

October 8, 2020

Mark Winters, Real Property Agent.
City of Orange – Public Works Department
300 E. Chapman Ave
Orange, CA 92866

RE: Land Purchase
Main Street Medical Office Building Project (“**Project**”)
Public Works Department, Right-of-Way
331, 353 and 393 S. Main Street Orange, CA
Plan Check No.: 1009-20

Dear Mr. Winters:

In connection with the proposed Project on a portion of the St. Joseph Hospital of Orange (“**SJHO**”) campus, ownership of the fee interest in that certain property depicted in the attached exhibits (the “**Property**”) is required. The Property is comprised of (i) an approximately 1,515 square foot parcel, as legally described and generally depicted in Exhibits A and B attached to this letter (the “**Original Property**”), which was originally purchased by the City of Orange (the “**City**”) in 2011 for a purchase price of \$80,000, and (ii) an approximately 600 square foot parcel legally described and generally depicted in Exhibits C and D attached to this letter (the “**Additional Property**”), which Additional Property is adjacent to the Original Property.

SJHO’s acquisition of the Property will be conditioned upon the following:

1. The City will reserve an easement over the Property (the “**Reserved Easement Area**”) for street, sidewalk and public utility purposes (the “**Reserved Easement**”). The City will reserve an easement for existing public utilities in the Reserved Easement Area;
2. SJHO or its designee, at their cost and expense, will be responsible for the initial reconstruction of any portion of the street and sidewalk that is to be reconstructed on the Property. The City will be responsible, at the City’s cost and expense, for the future maintenance of the street and sidewalk which are to be reconstructed in the Reserved Easement Area; and
3. The City will use its best efforts to assist SJHO in gaining approval of the Project. If the Project is not approved, or does not commence within five (5) years of its entitlement, the City agrees to repurchase the Property at the same price as the sale of the Property to SJHO and SJHO agrees to pay all escrow, title, recording and other fees associated with the transfer.

The undersigned estimates the value of the Additional Property to be approximately \$31,700.00, which value was determined using price per square foot paid by the City for the Original Property (approximately \$52.81) and multiplying it by the approximately 600 square feet contained in the Additional Property. Based on those amounts, SJHO estimates that the total purchase price for the Property should be \$111,700.00, plus the cost of recording the deed(s) from the City (if any), all transfer taxes as a result of such conveyance (if any), all escrow fees, any policy of owner's title insurance, and SJHO's own legal fees, all of which will be paid by SJHO. The City will pay for any of the City's legal fees.

We look forward to working with the City to finalize the acquisition of the Property, and thereafter developing the Project. If you have any questions about the contents of this letter, please do not hesitate to contact our outside counsel, Timothy J. Reimers (treimers@polsinelli.com), at (626) 673-0675.

ST. JOSEPH HOSPITAL OF ORANGE,
a California nonprofit public benefit corporation


By: 
Name: Jeremy S. Zoch
Its: Chief Executive Officer

EXHIBIT A

CITY OF ORANGE
DEPARTMENT OF PUBLIC WORKS
ORANGE COUNTY, CALIFORNIA

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR THE PROPOSED WIDENING OF MAIN STREET
ADDRESS: 353 S. MAIN STREET, ORANGE, CALIFORNIA
ASSESSOR'S PARCEL NUMBER: 390-681-11

THOSE PORTIONS OF LOTS 1, 3, AND 5 IN BLOCK "A" OF TRACT NO. 741 IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 22, PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE SOUTHERLY HALF OF COLUMBIA PLACE, AS SAID COLUMBIA PLACE WAS ABANDONED AND VACATED BY RESOLUTION 5878 OF THE CITY COUNCIL OF THE CITY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 19, 1983 AS INSTRUMENT NO. 83-163977 AND MAY 3, 1983 AS INSTRUMENT NO. 83-186995 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

