



# AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING  
Meeting Date: May 20, 2014

Agenda Item Lot

**Approvals:**

City Manager Pa

Dept. Head WJC

Attorney AT

Finance SV

**Department:** Public Works / Engineering  
**Prepared By:** Tom Bonigut, Assistant City Engineer

**Subject:** *AUTHORIZE THE EXECUTION OF QUITCLAIM DEEDS RELATED TO THE AVENIDA VISTA HERMOSA INTERCHANGE.*

**Fiscal Impact:** None.

**Summary:** This request is for City Council approval to execute several Quitclaim Deeds related to the Avenida Vista Hermosa interchange as described below.

**Discussion:** As noted to the City Council in November 2013 staff, with assistance from RBF Consulting, is preparing updated easements, joint use agreements and right-of-way documentation required by Caltrans to close out the I-5/Avenida Vista Hermosa interchange project. As part of this effort, Quitclaim Deeds must be executed to remove several existing City easements from portions of parcels that will be within the final Caltrans right-of-way limits. These easements are for utilities that were relocated as part of the interchange construction and are no longer needed by the City, and the Quitclaim Deeds will help provide clear title to Caltrans prior to transfer of the remaining right-of-way. There are six (6) such easements, the legal descriptions for which are attached. Staff and the City Attorney have reviewed these legal descriptions and Quitclaim Deeds, and recommend City Council approval.

**Recommended**

**Action:** STAFF RECOMMENDS THAT the City Council:

1. Approve and authorize the Mayor to execute six (6) Quitclaim Deeds related to the Avenida Vista Hermosa interchange; and
2. Authorize the City Clerk to record the Quitclaim Deeds and related documents with the County of Orange Clerk-Recorder.

**Attachments:** Set of six (6) Quitclaim Deeds related to the Avenida Vista Hermosa interchange.

**Notification:** None.

I:\Engineering\Admin\2014 Admin\05-20-2014\5-20-14-3r.docx

**RECORDING REQUESTED BY:**

City Clerk  
City of San Clemente

**WHEN RECORDED MAIL TO:**

Attn: Tom Bonigut  
City of San Clemente  
910 Calle Negocio, Suite 100  
San Clemente, CA 92673

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 AND 27383 OF THE CALIFORNIA GOVERNMENT CODE.

Signature of Declarant \_\_\_\_\_

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF SAN CLEMENTE, a California municipal corporation, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION:

All right, title and interest in that portion of the easement located in the City of San Clemente, County of Orange, State of California, described in Exhibit A attached hereto and depicted in Exhibit B attached hereto.

Dated: \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }SS.  
CITY OF SAN CLEMENTE }

\_\_\_\_\_  
Tim Brown, Mayor  
City of San Clemente

On \_\_\_\_\_ before me, Joanne Baade, personally appeared Tim Brown, personally known to me (or 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.

SPACE BELOW RESERVED FOR NOTARY/OFFICIAL SEAL

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Joanne Baade, City Clerk  
City of San Clemente, California

RBF Consulting  
14725 Alton Parkway  
Irvine, California 92618

November 15, 2013  
JN 132824 (34427.g5)  
Page 1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION

AVENIDA VISTA HERMOSA  
CITY OF SAN CLEMENTE

PARTIAL QUITCLAIM OF STORM DRAIN EASEMENT  
PER TRACT NO. 10687, M.M. 471/1-4

That certain 4.572 meters (15 feet) wide storm drain easement to the City of San Clemente per Tract No. 10687, situated in the City of San Clemente, County of Orange, State of California, as shown on a map thereof, filed in Book 471, Pages 1 through 4 of Miscellaneous Maps in the Office of the County Recorder of said Orange County.

**EXCEPTING THEREFROM** that portion lying northeasterly of the following described line:

**COMMENCING** at the southwesterly terminus of that certain course in the westerly line of Parcel 2 of Parcel Map No. 88-141 shown as "North 28°00'00" East 41.23 feet" on a map thereof filed in Book 254, Pages 23 through 25 of Parcel Maps in said Office of the County Recorder of Orange County; thence along said course in said westerly line North 27°57'41" East 12.566 meters to the northeasterly terminus thereof, said terminus also being a point on a non-tangent curve concave northeasterly and having a radius of 12.496 meters, a radial line of said curve from said point bears North 27°57'41" East; thence leaving said westerly line along said curve southeasterly 1.198 meters through a central angle of 05°29'40" to the **TRUE POINT OF BEGINNING**; thence non-tangent from said curve South 15°38'11" East 6.644 meters.

