

RECORDING REQUESTED BY:
CITY OF LA HABRA
Order No. N/A
Escrow No. N/A

Parcel No. 298-132-01

AND WHEN RECORDED MAIL TO:
CITY OF CLERK
CITY OF LA HABRA
P.O. BOX 337
LA HABRA, CA 90633-0337

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDER SIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ 0.00 and CITY \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: LA HABRA, and

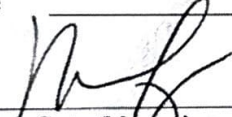
EXEMPT PURSUANT TO GOVERNMENT CODE 27383

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

VMJ Company LLC, a California Limited Liability Company

hereby GRANT(S) to CITY OF LA HABRA,
the following described real property in the County of ORANGE, State of California:
See attached Exhibit "A and B" Attached hereto and made a part hereof.
More commonly known as: 110 S. COLLEGE AVENUE, LA HABRA, CA 90631

Date 8.05.25


Michele Cortes (Manager)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } S.S.
COUNTY OF

On Aug 5, 2025, before me, Cathy P. Ngo, a Notary Public, Personally
Appeared Michele Cortes, 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 

(Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of Orange

On Aug 5, 2025 before me, Cathy P. Ngo, Notary Public
(insert name and title of the officer)

personally appeared Michele Cortes
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.

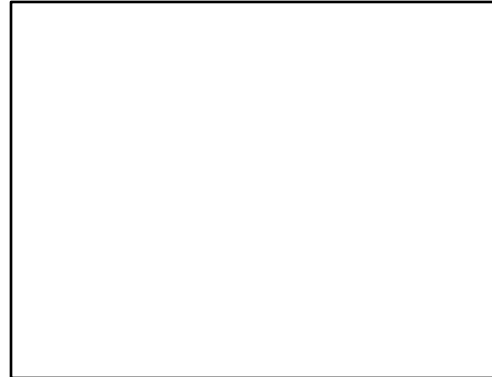
WITNESS my hand and official seal.

Signature  (Seal)



When Recorded Mail To:

City Clerk
City of La Habra
110 East La Habra Boulevard
La Habra, CA 90631



**EXEMPT PURSUANT TO
GOVERNMENT CODE 27383**

SPACE FOR RECORDER'S USE

Parcel No. 298-132-01

CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)

This is to certify that the interest in real property conveyed by that certain Grant Deed dated August 5, 2025, from VMJ Company LLC, a California Limited Liability Company, to the City of La Habra, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of the City of La Habra pursuant to the authority of the City Council of the City of La Habra on September 15, 2025, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

CITY OF LA HABRA

By _____
Jim Sadro
City Manager

ATTEST:

Rhonda J. Barone, CMC
City Clerk

EXHIBIT A

**RIGHT-OF-WAY DEDICATION
LEGAL DESCRIPTION**

THAT PORTION OF PARCEL 1 DESCRIBED IN LOT LINE ADJUSTMENT NO. 23-01, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED FEBRUARY 2, 2025 AS INSTRUMENT NO. 2025000050659, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1;

THENCE NORTH 89° 57' 00" EAST, ALONG SAID NORTHERLY LINE OF PARCEL 1, 10.00 FEET;

THENCE SOUTH 35° 29' 55" WEST, 8.60 FEET TO A LINE EASTERLY 5.00 FEET AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 00° 02' 00" EAST, ALONG SAID PARALLEL LINE, 105.00 FEET TO A LINE SOUTHERLY 112.00 FEET AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 89° 57' 00" WEST, ALONG LAST SAID PARALLEL LINE, 5.00 FEET TO THE WESTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 00° 02' 00" WEST, ALONG SAID WESTERLY LINE, 112.00 FEET TO THE **POINT OF BEGINNING (POB)**.

CONTAINING 577 SQUARE FEET, MORE OF LESS.

AS SHOWN IN EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The legal description is prepared by me or under my directions.