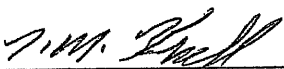
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT NO. 741, SAID NORTHWEST CORNER ALSO BEING THE CENTERLINE INTERSECTION OF MAIN STREET AND COLUMBIA PLACE AS SHOWN ON SAID TRACT NO. 741; THENCE ALONG THE CENTERLINE OF SAID COLUMBIA PLACE SOUTH 89°07'04" EAST 50.00 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 83-186995 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 89°07'04" EAST 16.96 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 00°58'26" WEST 25.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE NORTH 89°07'04" WEST 5.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 19.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF NON-TANGENT CURVE BEARS NORTH 14°35'11" WEST; THENCE LEAVING SAID NORTHERLY LINE AND WESTERLY, SOUTHWESTERLY AND SOUTHERLY 24.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74° 26' 23" TO A TANGENT LINE THAT IS PARALLEL WITH AND 48.00 FEET EASTERLY OF THE CENTERLINE OF SAID MAIN STREET; THENCE ALONG SAID TANGENT AND PARALLEL LINE SOUTH 00°58'26" WEST 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHERLY 10.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'15"; THENCE SOUTH 12°10'41" WEST 31.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 42.00 FEET; THENCE SOUTHERLY 8.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'15" TO A POINT OF CUSP WITH A LINE PARALLEL WITH AND 40.00 FEET EASTERLY OF SAID CENTERLINE OF MAIN STREET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 89°01'34" WEST, SAID PARALLEL LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE AND WESTERLY LINE NORTH 00°58'26" EAST 113.27 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF ORANGE RECORDED JANUARY 10, 1974 IN BOOK 11054, PAGE 1482 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID GRANT DEED NORTH 45°55'41" EAST 14.15 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 83-186995; THENCE LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY

LINE OF INSTRUMENT NO. 83-186995 NORTH 00°58'26" EAST 30.00 FEET TO THE TRUE
POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF.

CONTAINING 1,222 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY DIRECTION



THEODORE M. KRULL
L.S. 5848 Exp. 12/31/10

7-30-09
Date



CITY OF ORANGE
DEPARTMENT OF PUBLIC WORKS
ORANGE COUNTY, CALIFORNIA

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR THE PROPOSED WIDENING OF MAIN STREET
ADDRESS: 331 S. MAIN STREET, ORANGE, CALIFORNIA
ASSESSOR'S PARCEL NUMBER: 390-681-23

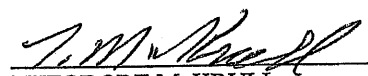
THAT PORTION OF LOT 4 OF TRACT NO. 348 IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 18, PAGE 6 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE NORTHERLY HALF OF COLUMBIA PLACE, AS SAID COLUMBIA PLACE WAS ABANDONED AND VACATED BY RESOLUTION 5878 OF THE CITY COUNCIL OF THE CITY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 19, 1983 AS INSTRUMENT NO. 83-163977 AND MAY 3, 1983 AS INSTRUMENT NO. 83-186995 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 83-186995 WITH THE CENTERLINE OF SAID COLUMBIA PLACE; THENCE ALONG THE CENTERLINE OF SAID COLUMBIA PLACE SOUTH $89^{\circ}07'04''$ EAST 8.93 FEET; THENCE LEAVING SAID CENTERLINE NORTH $00^{\circ}58'26''$ EAST 25.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID SOUTHERLY LINE NORTH $89^{\circ}07'04''$ WEST 0.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 18.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND WESTERLY, NORTHWESTERLY, AND NORTHERLY 28.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}05'30''$ TO A POINT OF CUSP WITH THE EASTERLY LINE OF THE LAND DESCRIBED IN THE GRANT DEED TO SAID CITY OF ORANGE RECORDED SEPTEMBER 26, 1974 IN BOOK 11251 PAGE 553 OF SAID OFFICIAL RECORDS AND TO WHICH POINT A RADIAL LINE BEARS N $89^{\circ}01'34''$ W; THENCE ALONG SAID EASTERLY LINE SOUTH $00^{\circ}58'26''$ WEST 18.03 FEET TO SAID SOUTHERLY LINE OF LOT 4; THENCE ALONG SAID SOUTHERLY LINE SOUTH $89^{\circ}07'04''$ EAST 10.00 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 83-186995; THENCE LEAVING SAID SOUTHERLY LINE SOUTH $00^{\circ}58'26''$ WEST 25.00 FEET ALONG SAID WESTERLY LINE OF INSTRUMENT NO. 83-186995 TO THE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 293 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY DIRECTION