**ALSO EXCEPTING THEREFROM** that portion lying northeasterly of said curve having a radius of 12.496 meters and passing through the True Point of Beginning.

**EXHIBIT "B"** attached and by this reference made a part hereof.

  
\_\_\_\_\_  
Gregory A. Helmer, L.S. 5134

11/26/2013  
\_\_\_\_\_  
Date



0 5m 10m 25m 50m



UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ON THIS MAP ARE GRID BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83) ZONE VI NAD 1983 (1991.35 EPOCH O.C.S. GPS ADJUSTMENT). TO OBTAIN GROUND DISTANCES, MULTIPLY THE DISTANCES SHOWN HEREON BY 1.00005044



PCL. 2  
INST. NO.  
84-497692; O.R.

EMERGENCY SERVICE INGRESS & EGRESS,  
PUBLIC UTILITY & STORM DRAIN ESMT,  
TO THE CITY OF SAN CLEMENTE  
PER INST. NO. 84-162357, O.R.

EXIST R/W

$\Delta = 5^{\circ} 29' 40''$   
 $R = 12.496m$   
 $L = 1.198m$

T.P.O.B.

P.O.C.

4.572m WIDE STORM  
DRAIN EASEMENT TO  
CITY OF SAN CLEMENTE PER  
TR. NO. 10687, M.M. 471/1-4

PCL 2  
P.M. NO. 88-141  
PMB. 254/23-25

SAN DIEGO FREEWAY - INTERSTATE 5  
(SEE CALTRANS R/W MAP NO. F 1679-3 B & -4)

11/24/2013 9:21:43 PM H:\A00013\34427.05\CDN\Legal\Nov 2013 Exhibit\CVCS Pwr\101 SD DC 101912-1 and 101910-2.dgn

**EXHIBIT "B"**  
SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR  
AVENIDA VISTA HERMOSA  
CITY OF SAN CLEMENTE  
PARTIAL QUITCLAIM OF  
STORMDRAIN EASEMENT  
PER TRACT NO. 10687

SHEET 1 OF 1 SHEET



PLANNING • DESIGN • CONSTRUCTION

NOVEMBER 15, 2013

1076 ALTON PARKWAY  
AVENUE CALIFORNIA 92684-2927  
919 421-5505 • FAX 919-72-8172 • www.RBF.com

JN 137624 (4427)

6-F-4

**RECORDING REQUESTED BY:**

City Clerk  
City of San Clemente

**WHEN RECORDED MAIL TO:**

Attn: Tom Bonigut  
City of San Clemente  
910 Calle Negocio, Suite 100  
San Clemente, CA 92673

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 AND 27383 OF THE CALIFORNIA GOVERNMENT CODE.

Signature of Declarant \_\_\_\_\_

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF SAN CLEMENTE, a California municipal corporation, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION:

All right, title and interest in those portions of the easements located in the City of San Clemente, County of Orange, State of California, described in Exhibits 1 and 3 attached hereto and depicted in Exhibits 2 and 4 attached hereto.

Dated: \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }SS.  
CITY OF SAN CLEMENTE }

\_\_\_\_\_  
Tim Brown, Mayor  
City of San Clemente

On \_\_\_\_\_ before me, Joanne Baade, personally appeared Tim Brown, personally known to me (or 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.

SPACE BELOW RESERVED FOR NOTARY/OFFICIAL SEAL

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Joanne Baade, City Clerk  
City of San Clemente, California

RBF Consulting  
14725 Alton Parkway  
Irvine, California 92618

November 15, 2013  
JN 132824 (34427.g5)  
Page 1 of 1

EXHIBIT 1

LEGAL DESCRIPTION

AVENIDA VISTA HERMOSA  
CITY OF SAN CLEMENTE

PARTIAL QUITCLAIM OF BOOK 5545, PAGE 360, O.R.  
AND INSTRUMENT NO. 95-0319281, O.R.

