

RECORDING REQUESTED BY:

State of California
DEPARTMENT OF TRANSPORTATION
District 12
2501 Pullman Street
Santa Ana, CA 92705

OR_93-0304178

DEC 7 1992
06-11-1992

Recorded in Official Records
of Orange County, California
Lee A. Branch, County Recorder
Page 1 of 9 Fees: \$ 0.00
Tax: \$ 0.00

City Clerk
Deed
No. 1932

* When Recorded Please Return to the
above to the Attention of:
Gary L. Naccarato
Right of Way Excess Lands

Map No. F 1710-2

RWPE: R.W. Smith (4-22-92)
Written: RWS Checked: DT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Int. P.C.H. & Superior Ave.

DISTRICT	COUNTY	ROUTE	POST MILE	NUMBER
12	Ora	1	19.7	DD 040767-03-01

DIRECTOR'S DEED

DEC 1992 13

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to
City of Newport Beach, a Municipal Corporation

all that real property in the City of Newport Beach

County of Orange, State of California, described as:

(Caltrans West - South parcel)

That portion of Lot 1 of Tract No. 2250, as shown on a map filed in Book 104, pages 6 and 7 of Miscellaneous Maps, in the office of the County Recorder of said county; that portion of Melrose Mesa (Tract No. 15) as shown on a map filed in Book 9, page 19 of said Miscellaneous Maps; and that portion of Lot D of the Banning Tract, as shown on a map of said tract filed in the case of Hancock Banning, et al. vs. Mary H. Banning for partition, and being Case No. 6385 upon the Register of Actions of the Superior Court of Los Angeles County, California, bounded as follows:

Bounded in general northwesterly by the Center line of "new" Superior Avenue, described as follows:

Center line of "new" Superior Avenue.

Commencing at the intersection of the center line of Superior Avenue, herein described as "old" Superior Avenue, (formerly Newport Avenue), 60 feet wide, as shown on said map of Tract No.

Page 1 of 7

MAIL TAX
STATEMENTS TO: CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT
3300 NEWPORT BLVD.
P O BOX 1768

FORM RW 02-19 (REV. 1988) NEWPORT BEACH CA 92659-1768

ATTN: DONALD L WEBB

Free recording Requested
Essential to disposal of
Excess property by Dept.
Of Transportation
(See Sec. 6103 Gov Code)
Sr. R/W Agent

Barbara Baer

This office is exempt from filing
fees under Government Code § 6103.
No Tax Due Per Code 11922

This office is exempt from filing
fees under Government Code § 6103.
NO TAX DUE FOR CODE 11922

2250, with the northeasterly line of that parcel of land described in the deed from A.E.S. Chaffey, et al., to the State of California (State Parcel No. 40766), recorded January 7, 1966 in Book 7801, page 108 of Official Records in said office; thence along said center line of "old" Superior Avenue, North 40°38'03" East (North 39°45' East, record per Tract No. 2250), 42.34 feet to the cusplate point of a tangent curve, concave northerly, having a radius of 400.00 feet, and the POINT OF BEGINNING of this line description; thence

(1.) southwesterly and westerly, along said tangent curve, the nominal center line of "new" Superior Avenue (width varies), through a central angle of 55°13'33", an arc length of 385.55 feet; thence

(2.) along the true center line of "new" Superior Avenue (108.00 feet wide), North 84°08'24" West, 330.28 feet to a curve, concave southerly, having a radius of 400.00 feet; thence

(3.) westerly and southwesterly, along said curve, and said nominal center line, through a central angle of 46°07'57", an arc length of 322.07 feet to a compound curve, concave southeasterly, having a radius of 200.00 feet; thence

(4.) southwesterly, along said curve, and said nominal center line, through a central angle of 5°28'56" an arc length of 19.13 feet to the intersection with that certain course number (3.), having a bearing of North 60°24'22" West, in the herein described Northeasterly line of "new" Pacific Coast Highway, and the terminal point of this line description.

Bounded in general northeasterly by the Center line of the "new" public access road, described as follows:

Center line of the "new" public access road.