JACK C. LEE
P.L.S. NO. 8407

JUNE 26, 2025
DATE

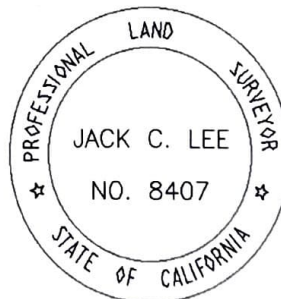


EXHIBIT "B"

RIGHT-OF-WAY DEDICATION PLAT MAP

SHEET 1 OF 1



NOTE:
THIS PLAT WAS PREPARED
FROM RECORD DATA PER
TRACT NO. 149, MM. 12/15

LINE DATA

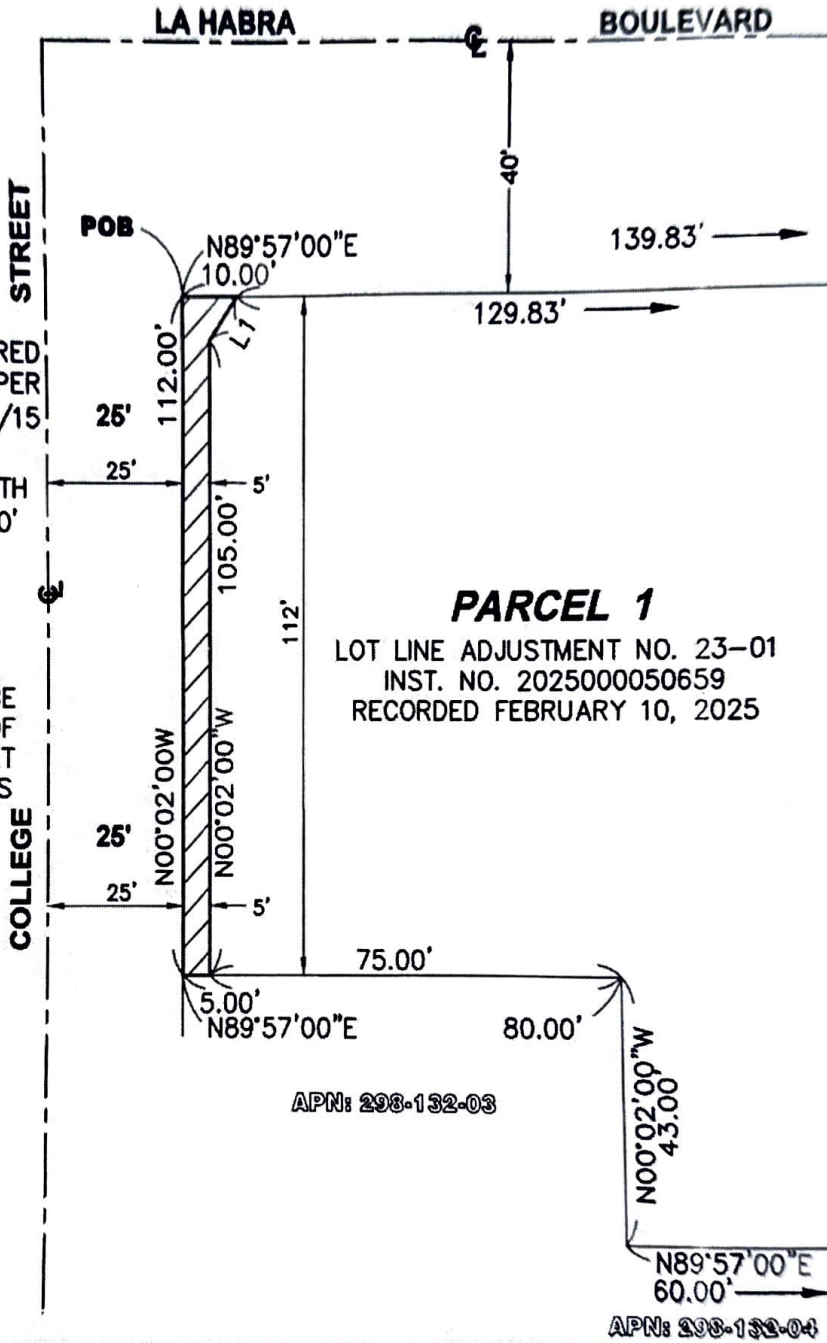
NO.	BEARING	LENGTH
L1	N35°29'55"E	8.60'

LEGEND



INDICATES AREA TO BE
DEDICATED TO CITY OF
LA HABRA FOR STREET
AND HIGHWAY PURPOSES

POB
POINT OF BEGINNING



CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD
BREA, CA 92821
(714)671-1050
(714)671-1090 FAX

Jack C. Lee
Jack C. Lee

JACK C. LEE PLS 8407
JUNE 26, 2025

**STREET AND HIGHWAY
DEDICATION**

110 S. COLLEGE STREET &
828 E. LA HABRA BOULEVARD
LA HABRA, CALIFORNIA