That portion of that certain 7.620 meters (25 feet) wide water transmission pipeline easement as described in the Easement to the City of San Clemente recorded December 12, 1960 in Book 5545, Page 360 of Official Records, in the Office of the County Recorder of Orange County, California, lying within Parcel 101908-1 as described in the "Irrevocable Offer of Dedication" to the City of San Clemente recorded January 26, 2001 as Instrument No. 20010046496 of Official Records, in the Office of the County Recorder of said Orange County,

**TOGETHER WITH** that portion of said 7.620 meters (25 feet) wide water transmission pipeline easement lying within Avenida Vista Hermosa as shown on Tract No. 8817 filed in Book 880, Pages 1 through 31 of Miscellaneous Maps, in the Office of the County Recorder of said Orange County,

**ALSO TOGETHER WITH** that portion of that certain 6.096 meters (20 feet) wide water pipeline easement as described in the Grant of Easement to the City of San Clemente recorded July 25, 1995 as Instrument No. 95-0319281 of Official Records in the Office of the County Recorder of said Orange County, lying within said Parcel 101908-1.

Unless otherwise noted, all bearings and distances in this description are grid based on the California Coordinate System, (CCS83) Zone VI NAD 1983 (1991.35 O.C.S. GPS Adjustment). To obtain ground distances, multiply the distances herein by 1.00005044.

**EXHIBIT 2** attached and by this reference made a part hereof.

  
\_\_\_\_\_  
Gregory A. Helmer, L.S. 5134

11/26/2013  
\_\_\_\_\_  
Date





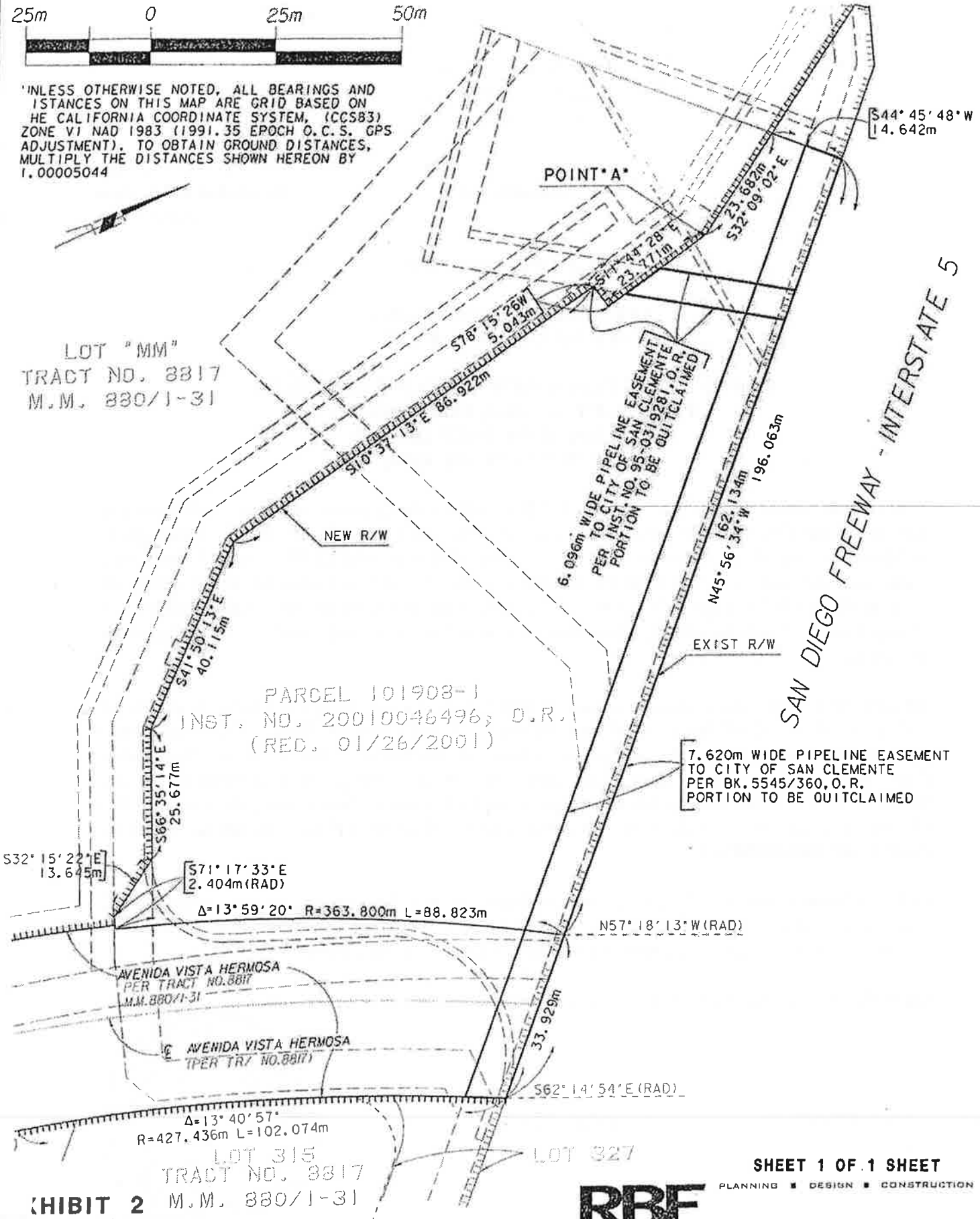
UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ON THIS MAP ARE GRID BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83) ZONE VI NAD 1983 (1991.35 EPOCH O.C.S. GPS ADJUSTMENT). TO OBTAIN GROUND DISTANCES, MULTIPLY THE DISTANCES SHOWN HEREON BY 1.00005044