THEODORE M. KRULL
L.S. 5848 EXP. 12/31/10

7.30.09
DATE



EXHIBIT B

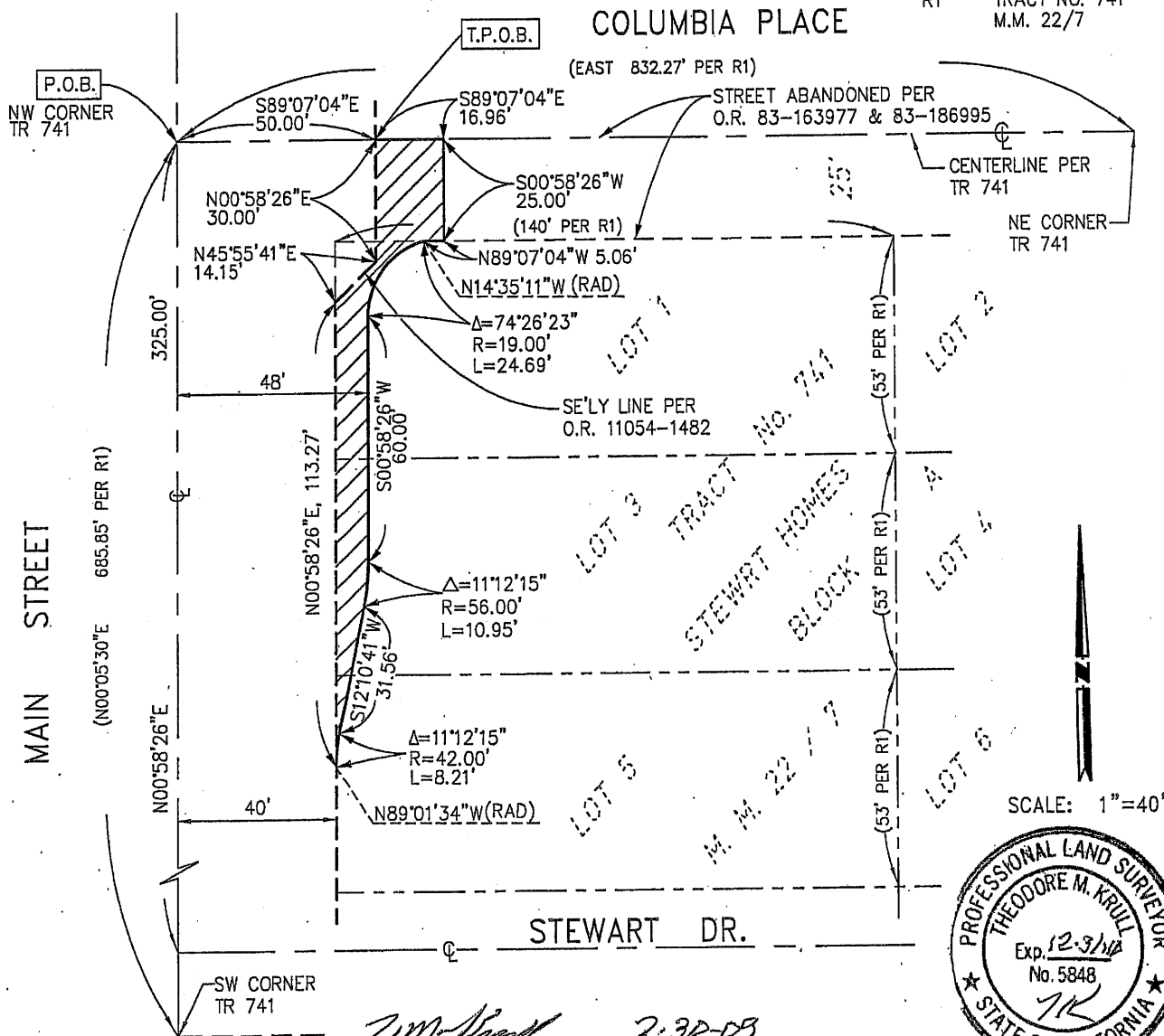
CITY OF ORANGE
DEPARTMENT OF PUBLIC WORKS
ORANGE COUNTY, CALIFORNIA

LEGEND:

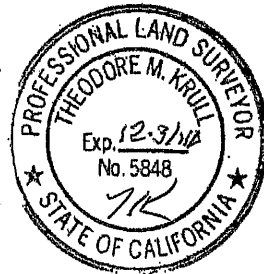
- EX. R/W LINE
- PROPOSED FEE LINE
- /// TOTAL FEE TAKE
- PARCEL LINE

R1 TRACT NO. 741
M.M. 22/7

NOTE: THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FROM DATA SHOWN BY OFFICIAL RECORDS, ORANGE COUNTY, AND SURVEY DATA ON FILE IN THE OFFICE OF THE CITY OF ORANGE.



