTERLINE TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT; THENCE SOUTH 17° 19' 50" EAST, 50.69 FEET ALONG SAID PROLONGATION TO THE POINT OF BEGINNING.

PARCEL C (PARCEL 170):

THAT PORTION OF THE SOUTHEASTERLY HALF OF SANTIAGO BOULEVARD (60.00 FEET WIDE) IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN A DEED OF RIGHT OF WAY TO SAID COUNTY OF ORANGE RECORDED OCTOBER 18, 1915 IN BOOK 278, PAGE 316 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF SANTIAGO BOULEVARD (20.00 FEET WIDE) ADJOINING LOT 7 OF TRACT NO. 4733, IN THE CITY OF ORANGE OF SAID COUNTY OF ORANGE AS SHOWN ON A MAP RECORDED IN BOOK 177, PAGES 7 THROUGH 10 OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID COUNTY RECORDER, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 7 OF SAID TRACT NO. 4733; THENCE SOUTH 63° 11' 13" WEST, 149.03 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT TO THE MOST WESTERLY CORNER THEREOF; THENCE NORTH 35° 55' 33" WEST, 50.66 FEET ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT TO THE CENTERLINE OF SAID SANTIAGO BOULEVARD (60.00 FEET IN WIDTH); THENCE NORTH 63° 11' 13" EAST, 27.66 FEET ALONG SAID CENTERLINE TO A POINT ON A NON-TANGENT CURVE THAT IS CONCENTRIC WITH AND 50.00 FEET SOUTHERLY FROM THE CENTERLINE OF VILLA PARK ROAD (60.00 FEET IN WIDTH) AS DESCRIBED IN PARCEL Z5-134 AMENDED IN A FINAL ORDER OF CONDEMNATION RECORDED JULY 16, 1969 IN BOOK 9023, PAGE 212 OF OFFICIAL RECORDS, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 2450.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 15° 12' 34" EAST; THENCE EASTERLY 135.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 09' 59" TO A RADIAL LINE OF SAID CURVE HAVING A BEARING OF SOUTH 18° 22' 33" EAST, THE PROLONGATION OF WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 18° 22' 33" EAST, 26.76 FEET ALONG THE PROLONGATION OF SAID RADIAL LINE TO THE POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF LOT 6 IN BLOCK "A" OF THE LAND OF OGE AND BOND, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 3, PAGES 430 AND 431 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTHEASTERLY HALF OF SANTIAGO BOULEVARD (60.00 FEET WIDE) IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN A DEED OF RIGHT OF WAY TO SAID COUNTY OF ORANGE RECORDED OCTOBER 18, 1915 IN BOOK 278, PAGE 316 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHWESTERLY AND ADJOINING THAT CERTAIN PARCEL OF LAND

CONVEYED TO THE ORANGE COUNTY FIRE AUTHORITY BY THAT CERTAIN  
QUITCLAIM DEED RECORDED JUNE 23, 1995 AS INSTRUMENT NO. 95-0266906 OF  
OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED THEREIN AS PROPERTY 15  
(VILLA PARK FIRE STATION NO. 23), WHICH WOULD PASS BY OPERATION OF LAW  
UPON CONVEYANCE OF HEREINABOVE SAID PROPERTY 15.

APN: 379-011-07, 08, 13 (ADJOINING SANTIAGO BOULEVARD)

**EXHIBIT B**  
Depiction