LOT "MM"  
TRACT NO. 8817  
M.M. 880/1-31

PARCEL 101903-1  
INST. NO. 20010046496; O.R.  
(REC. 01/26/2001)

SAN DIEGO FREEWAY - INTERSTATE 5



11/24/2013 9:21:05 PM H:\spoon\34427.dwg\Leobis\Nov 2013 Exhibit\NSC PARTIAL DC1.dwg

**EXHIBIT 2**  
SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR  
AVENIDA VISTA HERMOSA  
CITY OF SAN CLEMENTE  
PARTIAL QUITCLAIM OF BK 5545/360, O.R.  
AND INST. NO. 95-0319281, O.R.



**SHEET 1 OF 1 SHEET**  
PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY  
IRVINE, CALIFORNIA 92618-2027  
949.472.3605 • FAX 949.472.8373 • www.RBF.com

NOVEMBER 15, 2013

6-F-7

RBF Consulting  
14725 Alton Parkway  
Irvine, California 92618

November 15, 2013  
JN 132824 (34427.g5)  
Page 1 of 1

EXHIBIT 3

LEGAL DESCRIPTION

AVENIDA VISTA HERMOSA  
CITY OF SAN CLEMENTE

PARTIAL QUITCLAIM OF WATERLINE EASEMENT  
PER TRACT NO. 4940, M.M. 200/44-47  
AND BOOK 11824, PAGE 207, O.R.  
(LOT 79, TRACT NO. 4940)

That portion of that certain 3.658 meters (12 feet) wide water pipeline easement as dedicated to the City of San Clemente per the map of Tract No. 4940, filed in Book 200, Pages 44 through 47 of Miscellaneous Maps, together with that portion of that certain 1.524 meters (5 feet) wide water line easement as described in the Easement to the City of San Clemente recorded July 28, 1976 in Book 11824, Page 207 of Official Records, both in Office of the County Recorder of Orange County, California, lying within that portion of Lot 79 of said Tract No. 4940, described as follows:

**BEGINNING** at the most easterly corner of said Lot 79; thence along the southeasterly line of said lot South 44°45'48" West 14.642 meters; thence North 32°09'02" West 29.757 meters to a point in the northwesterly line of said lot distant thereon South 35°44'35" West 2.843 meters from the most northerly corner of said lot; thence along said northwesterly line North 35°44'35" East 2.843 meters to said most northerly corner; thence along the northerly line of said lot South 70°39'45" East 11.320 meters and South 45°56'34" East 19.208 meters to the **POINT OF BEGINNING**.

Unless otherwise noted, all bearings and distances in this description are grid based on the California Coordinate System, (CCS83) Zone VI NAD 1983 (1991.35 O.C.S. GPS Adjustment). To obtain ground distances, multiply the distances herein by 1.00005044.

EXHIBIT 4 attached and by this reference made a part hereof.

