

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

CITY OF ORANGE
c/o City Clerk
300 East Chapman Avenue
Orange, California 92666

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENTARY TRANSFER TAX \$ EXEMPT-
REVENUE AND TAXATION CODE SECTION 11922

LOCATION:
630 N Batavia St, Orange, CA 92868
A.P.N. 386-542-01

Signature of Declarant or Agent
Determining Tax

City of Orange
Firm Name

Exempt - Recording Requested Under Government Code 6103 & 27383

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City of Orange, a municipal corporation, does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to Scind Batavia Point LLC, a Delaware limited liability company, a perpetual easement and right of way for Fire Access purposes in, on, under, across, and through all that real property situated in the City of Orange, County of Orange, State of California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A",

SEE PLAT MAP ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "B".

DATED _____
STATE OF CALIFORNIA }
COUNTY OF ORANGE }

CITY OF ORANGE,
a Municipal Corporation

BY: _____
Daniel R. Slater,
Mayor

ATTEST:

Pamela Coleman, City Clerk

APPROVED AS TO FORM:

R/W Deed # _____

Nathalie Adourian, City Attorney

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 _____, 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)

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



2024000317004 3:27 pm 12/05/24

490 507A E01 7

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#35 GE 0272

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LOCATION:
630 North Batavia Street, Orange, CA
A.P.N. 386-542-01

Signature of Declarant or
Agent Determining Tax

City of Orange
Firm Name

Exempt - Recording Requested Under Government Code 6103 & 27383

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Scind Batavia Point LLC, a Delaware limited liability company, hereby grant(s) and convey(s) to the CITY OF ORANGE, a Municipal Corporation, a perpetual easement and right of way for Fire Access purposes in, on, under, across, and through all that real property situated in the City of Orange, County of Orange, State of California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A",

SEE PLAT MAP ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "B".

DATED: November 18, 2024
STATE OF CAFORNIA}
COUNTY OF ORANGE}

Scind Batavia Point, LLC, a Delaware limited
liability company

By:

Printed Name: Kevin Staley

Title: Managing Partner

R/W Deed#161-20

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 Los Angeles)

On November 18, 2024 before me, Kamila Sargsyan, Notary Public
(insert name and title of the officer)

personally appeared Kevin Staley,
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)

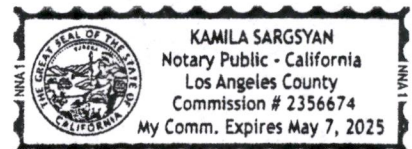


EXHIBIT 'A'
LEGAL DESCRIPTION
FIRE ACCESS EASEMENT

A PORTION OF LAND AS DESCRIBED IN CORPORATION GRANT DEED RECORDED AUGUST 10, 1993 AS DOCUMENT NO. 93-0534208 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF BLOCK "G" OF THE A.B. CHAPMAN TRACT IN THE RANCHO SANTIAGO DE SANTA ANA AS SURVEYED BY FRANK LECOVREUR IN DECEMBER 1870 AND RECORDED IN BOOK 102, PAGE 15 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

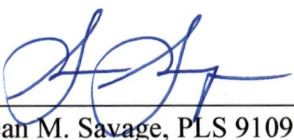
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BATAVIA STREET, BEING 22.28 FEET SOUTHERLY OF THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE;

- | | | | |
|-----|------------------------|-------------|--|
| 1. | SOUTH 00° 06' 30" WEST | 30.00 FEET | THENCE DEPARTING SAID WESTERLY LINE; |
| 2. | SOUTH 89° 59' 00" WEST | 18.11 FEET | TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE |
| 3. | WESTERLY | 16.83 FEET | ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 17' 20"; THENCE |
| 4. | NORTH 70° 43' 40" WEST | 38.75 FEET | TO THE BEGINNING OF A TANGENT 54.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE |
| 5. | WESTERLY | 20.24 FEET | ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 28' 42" TO THE BEGINNING OF A 57.93 FOOT RADIUS REVERSING CURVE; THENCE |
| 6. | WESTERLY | 17.05 FEET | ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 51' 33"; THENCE |
| 7. | NORTH 70° 43' 40" WEST | 241.21 FEET | TO THE BEGINNING OF A TANGENT 55.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE |
| 8. | WESTERLY | 104.79 FEET | ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109° 09' 50"; THENCE |
| 9. | SOUTH 00° 06' 30" WEST | 111.69 FEET | TO THE BEGINNING OF A TANGENT 55.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE |
| 10. | EASTERLY | 86.39 FEET | ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00"; THENCE |
| 11. | SOUTH 89° 53' 30" EAST | 298.54 FEET | TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE |

12.	EASTERLY	16.54 FEET	ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 57' 31" TO THE BEGINNING OF A 50.00 FOOT RADIUS REVERSING CURVE; THENCE
13	EASTERLY	16.54 FEET	ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 57' 31"; THENCE
14.	NORTH 89° 59' 00" EAST	17.86 FEET	TO A POINT ON SAID WESTERLY RIGHT OF WAY; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY;
15.	SOUTH 00° 06' 30" WEST	30.00 FEET	THENCE; DEPARTING SAID RIGHT OF WAY;
16.	SOUTH 89° 59' 00" WEST	82.78 FEET	TO THE BEGINNING OF A TANGENT 55.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE
17.	WESTERLY	16.95 FEET	ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 39' 34" TO THE BEGINNING OF A 55.00 FOOT RADIUS REVERSING CURVE; THENCE
18.	WESTERLY	16.95 FEET	ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 39' 34"; THENCE
19.	NORTH 89° 53' 30" WEST	257.88 FEET	TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE
20.	WESTERLY	78.54 FEET	ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00"; THENCE
21.	NORTH 00° 06' 30" EAST	173.97 FEET	TO THE BEGINNING OF A TANGENT 50.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE
22.	EASTERLY	95.26 FEET	ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109° 09' 50"; THENCE
23.	SOUTH 70° 43' 40" EAST	353.96 FEET	THENCE;
24.	SOUTH 89° 53' 10" EAST	23.24 FEET	TO THE POINT OF BEGINNING.

CONTAINS 25,016 SQUARE FEET: (0.574 ACRES MORE OR LESS) AS SHOWN ON EXHIBIT "B"
ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:
OMEGA ENGINEERING CONSULTANTS, INC


Sean M. Savage, PLS 9109







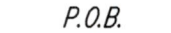


Date

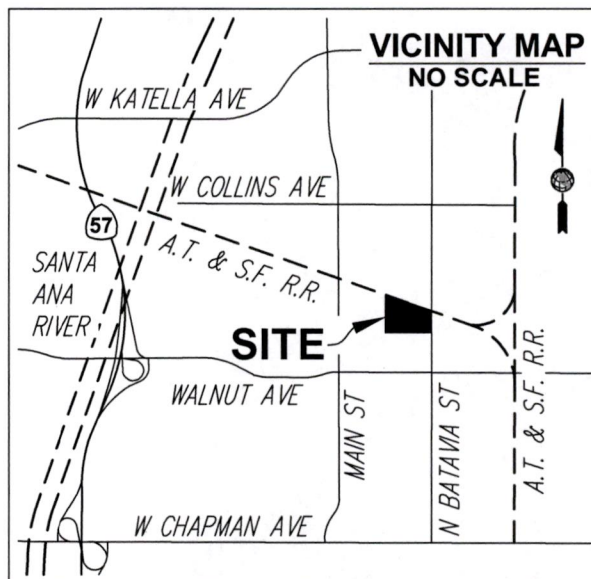


EXHIBIT 'B'

FIRE ACCESS EASEMENT PLAT

LEGEND

	STREET CENTERLINE
	R/W
	LOT LINE
	PROPERTY LINE
	RADIAL BEARING (R)
	FIRE ACCESS EASEMENT (25,016 SQ. FT.)
	P.O.B.
	RECORD DATA PER CORPORATION GRANT DEED REC. 08/10/1993 AS DOC. NO. 93-0534208, O.R.



BASIS OF BEARINGS

THE CENTERLINE OF BATAVIA STREET, AS SHOWN ON CORPORATION GRANT DEED REC. 08/10/1993 AS DOC. NO. 93-0534208, SAID BEARING BEING "N 00°06'30" E"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 00°06'30" W	22.28'
L2	S 00°06'30" W	30.00'
L3	S 89°59'00" W	18.11'
L4	N 70°43'40" W	38.75'
L5	N 70°43'40" W	241.21'
L6	S 00°06'30" W	111.69'
L7	S 89°53'30" E	298.54'
L8	N 89°59'00" E	17.86'
L9	S 00°06'30" W	30.00'
L10	S 89°59'00" W	82.78'
L11	N 89°53'30" W	257.88'
L12	N 00°06'30" E	173.97'
L13	S 70°43'40" E	353.96'
L14	S 89°53'10" E	23.24'

