

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

Parcel No. 298-132-03

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

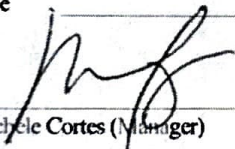
FOR A VALUABLE COSIDERATION, receipt of which is hereby acknowledged,

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: 114 S. COLLEGE AVENUE, LA HABRA, CA 90631

Date

8-1-25

  
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

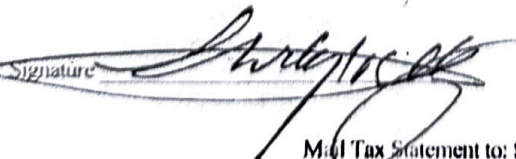
COUNTY OF

} S.S.

On August 1, 2025, before me, Shirley Rose Kang, a Notary Public, Personally Appeared Michelle Cortes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 August 1, 2025 before me, Shirley Rose Kang, Notary Public  
(insert name and title of the officer)

personally appeared Michele Coates  
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.

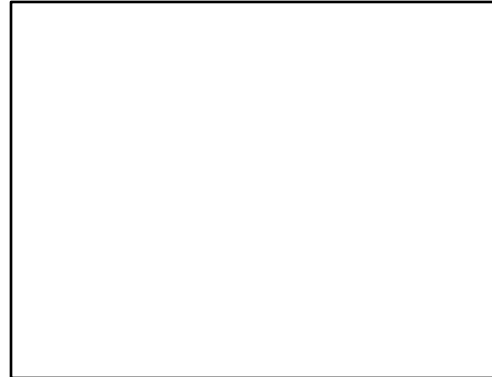
Signature

Shirley Rose Kang (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. 298-132-03**

**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 1, 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**

THOSE PORTIONS OF LOTS 6 AND 7 IN BLOCK 2 OF TRACT NO. 149, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 15 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 5 FEET OF THE SOUTHERLY 4 FEET OF LOT 7 AND THE WESTERLY 5 FEET OF THE NORTHERLY 39 FEET OF LOT 6 IN BLOCK 2 OF SAID TRACT.

CONTAINING 215 SQUARE FEET, MORE OR 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

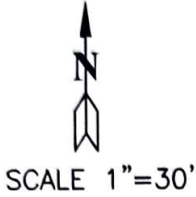
JULY 03, 2025  
DATE



# EXHIBIT "B"

## RIGHT-OF-WAY DEDICATION PLAT MAP

SHEET 1 OF 1

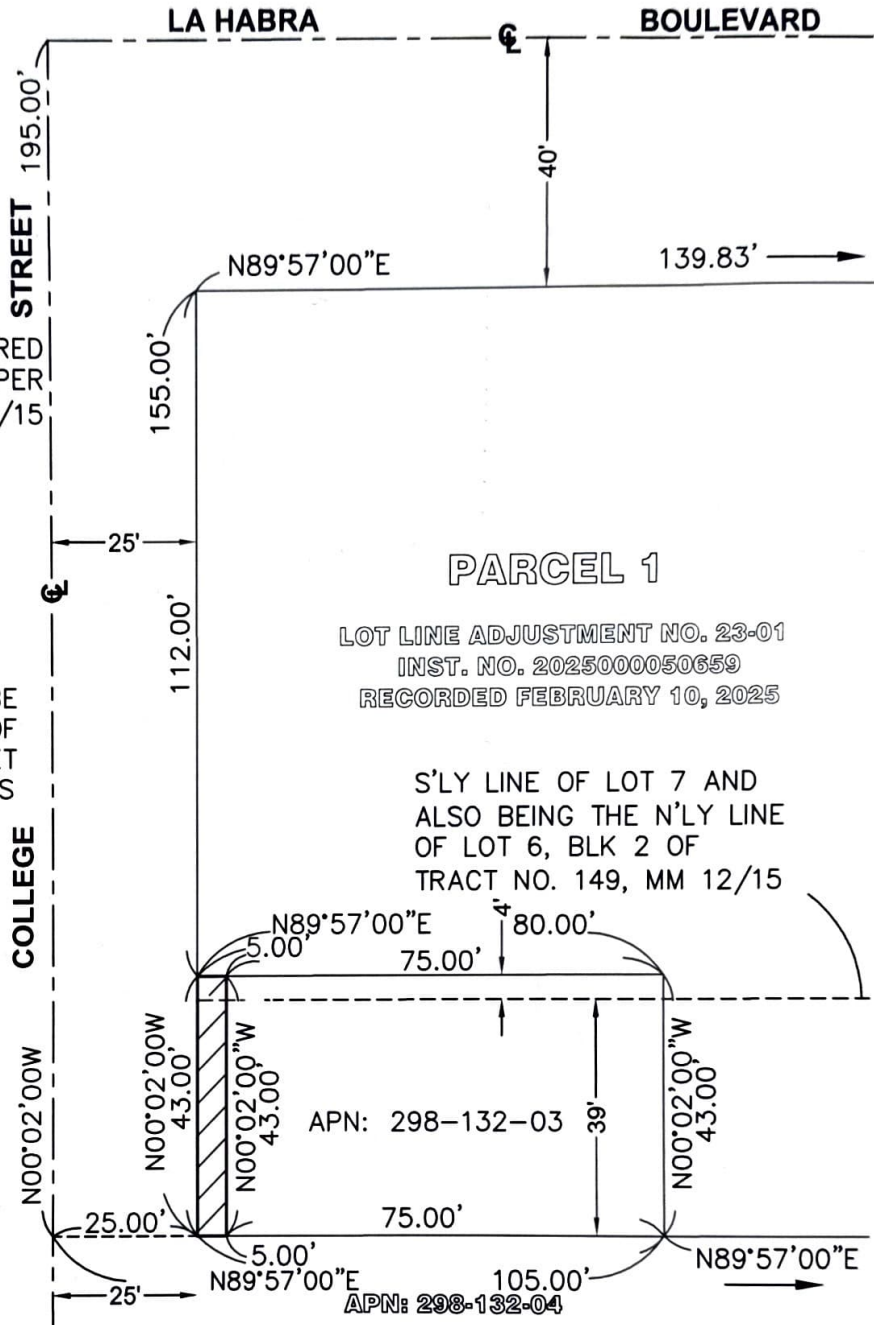


NOTE:  
THIS PLAT WAS PREPARED  
FROM RECORD DATA PER  
TRACT NO. 149, MM. 12/15

**LEGEND**



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



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

*Jack C. Lee*  
**JACK C. LEE PLS 8407**  
JULY 03, 2025

STREET AND HIGHWAY  
DEDICATION  
114 S. COLLEGE STREET  
LA HABRA, CALIFORNIA