  
\_\_\_\_\_  
Gregory A. Helmer, L.S. 5134

11/26/2013  
\_\_\_\_\_  
Date



H:\p\data\34427.g5\OFFICE\2013 AVH Legals\CCUA\_101916-1\_QC\_EX3.docx





UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES ON THIS MAP ARE GRID BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83) ZONE VI NAD 1983 (1991.35 EPOCH O.C.S. GPS ADJUSTMENT). TO OBTAIN GROUND DISTANCES, MULTIPLY THE DISTANCES SHOWN HEREON BY 1.00005044

NOTE:

① = PARCEL 101906-1, INST. NO. 20010116460, O.R. (RECORDED 03/01/2001)

SAN DIEGO FREEWAY - INTERSTATE 5

PARCEL 101907-1  
INST. NO. 20000670263; O.R.

LOT 78

TR. NO. 4940  
M.M. 200/44-47

LOT 79

1.524m WIDE WATERLINE ESMT. TO CITY OF SAN CLEMENTE PER BK. 11824/207, O.R. PORTION TO BE QUITCLAIMED

LOT "MM"  
TRACT NO. 8817  
M.M. 880/1-31

PARCEL 101908-1  
INST. NO. 20010046496; O.R.

N35° 44' 35" E  
2.843m

S70° 39' 45" E  
11.320m

N32° 09' 02" W 29.757m

S45° 56' 34" E  
19.208m

3.658m WIDE WATERLINE ESMT. TO CITY OF SAN CLEMENTE PER TR. 4940, M.M. 200/44-47 PORTION TO BE QUITCLAIMED

NEW R/W

P.O.B.

S44° 45' 48" W 14.642m

**EXHIBIT 4**

ATTACH TO ACCOMPANY A LEGAL DESCRIPTION FOR AVENIDA VISTA HERMOSA CITY OF SAN CLEMENTE PARTIAL QUITCLAIM OF WATERLINE EASEMENT PER TR. NO. 4940, M.M. 200/44-47 AND BK. 11824/207, O.R. (LOT 79 OF TRACT NO. 4940)

**SHEET 1 OF 1 SHEET**



PLANNING • DESIGN • CONSTRUCTION

14225 ALTON PARKWAY  
IRVINE, CALIFORNIA 92618-2092  
949.472.0205 • FAX 949.472.8273 • WWW.RBF.COM

NOVEMBER 15, 2013

IR 133618 230223

11/24/2013 9:21:20 PM H:\pdatato\34427.g5\DCM\Legal\Nov 2013 Exhibits\CSC Partial Qc2.dgn

**RECORDING REQUESTED BY:**

City Clerk  
City of San Clemente

**WHEN RECORDED MAIL TO:**

Attn: Tom Bonigut  
City of San Clemente  
910 Calle Negocio, Suite 100  
San Clemente, CA 92673

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 AND 27383 OF THE CALIFORNIA GOVERNMENT CODE.

Signature of Declarant \_\_\_\_\_

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF SAN CLEMENTE, a California municipal corporation, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION:

All right, title and interest in that portion of the easement located in the City of San Clemente, County of Orange, State of California, described in Exhibit A attached hereto and depicted in Exhibit B attached hereto.

Dated: \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }SS.  
CITY OF SAN CLEMENTE }

\_\_\_\_\_  
Tim Brown, Mayor  
City of San Clemente

On \_\_\_\_\_ before me, Joanne Baade, personally appeared Tim Brown, personally known to me (or 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.

SPACE BELOW RESERVED FOR NOTARY/OFFICIAL SEAL

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Joanne Baade, City Clerk  
City of San Clemente, California

RBF Consulting  
14725 Alton Parkway  
Irvine, California 92618

November 15, 2013  
JN 132824 (34427.g5)  
Page 1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION

AVENIDA VISTA HERMOSA  
CITY OF SAN CLEMENTE

PARTIAL QUITCLAIM OF WALL FOOTING EASEMENT  
PARCEL 101911-2 OF INSTRUMENT NO. 2005000626011, O.R.


That certain parcel of land situated in the City of San Clemente, County of Orange, State of California, being Parcel 101911-2 of that certain Judgment and Final Order of Condemnation recorded June 2, 2005 as Instrument No. 2005000626011 of Official Records in said Office of the County Recorder of Orange County.

