

Recording Requested by CITY OF COSTA MESA
When Recorded Mail to:
CITY OF COSTA MESA
Attention - City Clerk
P.O. BOX 1200
COSTA MESA, CALIFORNIA 92628-1200

ATTACHMENT 4

Mail Tax Statements to:
Owner (s) of Record

APN: 410-471-04, 05; 410-472-01, 09

Deed No. : 3530

TCA: 15067

R/W No. ZA-05-010/PS04-00375

Location: 600-655 TOWN CENTER DRIVE

Exempt Recording Requested per
Government Code 6103

Declaration of Documentary Transfer Tax:
The undersigned Grantor declares that no
documentary transfer tax is due - no consideration.

QUITCLAIM DEED

(AS TO ANY AND ALL EASEMENT RIGHTS)
GOVERNMENTAL AGENCY EXEMPT CITY OF COSTA MESA

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Costa Mesa, a Municipal Corporation

do/does hereby remise, release and forever quitclaim to **SOUTH COAST REPERTORY, INC., A CALIFORNIA NONPROFIT COPORATION;** and **THE ORANGE COUNTY PERFORMING ARTS CENTER, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION** the following described real property along with any and all reversion rights as recognized by State and local law, in the City of Costa Mesa, County of Orange, State of California:

SEE RESOLUTION NO. _____, RECORDED _____ AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

RESERVING THEREFROM a drainage easement and public utility easement for all existing underground and overhead facilities and public utilities, together with right of ingress and egress for the purpose of maintaining, replacing and upgrading said facilities and public utilities..

THIS DEED IS BEING RECORDED TO PERFECT THE TITLE OF THE SUBJECT PROPERTY.

Deputy City Clerk of the
City of Costa Mesa

Mayor of the City of Costa Mesa

Dated: _____

Dated: _____

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Deed No. 3530

RBF Consulting
14725 Alton Parkway
Irvine, California 92618

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December 17, 2004
JN10-103650
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EXHIBIT "A"

LEGAL DESCRIPTION

**ABANDONMENT OF A PORTION
OF TOWN CENTER DRIVE**

That certain parcel of land situated in the City of Costa Mesa, County of Orange, State of California being that portion of Town Center Drive as shown on Tract No. 11762 filed in Book 511, Pages 41 through 43 of Miscellaneous Maps, together with that portion of Parcel 1 as described in and shown on City of Costa Mesa Lot Line Adjustment No. LL-2001-02 recorded September 11, 2001 as Instrument No. 20010641069 of Official Records, both in the Office of the County Recorder of said Orange County, described as follows:

COMMENCING at the easterly terminus of that certain course shown as being "North 89°05'11" West 290.64 feet" in the southerly line of Town Center Drive on Parcel Map No. 99-112 filed in Book 327, Pages 16 through 18 of Parcel Maps, in the Office of the County Recorder of said Orange County; thence along said southerly line North 89°05'11" West 12.08 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said southerly line, the southerly line of Town Drive Center Drive as described in the Easement Deed in favor of the City of Costa Mesa recorded August 18, 1983 as Instrument No. 83-360718 of Official Records, in the Office of the County Recorder of said Orange County and the southerly line of Town Center Drive as described in the Easement Deed in favor of the City of Costa Mesa recorded July 13, 1978 in Book 12755, Page 1857 of Official Records, in the Office of the County Recorder of said Orange County, through the following courses: North 89°05'11" West 278.56 feet to the beginning of a tangent curve concave northerly and having a radius of 259.00 feet; thence along said curve westerly 142.40 feet through a central angle of 31°30'04"; thence tangent from said curve North 57°35'07" West 50.03 feet to the beginning of a tangent curve concave southerly and having a radius of 201.00 feet; thence along said curve westerly 107.75 feet through a central angle of 30°42'53"; thence tangent from said curve North 88°18'00" West 47.50 feet; thence leaving said last mentioned southerly line North 01°42'00" East 58.00 feet to an angle point in the northerly line of Town Center Drive as shown on said Tract No. 11762; thence along said northerly line through the following courses: South 88°18'00" East 47.50 feet to the beginning of a tangent curve concave southerly and having a radius of 259.00 feet; thence along said curve easterly 138.84 feet through a central angle of 30°42'53"; thence tangent from said curve South 57°35'07" East 50.03 feet to the beginning of a tangent curve concave northerly and having a radius of 201.00 feet; thence along said curve easterly 110.51 feet through a central angle of 31°30'04"; thence tangent from said curve South 89°05'11" East 277.67 feet to a point

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Abandonment of a Portion
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on a non-tangent curve concave easterly and having a radius of 75.00 feet, a radial line of said curve from said point bears South 67°13'06" East; thence leaving said northerly line along said curve southerly 59.56 feet through a central angle of 45°30'01" to the **TRUE POINT OF BEGINNING**.

CONTAINING: 0.828 acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

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


Gregory A. Helmer, L.S. 5134



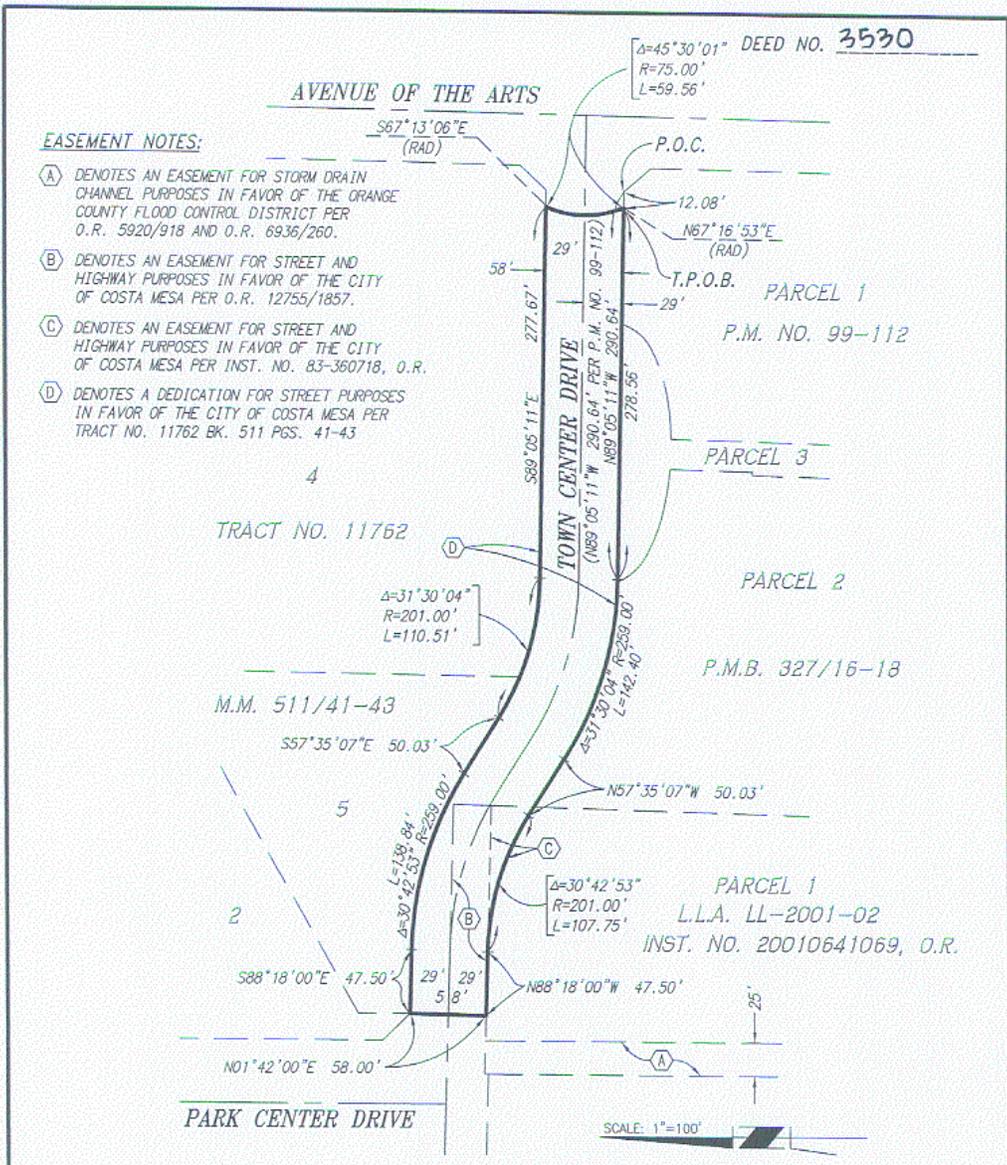


EXHIBIT "B"
 SKETCH TO ACCOMPANY A
 LEGAL DESCRIPTION FOR
 ABANDONMENT OF A PORTION
 OF TOWN CENTER DRIVE
 CONTAINING: 0.828 ACRES, MORE OR LESS

RBF CONSULTING
 PLANNING ■ DESIGN ■ CONSTRUCTION
 14725 ALTON PARKWAY
 IRVINE, CALIFORNIA 92618-2027
 949.472.2605 • FAX 949.472.8373 • www.RBF.com
 REVISED FEBRUARY 14, 2005
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 J.N. 10-103650

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