

Recorded at the Request of and:
When Recorded Return To:

City of Lake Forest
Attention: City Clerk
100 Civic Center Drive
Lake Forest, CA 92630

DOCUMENTARY TRANSFER TAX: \$ None

Space above this line is for Recorder's Use

Computed on the consideration or value of property conveyed; OR

Computed on the consideration or value less liens or encumbrances remaining at time of sale.

"Record without fee subject to Gov't Code 6103
Recordation required to complete chain of title and
is exempt from payment of documentary tax in
accordance with R&T Code 11922"

GRANT DEED

Assessor's Parcel No: 614-021-34

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **EFTFTB, LLC, a California limited liability company ("Grantor")** hereby grants to the **City of Lake Forest, a California municipal corporation ("Grantee")** all that real property together with the right title and interest in the City of Lake Forest, County of Orange, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated: _____

EFTFTB, LLC, a California limited liability company

By: _____

Lee Harris, Trustee

FOR: APN 614-021-34
25052 Farthing Street, Lake Forest, CA 92630

EXHIBIT A (LEGAL DESCRIPTION)

EXHIBIT "A" IRREVOCABLE OFFER OF DEDICATION LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE FOREST IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF BLOCK A, IN TRACT NO. 70 IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 16 AND 17, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF JERONIMO ROAD DISTANT SOUTH 43° 51' 00" EAST 189.00 FEET FROM THE MOST EASTERLY CORNER OF LOT 105 OF TRACT NO. 5803, AS PER MAP RECORDED IN BOOK 212, PAGES 1 TO 6, INCLUSIVE, OF MISCELLANEOUS MAPS, SAID SOUTHWESTERLY LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID PORTION OF BLOCK A;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE SOUTH 43° 51' 00" EAST 391.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 27.00;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 58' 00", AN ARC DISTANCE OF 42.40 FEET TO THE END OF A TANGENT CURVE AND THE NORTHWESTERLY LINE OF EL TORO ROAD;

THENCE CONTINUING ALONG SAID NORTHWESTLY LINE, SOUTH 46° 07' 00" WEST 13.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.00;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 58' 00", AN ARC DISTANCE OF 42.40 FEET TO THE END OF A TANGENT CURVE;

THENCE NORTH 43° 51' 00" WEST 49.12 FEET;

THENCE NORTH 42° 09' 12" WEST 150.18 FEET;

THENCE NORTH 41° 17' 48" WEST 192.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 3,427 SQUARE FEET, MORE OR LESS.