Commencing at the intersection of the center line of Superior Avenue, herein described as "old" Superior Avenue, (formerly Newport Avenue), 60 feet wide, as shown on said map of Tract No. 2250, with the northeasterly line of that parcel of land described in the deed from A.E.S. Chaffey, et al., to the State of California (State Parcel No. 40766), recorded January 7, 1966 in Book 7801, page 108 of Official Records in said office; thence along said center line of "old" Superior Avenue, North 40°38'03" East (North 39°45' East, record per Tract No. 2250), 42.34 feet to the cusplate point of a tangent curve, concave northerly, having a radius of 400.00 feet; thence southwesterly and westerly, along said tangent curve, the nominal center line of "new" Superior Avenue (width varies), through a central angle of 55°13'33", an arc length of 385.55 feet; thence along the true center line of "new" Superior Avenue (108.00 feet wide), North 84°08'24" West, 201.96 feet to the POINT OF BEGINNING of this line description; thence

(1.) at right angles to last said course, South 5°51'36" West, 54.00 feet to a point, hereinafter Point "D", on a line parallel with and 54.00 feet southerly, measured at right angles,

from said true center line, said parallel line being a line segment of the Southerly line of "new" Superior Avenue; thence

(2.) continuing South 5°51'36" West, 26.00 feet to a curve, concave northeasterly, having a radius of 150.00 feet; thence

(3.) southerly and southeasterly, along said curve, through a central angle of 61°51'12", an arc length of 161.93 feet; thence

(4.) South 55°59'36" East, 152.62 feet to the center line of said "old" Superior Avenue, and the terminal point of this line description.

Bounded in general southeasterly by said center line of "old" Superior Avenue;

and

Bounded in general southwesterly by the Northeasterly line of "new" Pacific Coast Highway, described as follows:

Northeasterly line of "new" Pacific Coast Highway.

That line beginning at the intersection of the center line of Superior Avenue, herein described as "old" Superior Avenue, (formerly Newport Avenue), 60 feet wide, as shown on a map of Tract No. 2250, filed in Book 104, pages 6 and 7 of Miscellaneous Maps, in the office of the County Recorder of said county, with a line parallel with and 90.00 feet northerly, measured at right angles, from the center line of the 100 foot wide right of way of the California State Highway, known as Pacific Coast Highway, herein described as "old" Pacific Coast Highway, as described in the deed from Townsend Land Company to the State of California (State Parcel No. 30, ORA-60-A), recorded April 20, 1936, in Book 822, page 48 of Official Records in said office; thence along the northeasterly line of "new" Pacific Coast Highway, the following courses:

(1.) North 69°10'41" West (North 70°05'30" West, record per Townsend deed), along said parallel line, 347.45 feet to a tangent curve, concave northeasterly, having a radius of 1984.00 feet; thence

(2.) northwesterly, along said tangent curve, through a central angle of 5°48'15", an arc length of 200.98 feet to a point on a non-tangent line, hereinafter Point "A"; thence

(3.) North 60°24'22" West 191.07 feet to an angle point, hereinafter Point "B"; thence

(4.) North 54°21'52" West, 215.42 feet to a point on a line parallel with and 105.00 feet northeasterly, measured at right angles, from said center line of "old" Pacific Coast Highway, said point being distant 167.37 feet southeasterly, on last said parallel line, from the westerly line of that parcel of land described as Parcel 1 in the deed from BEECO, LTD., to the State of California (State Parcel No. 40767), recorded February 14, 1966, in Book 7839, page 739 of Official Records, in said office; thence

(5.) along last said parallel line, North 53°13'07" West (North 54°08'30" West, record per Townsend deed), 167.37 feet to

last said westerly line, and the terminal point of this line description.

There shall be no abutter's rights of access appurtenant to the hereinabove described real property in and to the adjacent State highway.

EXCEPTING THEREFROM those rights and interests previously excepted from those parcels of land described in the deed from BEECO, LTD., to the State of California (State Parcel No. 40767), recorded February 14, 1966, in Book 7839, page 739, of Official Records, in said office.

RESERVING THEREFROM an easement for street and road purposes (a part of State Easement No. DE 040766-1) over that portion of the hereinabove described parcel of land, bounded as follows:

Bounded in general northeasterly by the herein described Center line of the "new" public access road.