**EXCEPTING THEREFROM** that portion lying southeasterly of the following described line:

**COMMENCING** at the northwesterly corner of Parcel 3 as described in the Partnership Grant Deed to the City of San Clemente recorded November 29, 1984 as Instrument No. 84-497692 of Official Records in said Office of the County Recorder; thence along the northeasterly line of said parcel South 60°02'19" East 18.664 meters; thence North 29°57'41" East 0.493 meters.

Unless otherwise noted, all bearings and distances in this description are grid based on the California Coordinate System, (CCS83) Zone VI NAD 1983 (1991.35 Epoch O.C.S. GPS Adjustment). To obtain ground distances, multiply the distances herein by 1.00005044.

**EXHIBIT "B"** attached and by this reference made a part hereof.

  
\_\_\_\_\_  
Gregory A. Helmer, L.S. 5134

12/11/2013  
Date

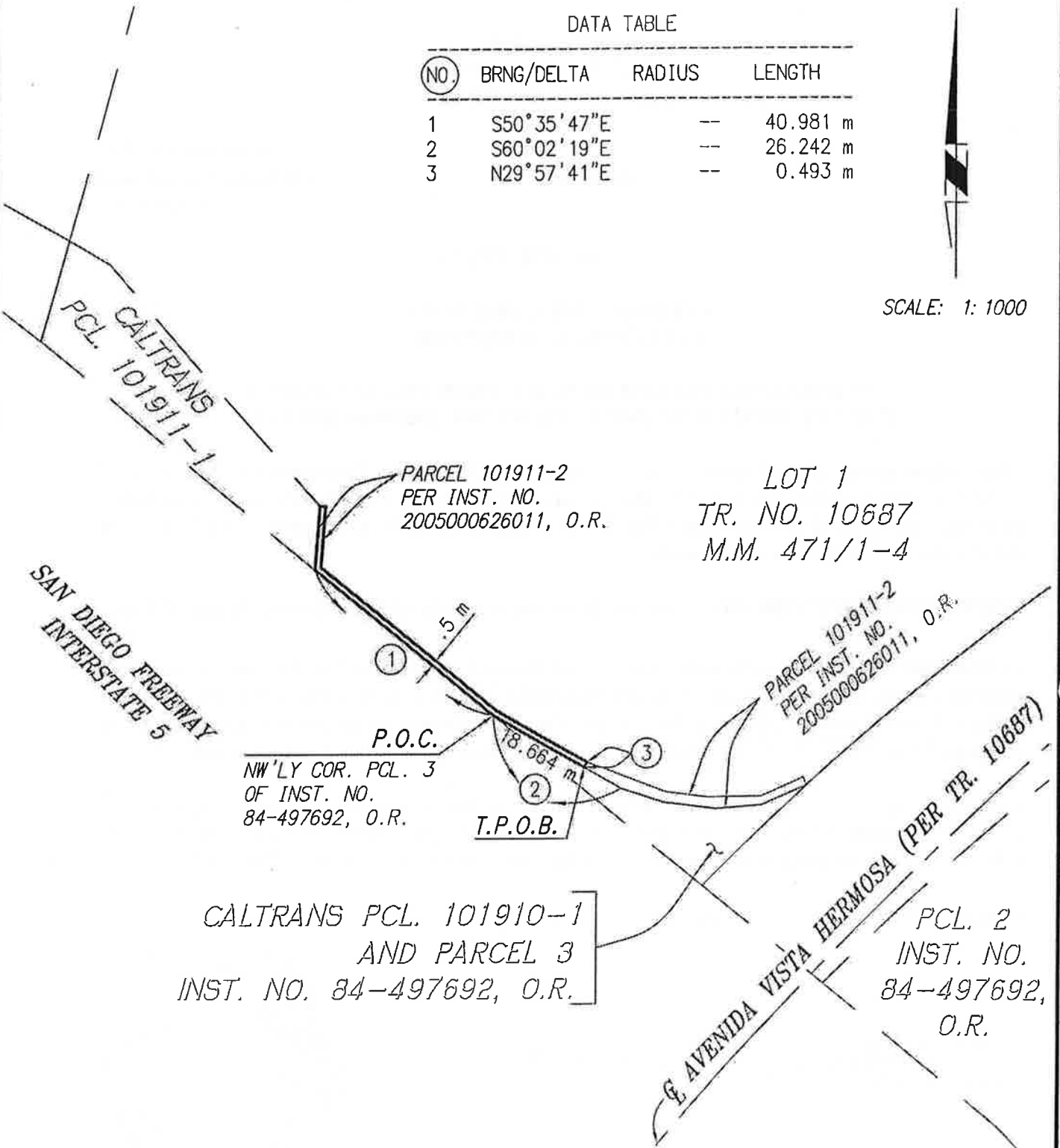


DATA TABLE

NO.	BRNG/DELTA	RADIUS	LENGTH
1	S50°35'47"E	--	40.981 m
2	S60°02'19"E	--	26.242 m
3	N29°57'41"E	--	0.493 m



SCALE: 1: 1000



LOT 1  
TR. NO. 10687  
M.M. 471/1-4

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

AVENIDA VISTA HERMOSA  
CITY OF SAN CLEMENTE  
PARTIAL QUITCLAIM OF PARCEL 101911-2  
INSTRUMENT NO. 2005000626011, O.R.

SHEET 1 OF 1 SHEET



PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY  
IRVINE, CALIFORNIA 92618-2027  
949.472.3505 • FAX 949.472.8373 • www.RBF.com

NOVEMBER 15, 2013

J.N. 132824 (34427)

H:\PDATA\34427.65\DWG\EXH\427EX\_101911-2\_OC.DWG

**RECORDING REQUESTED BY:**

City Clerk  
City of San Clemente

**WHEN RECORDED MAIL TO:**

Attn: Tom Bonigut  
City of San Clemente  
910 Calle Negocio, Suite 100  
San Clemente, CA 92673

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 AND 27383 OF THE CALIFORNIA GOVERNMENT CODE.

Signature of Declarant \_\_\_\_\_

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF SAN CLEMENTE, a California municipal corporation, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION:

All right, title and interest in that portion of the easement located in the City of San Clemente, County of Orange, State of California, described in Exhibit A attached hereto and depicted in Exhibit B attached hereto.

