

**ATTACHMENT B**

**GRANT DEED**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of Orange  
County Executive Office  
CEO Real Estate  
333 W. Santa Ana Blvd. Bldg. 10  
Santa Ana, California 92701

AND MAIL TAX STATEMENTS TO:

Same as above.

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(Space above Line for Recorder's Use Only)

**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.**

By: \_\_\_\_\_  
County Executive Officer

**A.P. NO. 398-252-05  
398-252-07**

Unincorporated Area

This deed is in satisfaction of the Eminent  
Domain Action Case No. \_\_\_\_\_  
as evidenced by the Lis Pendens recorded

Incorporated, City of Santa Ana,  
as

Instrument No. \_\_\_\_\_

**GRANT DEED**

FOR VALUE RECEIVED, Orange County Transit District, a public corporation of the State of California (“Grantor”) hereby grants to the COUNTY OF ORANGE, a political subdivision of the State of California (“County”) all that certain real property situated in the County of Orange, State of California, described on **Exhibit 1** attached hereto (“PROPERTY”), together with any and all easements, rights-of-way, privileges, rights and appurtenances benefiting, appertaining or belonging to the PROPERTY, including, without limitation, any and all streets and roads (whether opened or proposed) abutting the PROPERTY, riparian rights, water or water rights, and/or oil, gas or other minerals laying under the PROPERTY.

Nothing in this deed is intended nor shall anything in this deed be construed to transfer to County or its successors or assigns or to relieve Grantor or its successors or assigns or predecessors in title of any responsibility or liability Grantor or its successors or assigns or predecessors in title now has, has had or comes to have with respect to human health or the

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environment, including but not limited to responsibility or liability relating to hazardous or toxic substances or materials (as such terms as those used in this sentence are defined by statute, ordinance, case law, governmental regulation or other provision of the law). Furthermore, GRANTEE may exercise its right under law to bring action, if necessary, to recover clean-up costs and penalties paid, if any, from Grantor or any others who are ultimately determined by a court of competent jurisdiction and/or a federal, state or local regulatory or administrative governmental agency or body having jurisdiction, to have responsibility for said hazardous or toxic substances or materials upon, within, or under the real property interests transferred pursuant to this deed. Notwithstanding the foregoing, County shall be and remain liable for any hazardous or toxic substances or materials which become located, because of County's operations, upon, within, or under the real property interests transferred pursuant to this deed.

**[Signature page follows.]**

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IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of \_\_\_\_\_, 2016.

**GRANTOR:**

Orange County Transit District a public corporation of  
the State of California

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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**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 \_\_\_\_\_ before me, \_\_\_\_\_,

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.

Signature \_\_\_\_\_

(Seal)

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**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the within grant to the County of Orange, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of Orange, and the County of Orange consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Scott Mayer, Chief Real Estate Officer

APPROVED AS TO FORM  
County Counsel

By: \_\_\_\_\_

Deputy

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### EXHIBIT 1 TO GRANT DEED

#### DESCRIPTION OF PROPERTY

**The land referred to herein is situated in the State of California, County of Orange, City of Santa Ana and described as follows:**

Parcel 1: APN: 398-252-05

All of Lots 3, 4 and 8, the South 25.00 feet of Lot 5, and the South 15.00 feet of Lots 6 and 7, all in Block "D" of Hickey's, Andrews' and Crane's Addition to Santa Ana, as per Map recorded in Book 5, Page 352 of Miscellaneous Records of Los Angeles County, California, and all of lot 1 of the Birch Addition to Santa Ana, as per Map recorded in Book 3, Page 145 of said Miscellaneous Records, together with all of Birch Street, as vacated and described in that certain Resolution No. 79-27 of the City of Council of the City of Santa Ana, a Certified Copy of which was recorded February 14, 1979 in Book 13035, Page 269 of Official Records of Orange County, California, and a portion of the land allotted to Zenobia Yorba De Rowland, as described in the final decree of partition of the Rancho Santiago De Santa Ana, which was entered September 12, 1868 in Book "B", Page 410 of Judgments of the District Court of the 17th Judicial District, in and for said Los Angeles County, California, said portion being described as follows:

Beginning at a point West 80.00 feet from the Southwest corner of Block 20 of the Town of Santa Ana, as shown on a Map recorded in Book 2, Page 51 of said Miscellaneous Records; thence North 60.00 feet along the West side of Broadway; thence West 125.00 feet; thence South 60.00 feet to the North line of 5th Street; thence East 125.00 feet to the point of beginning.

Excepting therefrom the Northerly 5.00 feet of said Lot 3.

Also excepting therefrom the Southerly 4.00 feet of the property described as a whole above.

Also excepting therefrom that part of the above described portion of said land allotted to Zenobia Yorba De Rowland, described as follows:

Beginning at a point in the East line of the above described land, distant Northerly thereon 12.00 feet from the Northerly line of said Southerly 4.00 feet; thence Southwesterly in a direct line to a point in said Northerly line that is distant Westerly thereon 12.00 feet from said East line; thence Easterly along said Northerly line a distance of 12.00 feet to said East line; thence Northerly along said East line a distance of 12.00 feet to the point of beginning.

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Parcel 2: APN: 398-252-07

All of Lots 1 and 9 and those portions of Lots 2, 3, 4, 5, 6 and 8 in Block "C" of the Hickey's, Andrew's and Crane's Addition to Santa Ana, as shown on a Map recorded in Book 5, Page 352 of Miscellaneous Records of Los Angeles County, California, and those portions of Lots 2, 3 and 4 of the Birch Addition to Santa Ana, as shown on a Map recorded in Book 3, Page 145 of said Miscellaneous Records, described as follows:

Beginning at the Southeast corner of said Lot 2 of said Birch Addition; thence South  $89^{\circ} 37' 00''$  West 336.82 feet to the beginning of a tangent curve concave Easterly and having a radius of 45.00 feet; thence Northerly along the arc of said curve through a central angle of  $139^{\circ} 08' 33''$  an arc distance of 109.28 feet to a tangent line; thence along said tangent line North  $48^{\circ} 45' 33''$  East 141.39 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 322.00 feet; then Northeasterly along said curve through a central angle of  $40^{\circ} 52' 51''$  an arc distance of 229.75 feet to the Northwest corner of said Lot 1 of said Block "C" of said Hickey's Andrew's and Crane's Addition; thence, Easterly along the North line of said Lot 1, a distance of 50.00 feet to the Northeast corner of said Lot 1; thence Southerly along the East line of said Lot 1 and its Southerly prolongation of 250.00 feet to the point of beginning.

Excepting therefrom all oil, gas, hydrocarbon substances and minerals of every kind and character, together with the right to drill into, through and to use and occupy all parts of said property lying more than 500 feet below the surface thereof for any purposes incidental to the exploration for and production of oil, gas, hydrocarbon substances or minerals from said property or other lands, but without, however, any right to use either the surface of said property or any portion of said property within 500 feet of the surface for any purpose or purposes whatsoever, as reserved in a Deed recorded August 19, 1982 of official records.

APN: 398-252-05 & 398-252-07  
(End of Legal Description)