THEODORE M. KRULL L.S. 5848 DATE 7.30-09
REGISTRATION EXPIRES DECEMBER 31, 2010



WORK DESCRIPTION THE WIDENING OF MAIN STREET, ORANGE, CA

A.P. No. 390-681-11

LOCATION 353 S. MAIN STREET

S.P. No. TRACT No. 741

VESTING: ST. JOSEPH HOSPITAL OF ORANGE, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

BOOK PAGE

DRAWN JWS DATE 07/29/09 CHECKED TMK DATE 07/29/09 RECORDING DATE BOOK PAGE FILE

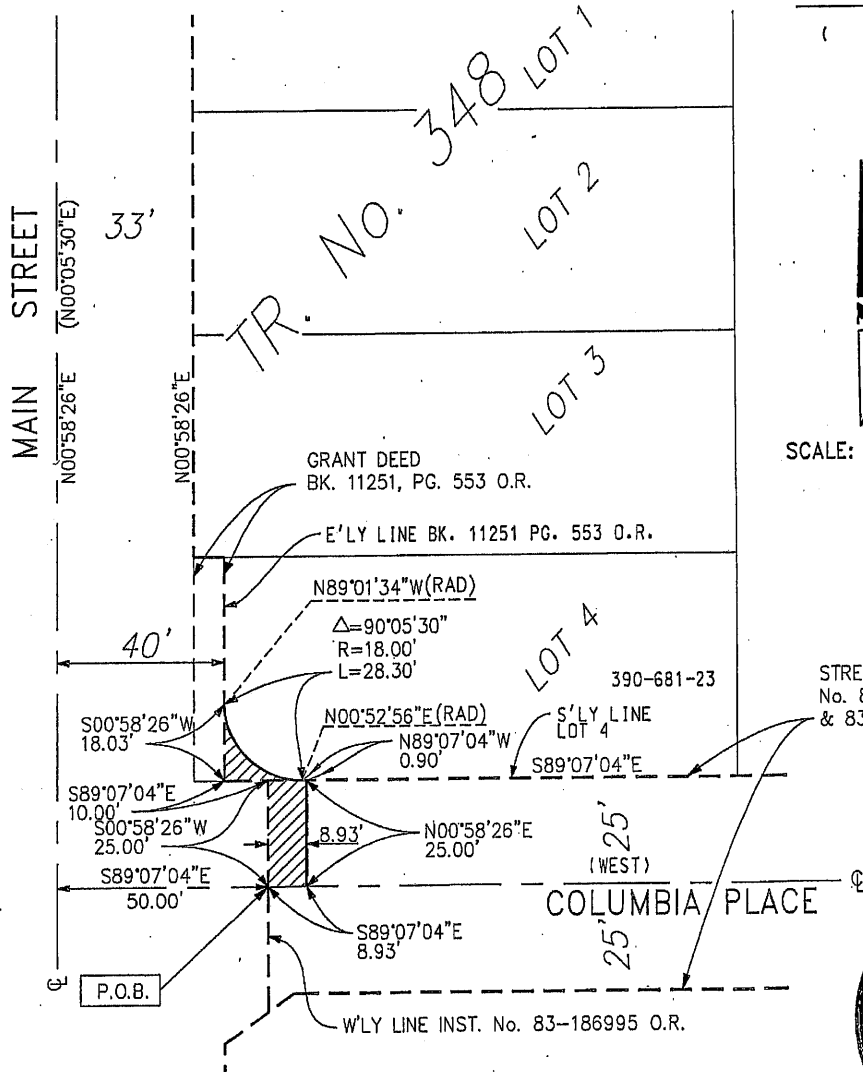
PREPARED BY: KFM Engineering Inc. (949) 580-3838

CITY OF ORANGE
DEPARTMENT OF PUBLIC WORKS
ORANGE COUNTY, CALIFORNIA

NOTE: THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FROM DATA SHOWN BY OFFICIAL RECORDS, ORANGE COUNTY, AND SURVEY DATA ON FILE IN THE OFFICE OF THE CITY OF ORANGE.