Bounded in general northwesterly by the herein described Center line of "new" Superior Avenue;

Bounded in general southwesterly by the herein described Northeasterly line of "new" Pacific Coast Highway; and

Bounded in general southeasterly by the Southerly line of "new" Superior Avenue, based on the Center line of "new" Superior Avenue, herein described, said Southerly line described as follows:

Southerly line of "new" Superior Avenue.

Commencing at the intersection of the center line of Superior Avenue, herein described as "old" Superior Avenue, (formerly Newport Avenue), 60 feet wide, as shown on said map of Tract No. 2250, with the northeasterly line of that parcel of land described in the deed from A.E.S. Chaffey, et al., to the State of California (State Parcel No. 40766), recorded January 7, 1966 in Book 7801, page 108 of Official Records in said office, and the POINT OF BEGINNING of this line description; thence

(1.) along said center line of "old" Superior Avenue, South $40^{\circ}38'03''$ West (South $39^{\circ}45'$ West, record per Tract No. 2250), 172.41 feet to the intersection with a non-tangent curve, concave northerly, having a radius of 454.00 feet, concentric with and 54.00 feet southerly, measured radially, from that certain Center line curve described herein as being concave northerly, having a radius of 400.00 feet; thence

(2.) westerly, along said curve, through a central angle of

26°59'46", an arc length of 213.91 feet to a tangent line, parallel with and 54.00 southerly, measured at right angles, from that certain Center line course number (2.), described herein as having a bearing of North 84°08'24" West; thence

(3.) North 84°08'24" West, 330.28 feet to a tangent curve, concave southerly, having a radius of 346.00 feet, and being concentric with and 54.00 feet southerly, measured radially, from that certain Center line curve, described herein as concave southerly, having a radius of 400.00 feet; thence

(4.) westerly, along said curve, through a central angle of 39°56', an arc length of 241.15 feet; thence

(5.) South 5°07'13" East, 41.42 feet to Point "A" on the herein described Northeasterly line of "new" Pacific Coast Highway, and the terminal point of this description.

ALSO RESERVING THEREFROM an easement for public road purposes (a part of State Parcel No. DE 040767-6) over that portion of the hereinabove described parcel of land, bounded as follows:

Bounded in general northwesterly by the herein described Southerly line of "new" Superior Avenue;

Bounded in general northeasterly by the herein described Center line of the "new" public access road;

Bounded in general southeasterly by said center line of "old" Superior Avenue; and

Bounded in general southwesterly by the Southwesterly line of the "new" public access road, described as follows:

Southwesterly line of the "new" public access road.

That line beginning at the intersection, hereinbefore Point "D", of the Southerly line of "new" Superior Avenue, herein described, with the Center line of the "new" public access road, herein described; thence

(1.) along said Southerly line of "new" Superior Avenue, North 84°08'24" West, 41.00 feet; thence

(2.) South 45°50'30" East, 24.21 feet, to a line parallel with and 22.00 feet westerly, measured at right angles, from said Center line course number (2.), described herein as having a bearing of South 5°51'36" West; thence

(3.) along said parallel line, South 5°51'36" West, 11.00 feet to a curve, concave northeasterly, having a radius of 172.00 feet, concentric with, and 22.00 feet southwesterly, measured radially, from said Center line curve having a radius of 150.00 feet; thence

(4.) southerly and southeasterly, along said curve, through a central angle of 61°51'12", an arc length of 185.68 feet to a line, parallel with and 22.00 feet southwesterly, measured at right angles, from said Center line course number (4.); thence

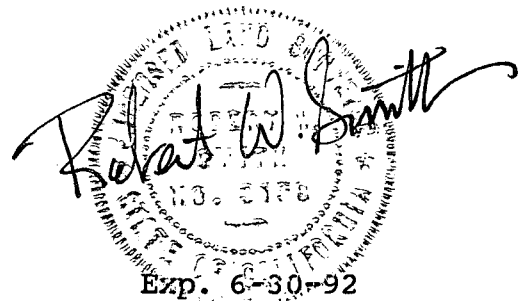
(5.) along said parallel line South 55°59'36" East, 150.07 feet, to the center line of said "old" Superior Avenue, and the terminal point of this line description.

