

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

City of Santa Ana
20 Civic Center Plaza
Santa Ana, California
Attn: City Manager

And

County of Orange
CEO Real Estate
400 W. Civic Center Drive, 5th Floor
Santa Ana, California
Attn: Chief Real Estate Officer

No Recording Fee Pursuant to Gov't Code § 27383
No Documentary Transfer Tax Pursuant to
Revenue & Taxation Code § 11922

(Space Above for Recorder's Use)

QUITCLAIM DEED

The undersigned grantor declares:
Documentary transfer tax is shown on the
accompanying statement and is not for public record.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the County of Orange, a political subdivision of the State of California ("Grantor"), hereby quitclaims to the City of Santa Ana, a municipal corporation organized and existing under the laws of the State of California ("Grantee"), all right title and interest in the real property located in the City of Santa Ana, County of Orange, State of California, described in Schedule 1 attached hereto and incorporated herein by reference (the "Property").

SUBJECT TO:

1. General and Special Real Property Taxes for the current fiscal year.
2. Covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, including, without limitation, all water, water rights and water stock relating to the Property and any other easements, rights-of-way or appurtenances used in connection with the beneficial use and enjoyment of the Property or other real property held by the County.
3. County's Right to Reversion. Except in the event of a "Permitted Delay", the Grantor and Grantee acknowledge and agree that the Grantor's quitclaim of the

Attachment C

Property to the Grantee is for the purpose of Grantee's use of the Property in conjunction with Grantee's Capital Improvement Program for Modification to the Law Library Deck (Plaza of the Fountains) and Access as set forth in that unrecorded Transfer Agreement between Grantor and Grantee dated _____. The Grantor and Grantee agree that Grantee shall commence the construction of the Project no later than five (5) years from the date of execution of this deed, and should the Grantee fail to do so, then the Property shall revert to the County, and it shall be lawful for Grantor to re-enter, to have, and to enjoy the Property as of its former estate. Title to the Property thereupon shall vest in Grantor and all right, title, and interest therein of Grantee shall terminate; but Grantee shall quitclaim all interest in the Property set forth in this deed, record such quitclaim deed related thereto, and provide a copy of the recorded quitclaim deed to the County no later than 60 days after such reversion. As used herein, the term "Permitted Delay" shall refer to any delay resulting from acts of God; fire; earthquake; flood; explosion; action of the elements; war; invasion; insurrection; riot; mob violence; sabotage; malicious mischief; inability (notwithstanding good faith and diligent efforts) to procure (or general shortage of) labor, equipment, facilities, materials, or supplies in the open market; failure of transportation; strikes (other than any strike resulting from acts of Grantee); lockouts; action of labor unions; condemnation laws; requisition or order of government or civil or military or naval authorities; or any other similar cause to those stated above, not within Grantee's reasonable control. Notwithstanding anything to the contrary contained herein, in no event shall financial inability constitute Permitted Delay

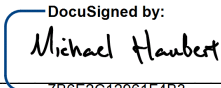
4. Grantor shall also reserve and retain for itself an access easement(s) running north and south along the length of the Law Library and include a pathway of travel to connect adjacent County properties. The access easement will be legally described and granted after the City has completed their construction design and County reviews and approves said design and legal description. The parties agree to subsequently amend this deed to record the final legal description after the City's completion of construction and County's approval of the design and description.

COUNTY OF ORANGE:

By: _____
Thomas A. Miller
Chief Real Estate Officer
Pursuant to Minute Order Dated _____

Date: _____

APPROVED AS TO FORM:

By:  _____
7B6E2C12961F4B3
County Counsel

Date: 5/27/2026

Attachment C

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____, before me, _____, personally appeared _____, (or _____, 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 _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the CITY OF SANTA ANA, a California municipal corporation, is hereby accepted by order of the City Council of Santa Ana, California, and the CITY OF SANTA ANA consents to recordation thereof.

ATTEST:

CITY OF SANTA ANA

JENNIFER L. HALL
City Clerk

ALVARO NUÑEZ
City Manager

Attachment C

**Schedule 1
to
Quitclaim Deed**

Legal Description of Property

All that certain real property located in the City of Santa Ana, County of Orange, State of California, described as follows:

(Attached hereto and made part hereof)

Attachment C

EXHIBIT "A"
LEGAL DESCRIPTION

FACILITY NAME: SANTA ANA CIVIC CENTER
FACILITY NO.: GA401
PARCEL NO.: 289

THOSE PORTIONS OF LOTS 1, 8, 9, AND 10 IN BLOCK F OF ROSS ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 3, PAGES 534 AND 535 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, AND THOSE PORTIONS OF PARTON STREET AND FIFTH STREET, VACATED PER RESOLUTION NO. 69-27 OF THE CITY OF SANTA ANA, RECORDED FEBRUARY 19, 1969, IN BOOK 8878, PAGE 863, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

THE EAST 42.40 FEET OF SAID LOTS 1 AND 10, EXCEPTING THEREFROM THE SOUTH 60 FEET OF SAID LOT 10;

TOGETHER WITH THE SOUTH 60 FEET OF SAID LOTS 9 AND 10, AND THE SOUTH 60 FEET OF THE EAST 37.83 FEET OF SAID LOT 8;

ALSO TOGETHER WITH THE WEST ONE-HALF OF PARTON STREET (60- FEET WIDE), BOUNDED NORTHERLY BY THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 1, AND SOUTHERLY BY THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 10;

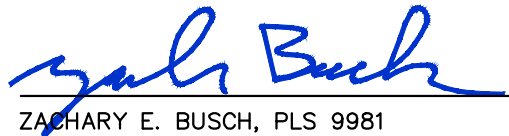
ALSO TOGETHER WITH THE NORTH ONE-HALF OF FIFTH STREET (60- FEET WIDE), BOUNDED EASTERLY BY THE FORMER CENTERLINE OF SAID PARTON STREET, AND WESTERLY BY THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE AFORESAID EAST 37.83 FEET OF SAID LOT 8.

CONTAINING APPROXIMATELY 28,901 SQUARE FEET (0.663 ACRES), MORE OR LESS.

ATTACHED HERETO IS AN EXHIBIT LABELED 'EXHIBIT "B"' AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME
OR UNDER MY DIRECTION IN NOVEMBER, 2025.

DATE: 02/20/2026


ZACHARY E. BUSCH, PLS 9981



901 Via Piemonte, Suite 400, Ontario, CA 91764
909.477.6915 Fax: 909.477.6916 imegcorp.com

EXHIBIT "A"

LEGAL DESCRIPTION

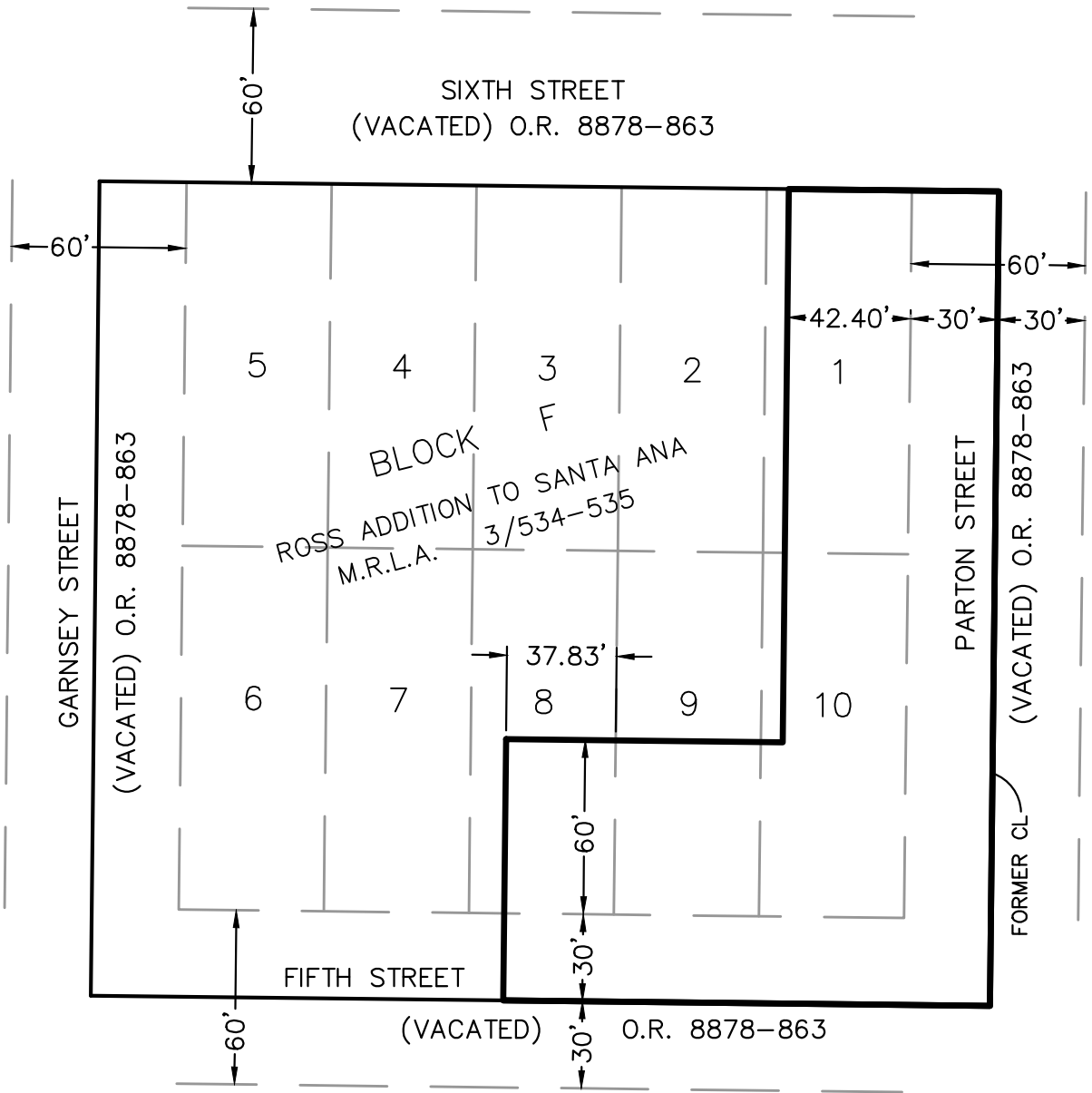
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SHEET 1 OF 2

EXHIBIT "B"



SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND:



SCALE: 1"=60'

-  BOUNDARY OF SUBJECT CONVEYANCE PARCEL GA401-289
-  REMAINDER OF EXISTING COUNTY PARCEL
- M.R.L.A. MISCELLANEOUS RECORDS, LOS ANGELES COUNTY



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EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

JN: 24005853.00

02/20/2026

SHEET 2 OF 2