

**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., 5<sup>th</sup> Floor  
Santa Ana, California 92701  
Attn: Christine Long

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**DOCUMENTARY TRANSFER TAX \$** \_\_\_\_\_  
\_\_\_ Computed on the consideration or value of property conveyed  
\_\_\_ Exempt per Revenue & Taxation Code Section 11922  
\_\_\_ Exempt from Recording Fees per Govt. Code Section 27383

Unincorporated Area  
 Incorporated - City of Anaheim  
APN: 253-521-33 (portion of)  
Facility No: E01 – 1305.3 and 1307.1  
Santa Ana River Channel  
Project: OC Vibe

**QUITCLAIM DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, the ORANGE COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic ("**DISTRICT**") does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to TS ANAHEIM, LLC, a California limited liability company, ("**GRANTEE**"), 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 GRANTEE of rights in the property which exceed those owned by DISTRICT, or any representation or warranty, either express or implied, relating to the nature or condition of the property or DISTRICT'S interest therein.

*[Signatures continue on next page]*

Attachment F

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

By: Michael A. Haubert  
Deputy

Date: 1/12/24

**DISTRICT**

ORANGE COUNTY FLOOD CONTROL  
DISTRICT, a body corporate and politic

By: \_\_\_\_\_  
Chair of the Board of Supervisors  
County of Orange, California

Signed and certified that a copy of this agreement  
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

**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 \_\_\_\_\_, 2024, 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.

\_\_\_\_\_  
Notary Public

(SEAL)

Attachment F

Approved as to Form:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**GRANTEE**

TS Anaheim, LLC  
a California Limited Liability Company

By: *[Signature]*  
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

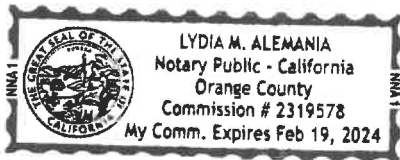
On January 16, 2024, before me, Lydia M. Alemanik, a Notary Public, personally appeared William Foltz who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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. Alemanik*  
Notary Public

(SEAL)



**EXHIBIT A TO QUITCLAIM DEED**

Attachment F

**EXHIBIT A  
LEGAL DESCRIPTION  
OCFCD QUITCLAIM  
T.S. ANAHEIM  
1305.3 & 1307.1**

THOSE CERTAIN 70-FEET STRIPS OF LAND, IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED IN DOCUMENTS RECORDED NOVEMBER 23, 1938, IN BOOK 965, PAGE 554, AND RECORDED FEBRUARY 6, 1939, IN BOOK 978, PAGE 432, BOTH OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALL AS LYING WITHIN PARCEL 1 OF CERTIFICATE OF COMPLIANCE 2022-00233 RECORDED DECEMBER 15, 2022 AS INSTRUMENT NO. 2022000408543 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER OF SAID COUNTY.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

CONTAINING 2.50 ACRES MORE OR LESS.



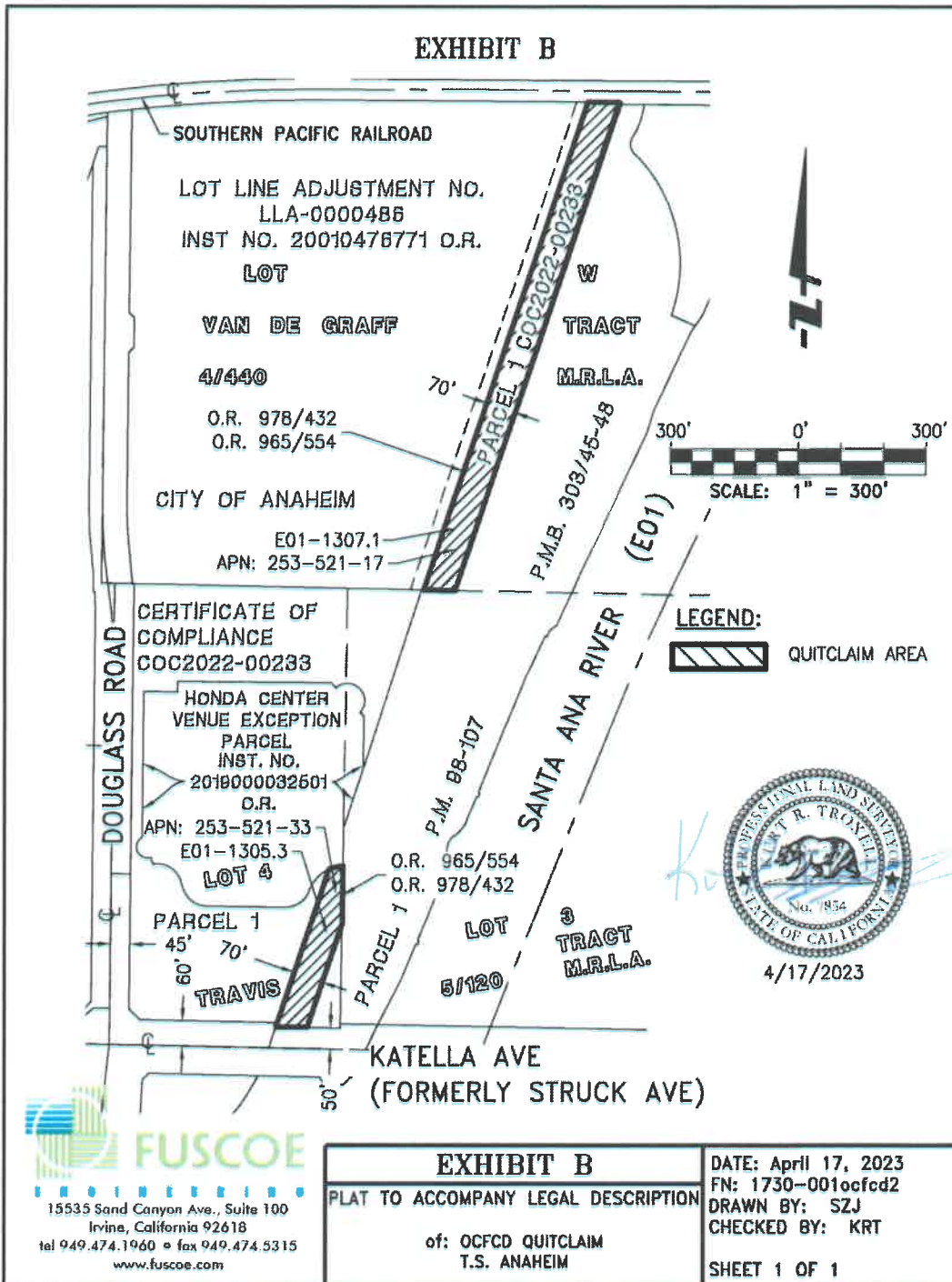
KURT R. TROXELL, P.L.S. 7854  
DATE PREPARED: 4/28/2023



EXHIBIT B - Page 1 of 1

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**EXHIBIT B TO QUITCLAIM DEED**



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