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

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

MICHAEL FURLONG, PLS 8899
LICENSE EXPIRES: 12-31-23

DATE



EXHIBIT B

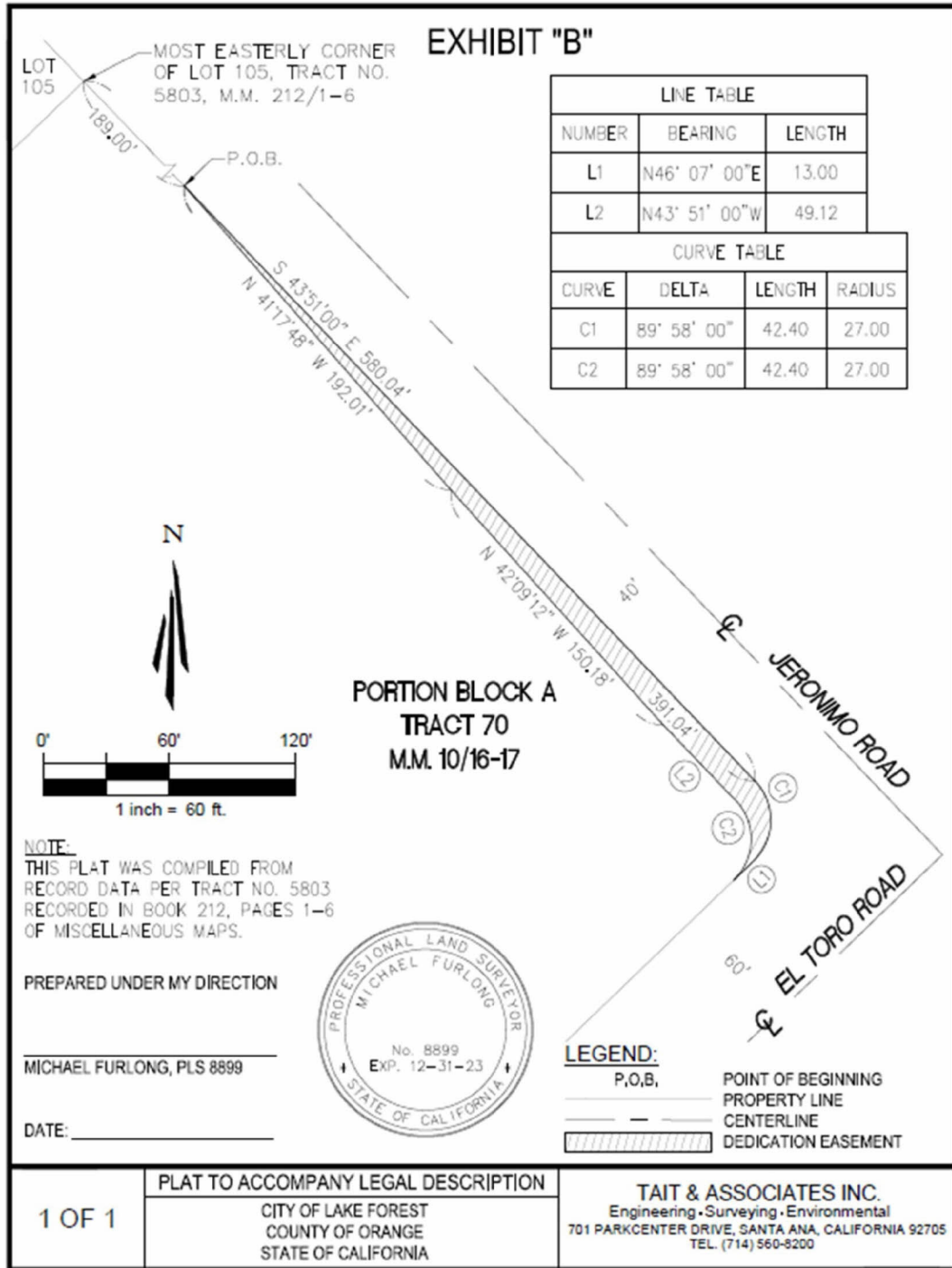


EXHIBIT "B"

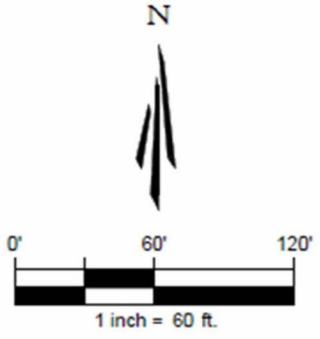
LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N46° 07' 00"E	13.00
L2	N43° 51' 00"W	49.12

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	89° 58' 00"	42.40	27.00
C2	89° 58' 00"	42.40	27.00

LOT 105
 MOST EASTERLY CORNER OF LOT 105, TRACT NO. 5803, M.M. 212/1-6

P.O.B.
 S 43°51'00" E 580.04'
 N 41°17'48" W 192.01'

PORTION BLOCK A
 TRACT 70
 M.M. 10/16-17



NOTE:
 THIS PLAT WAS COMPILED FROM
 RECORD DATA PER TRACT NO. 5803
 RECORDED IN BOOK 212, PAGES 1-6
 OF MISCELLANEOUS MAPS.

PREPARED UNDER MY DIRECTION

MICHAEL FURLONG, PLS 8899

DATE: _____



LEGEND:
 P.O.B. POINT OF BEGINNING
 ——— PROPERTY LINE
 - - - CENTERLINE
 DEDICATION EASEMENT

1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION
 CITY OF LAKE FOREST
 COUNTY OF ORANGE
 STATE OF CALIFORNIA

TAIT & ASSOCIATES INC.
 Engineering • Surveying • Environmental
 701 PARKCENTER DRIVE, SANTA ANA, CALIFORNIA 92705
 TEL. (714) 560-8200