Dated: \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }SS.  
CITY OF SAN CLEMENTE }

\_\_\_\_\_  
Tim Brown, Mayor  
City of San Clemente

On \_\_\_\_\_ before me, Joanne Baade, personally appeared Tim Brown, personally known to me (or 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.

SPACE BELOW RESERVED FOR NOTARY/OFFICIAL SEAL

WITNESS my hand and official seal,

Signature \_\_\_\_\_

Joanne Baade, City Clerk  
City of San Clemente, California

RBF Consulting  
14725 Alton Parkway  
Irvine, California 92618

November 15, 2013  
JN 132824 (34427.g5)  
Page 1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION

AVENIDA VISTA HERMOSA  
CITY OF SAN CLEMENTE

PARTIAL QUITCLAIM OF WALL FOOTING EASEMENT  
PARCEL 101911-9 OF INSTRUMENT NO. 2005000626011, O.R.


That certain parcel of land situated in the City of San Clemente, County of Orange, State of California, being Parcel 101911-9 of that certain Judgment and Final Order of Condemnation recorded June 2, 2005 as Instrument No. 2005000626011 of Official Records in said Office of the County Recorder of Orange County.

**EXCEPTING THEREFROM** that portion described as follows:

**COMMENCING** at the most northerly corner of Parcel 2 as described in the Partnership Grant Deed to the City of San Clemente recorded November 29, 1984 as Instrument No. 84-497692 of Official Records in said Office of the County Recorder; thence along the general easterly line of said parcel through the following courses: South 33°09'41" East 7.598 meters; thence South 21°27'41" West 10.247 meters; thence South 30°12'19" East 3.437 meters to the **TRUE POINT OF BEGINNING**; thence continuing along said general easterly line South 30°12'19" East 4.193 meters; thence South 41°12'19" East 10.704 meters; thence South 33°27'19" East 3.455 meters; thence leaving said general easterly line North 56°32'40" East 0.800 meters; thence North 33°27'15" West 3.509 meters; thence North 41°12'19" West 14.874 meters to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 13.016 square meters, more or less.

**EXHIBIT "B"** attached and by this reference made a part hereof.

  
\_\_\_\_\_  
Gregory A. Helmer, L.S. 5134

12/11/2013  
\_\_\_\_\_  
Date



