

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:  
2013 N Batavia St, Orange, CA 92865  
A.P.N. 374-651-08

\_\_\_\_\_  
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, as successor in interest to the Santa Ana Valley Irrigation COMPANY does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to 2015 N. BATAVIA STREET, LLC, A NEVADA LIMITED LIABILITY COMPANY, the real property in the CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, described as:

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

R/W Deed # \_\_\_\_\_

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)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**QUITCLAIM PORTION SANTA ANA VALLEY IRRIGATION COMPANY**  
**IRRIGATION PIPELINE EASEMENT**

A STRIP OF LAND, 6.00 FEET IN WIDTH, LYING WITHIN THAT PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL 85-23, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JANUARY 22, 1986 AS INSTRUMENT NO. 86-028141, SAID STRIP ALSO BEING A PORTION OF THAT CERTAIN 10-FOOT WIDE IRRIGATION PIPELINE EASEMENT GRANTED TO THE SANTA ANA VALLEY IRRIGATION COMPANY, A CALIFORNIA CORPORATION, AS PER EASEMENT DEED RECORDED NOVEMBER 10, 1960 IN BOOK 5506, PAGES 400 AND 401, ALL OFFICIAL RECORDS OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1;

THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, NORTH 89°39'00" EAST 6.00 FEET TO A LINE PARALLEL WITH AND DISTANT, 6.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 1;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 00°21'00" EAST 273.79 FEET TO A LINE PARALLEL WITH AND DISTANT 6.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE, ALONG SAID PARALLEL LINE, NORTH 89°20'53" EAST 524.02 FEET TO THE EASTERLY LINE OF SAID PARCEL 1;

THENCE ALONG THE EASTERLY, SOUTHERLY, SOUTHWESTERLY AND WESTERLY LINE OF SAID PARCEL 1, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°39'07" EAST 6.00 FEET;
2. SOUTH 89°20'53" WEST 519.05 FEET;
3. NORTH 45°30'24" WEST 15.51 FEET;
4. NORTH 00°21'00" WEST 268.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A TOTAL AREA OF 4,763 S.F. (0.109 ACRES), MORE OR LESS.

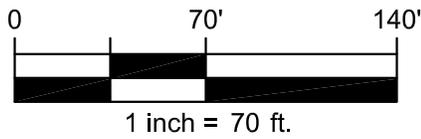
ALSO SHOWN IN EXHIBIT "B" ATTACHED HEREWITH AND BY THIS REFERENCE MADE A PART HEREOF.

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

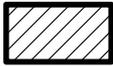
\_\_\_\_\_  
MICHAEL FURLONG, PLS 8899  
LICENSE EXPIRES: 12-31-2025

\_\_\_\_\_  
DATE





**LEGEND:**



PORTION EXISTING  
SANTA ANA VALLEY  
IRRIGATION COMPANY  
EASEMENT FOR  
IRRIGATION PIPELINE  
PURPOSES PER  
5506/400 O.R. REC.  
11/10/1960 TO BE  
QUITCLAIMED PER THIS  
INSTRUMENT.

P.O.B. POINT OF BEGINNING

(XXX) INDICATES RECORD  
DATA PER LOT LINE  
ADJUSTMENT NO.  
LL 85-23 REC. 01/22/1986  
AS INSTRUMENT NO.  
86-028141, O.R.

PARCEL 1  
LOT LINE ADJUSTMENT  
NO. LL 85-23  
REC. 01/22/1986  
INST. NO. 86-028141 O.R.