It is expressly made a condition herein that the conveyed property be used exclusively for public parking, a public purpose; that if said property ceases to be used exclusively for public parking purposes, all title and interest to said property shall revert to the State of California, Department of Transportation, and that the interest held by the grantee, named herein, or its assigns, shall cease and terminate at such time. It is understood and agreed by the grantee, herein named, and its assigns, that the foregoing provision constitutes a divestiture and will cause all interest to revert to the State of California, Department of Transportation, if the conveyed property ceases to be used for public parking purposes.

This real property description has been prepared by me, or under my direction.

Robert W. Smith
Licensed Land Surveyor No. 3158

Date: April 22, 1992



Subject to special assessments if any, restrictions, reservations, and easements of record.

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

WITNESS my hand and the seal of the Department of Transportation of the State of California, this 24th day of December, 19 92

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

APPROVED AS TO FORM AND PROCEDURE

Thomas C. Felleny
ATTORNEY
DEPARTMENT OF TRANSPORTATION

JAMES W. VAN LOBEN SELS
Director of Transportation

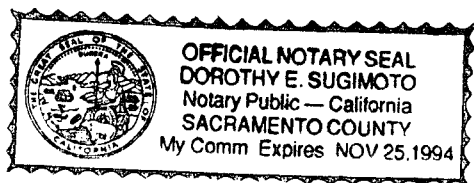
By

Eugene C. Burleson
EUGENE C. BURLESON
Attorney in Fact

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On this 24th day of December, in the year 1992, before me DOROTHY E. SUGIMOTO, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared EUGENE C. BURLESON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the Attorney in Fact of JAMES W. VAN LOBEN SELS, Director of Transportation of the State of California, and that he (~~she~~) subscribed the name of JAMES W. VAN LOBEN SELS as Director of Transportation, and his (~~her~~) own name as Attorney in Fact, and that the State of California executed the same.

WITNESS my hand and official seal.



Dorothy E. Sugimoto
Notary Public

THIS IS TO CERTIFY that the California Transportation Commission has authorized the Director of Transportation to execute the foregoing deed at its meeting regularly called and held on the 10th day of December 1992, in the City of Long Beach.

Dated this 21st day of December 1992.

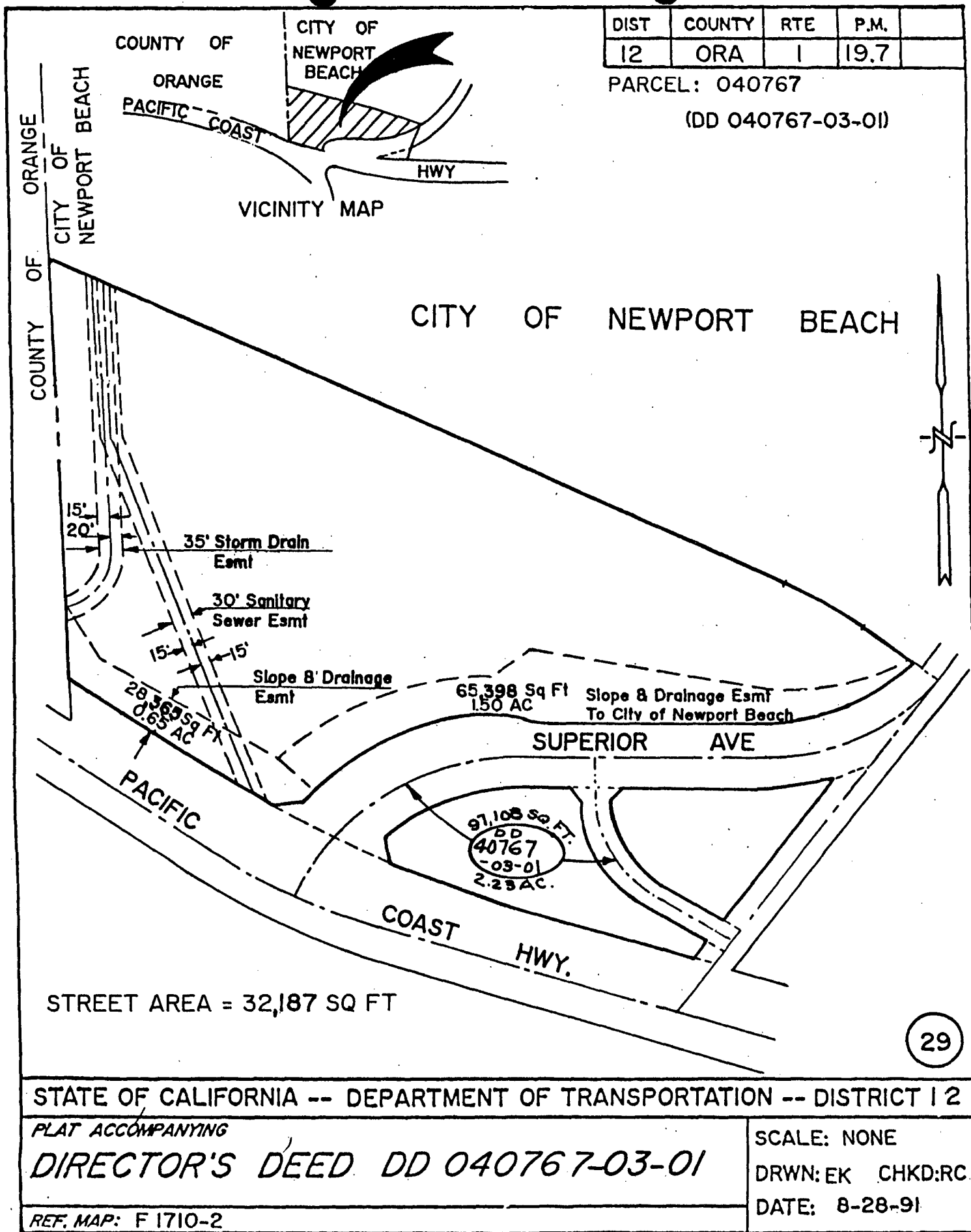
Robert I. Remen
ROBERT I. REMEN
Executive Director
CALIFORNIA TRANSPORTATION COMMISSION