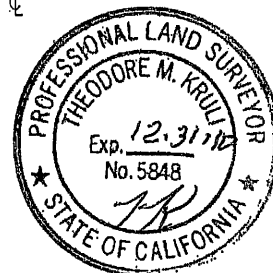
LEGEND:

- EX. R/W LINE
- PROPOSED FEE LINE
- /// TOTAL FEE TAKE
- PARCEL LINE
- () REC. PER TRACT No. 348 M.M. 18/6



SCALE: 1"=40'

STREET ABANDONED PER INST. No. 83-163977 O.R. & 83-186995 O.R.



THEODORE M. KRULL L.S. 5848
REGISTRATION EXPIRES DECEMBER 31, 2010

DATE 2.30.09

WORK DESCRIPTION THE WIDENING OF MAIN STREET, ORANGE, CA A.P. No. 390-681-23
LOCATION 331 S. MAIN STREET S.P. No. TRACT No. 348
VESTING: ST. JOSEPH HOSPITAL OF ORANGE, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION M.M. BOOK 18 PAGE 6

DRAWN JWS DATE 07/30/09 CHECKED TMK DATE 07/30/09 RECORDING DATE BOOK PAGE FILE
PREPARED BY: KFM Engineering Inc. (949) 580-3838

EXHIBIT "C"
LEGAL DESCRIPTION

ADDRESS: MAIN STREET AT COLUMBIA PLACE, ORANGE CALIFORNIA
ASSESSOR'S PARCEL NUMBER: 390-681-25

THAT PORTION OF THE NORTHERLY HALF OF COLUMBIA PLACE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 348 A MAP RECORDED IN BOOK 18, PAGE 6 OF MISCELLANEOUS MAPS, TOGETHER WITH THAT PORTION OF THE SOUTHERLY HALF OF COLUMBIA PLACE AS SHOWN ON TRACT NO. 741 A MAP RECORDED IN BOOK 22, PAGE 7 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT NO. 348 ALSO BEING THE CENTERLINE INTERSECTION OF MAIN STREET AND COLUMBIA PLACE AS SHOWN ON SAID TRACT NO. 348; THENCE WESTERLY ALONG THE CENTERLINE OF SAID COLUMBIA PLACE SOUTH 89°07'04" EAST, 40.00 FEET, TO THE **TRUE POINT OF BEGINNING**; THENCE DEPARTING SAID CENTERLINE IN A NORTHERLY DIRECTION, NORTH 00°58'26" EAST, 25.00 FEET TO THE NORTHERLY LINE OF SAID COLUMBIA PLACE; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°07'04" EAST, 10.00 FEET TO THE WESTERLY LINE OF COLUMBIA PLACE VACATED PER INSTRUMENT NO. 83-163977 RECORDED APRIL 19, 1983 AND INSTRUMENT NO. 83-186995 RECORDED MAY 3, 1983; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, SOUTH 00°58'26" WEST, 55.00 FEET; THENCE SOUTH 45°56'46" WEST, 14.15 FEET; THENCE NORTH 00°58'55" EAST, 40.00 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 600 SQUARE FEET, MORE OR LESS.

SHOWN ON "EXHIBIT "D" PLAT" ATTACHED HERETO AND MADE A PART HERE OF.