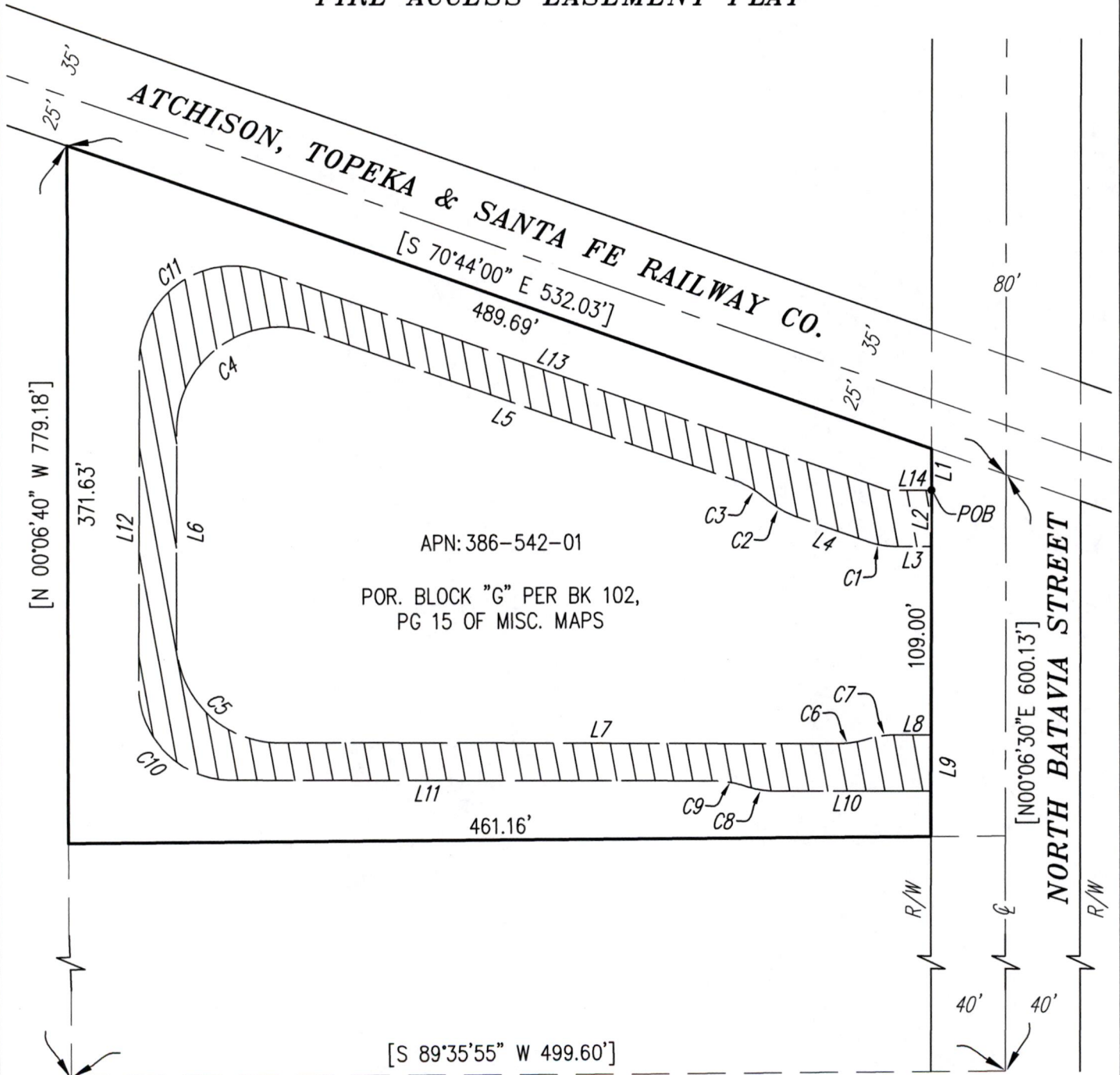
CURVE TABLE			
NO.	LENGTH	DELTA	RADIUS
C1	16.83'	19°17'20"	50.00'
C2	20.24'	21°28'42"	54.00'
C3	17.05'	16°51'33"	57.93'
C4	104.79'	109°09'50"	55.00'
C5	86.39'	90°00'00"	55.00'
C6	16.54'	18°57'31"	50.00'
C7	16.54'	18°57'31"	50.00'
C8	16.95'	17°39'34"	55.00'
C9	16.95'	17°39'34"	55.00'
C10	78.54'	90°00'00"	50.00'
C11	95.26'	109°09'50"	50.00'



4320 VIEWRIDGE AVE. SUITE C
SAN DIEGO, CA 92123
PH: (858) 634-8620 FAX: (858)-634-8627

EXHIBIT 'B'

FIRE ACCESS EASEMENT PLAT



NOTE

SEE PAGE 3 FOR LINE AND CURVE DATA TABLES



SCALE: 1" = 80'



PAGE 2 OF 2

OMEGA
ENGINEERING CONSULTANTS
4320 VIEWRIDGE AVE. SUITE C
SAN DIEGO, CA 92123
PH: (858) 634-8620 FAX: (858)-634-8627

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by deed or grant dated November 18, 2024 from Scind Batavia Point, LLC, a Delaware limited liability company, to the City of Orange, a municipal corporation, is hereby accepted by the Director of Public Works of the City of Orange on behalf of the City Council of the City of Orange pursuant to authority conferred by Resolution No. 8388 of the City Council of the City of Orange adopted on the 11th day of October 1994, and the grantee consents to recordation thereof by its duly authorized officer, namely the Director of Public Works of the City of Orange.

Dated: Dec. 5, 2024

A handwritten signature in black ink, appearing to be 'C. H. ...', written over a horizontal line.

Director of Public Works
City of Orange