This is to certify that the interest in real property conveyed by
the deed or grant dated December 24, 1992, from
State of California (Superior Parking Lot)
to the City of Newport Beach, a municipal corporation, is hereby
accepted by the City Manager on the _____ day of _____
1992, and the grantee consents to its being recorded by the duly
authorized officer.

KEVIN J. MURPHY, City Manager

Dated: 1/21/93 Kevin J. Murphy

Authorized by Council Resolution No. 92-82



REV 4-30-92



CITY OF NEWPORT BEACH

PUBLIC WORKS DEPARTMENT
P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768
(714) 644-3311

January 25, 1993

Mr. Gary L. Naccarato
Caltrans, District 12
Right-of-Way Agent
Department of Transportation
2501 Pullman Street
Santa Ana, CA 92705

Dear Mr. Naccarato,

Enclosed is the acceptance form for the Superior Avenue parking lot that has been signed by the City Manager.

Very truly yours,

Donald C. Simpson
Special Projects Engineer

DCS/mms

3300 Newport Boulevard, Newport Beach

DEPARTMENT OF TRANSPORTATION

DISTRICT 12
2501 PULLMAN STREET
SANTA ANA, CA 92705



June 28, 1993

12-Ora-1-P.M. 19.7
Parcel No. DD 040767-03-01
Re: (FEE FOR PARKING LOT)

Mr. Kevin J. Murphy, City Manager
City of Newport Beach
3300 Newport Boulevard
Post Office Box 1768
Newport Beach, California 92659-1768

Attention: Donald Simpson

Re: Notification of Recordation of Deed

Dear Mr. Simpson:

Enclosed herewith is the Director's Deed for the Parking Lot adjacent to Superior Avenue. This conveyance is in compliance with Agreement Number 3660, dated March 31, 1983, and Agreement Number 12-001, dated November 14, 1988, between the City of Newport Beach and the State of California.

Should you have any further questions, please do not hesitate to call me at (714) 724-2297.

Very truly yours,

A handwritten signature in cursive script, reading 'Gary L. Naccarato'.

Gary L. Naccarato
Right of Way Agent
Excess Lands

GLN/rm
Attachments

copy: Right of Way Engineering

See deed file for map