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


PETER E. WEILBACHER 7/16/2020
EXPIRES 06/30/2022 P.L.S. 8403

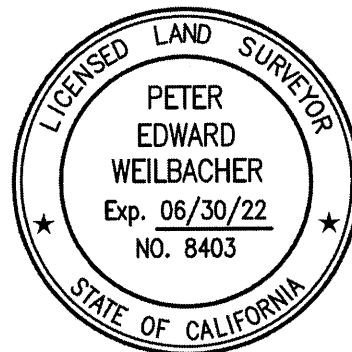



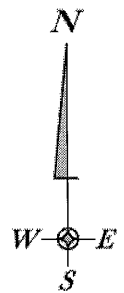
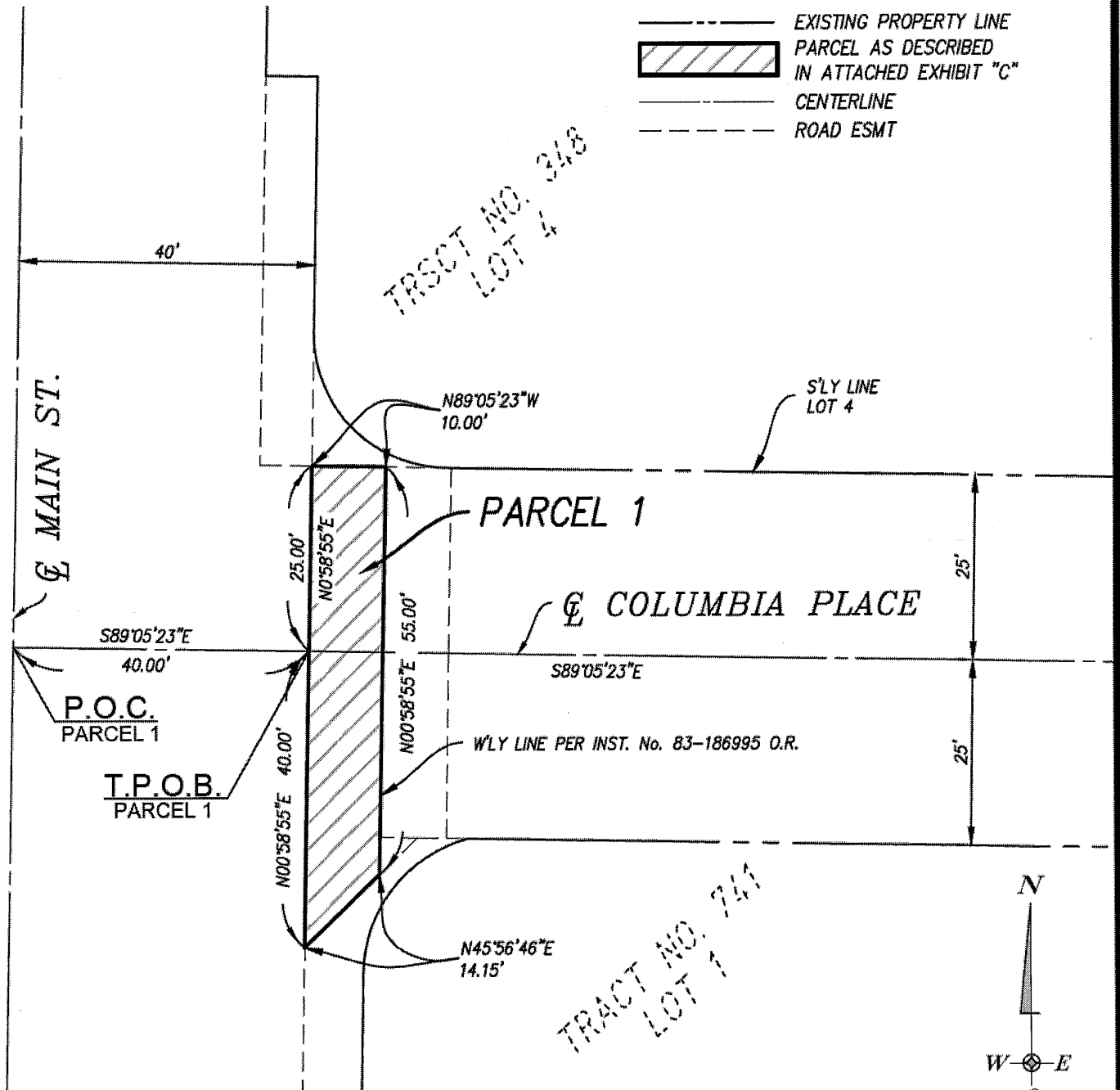
EXHIBIT "D"

PLAT

SHEET 1 OF 1

LEGEND:

- EXISTING PROPERTY LINE
-  PARCEL AS DESCRIBED IN ATTACHED EXHIBIT "C"
- CENTERLINE
- ROAD ESMT



SCALE: 1" = 20'

THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION,
IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

Peter E. Weilbacher
PETER E. WEILBACHER, PLS 8403
EXPIRES 06-30-22

07/16/2020
DATE:

