

4362
ORIGINAL

11/20/57 1904

WHEN RECORDED MAIL TO

Irvine Ranch Water District
P.O. Box D-1
Irvine, CA 92664

EXEMPT
C1

RECORDED AT REQUEST OF
TITLE INS. & TRUST CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
8:00 AM FEB 3 1977
J. WYLLIE CARLILE, County Recorder

CORPORATION GRANT DEED

Free Recording Requested:
Essential to acquisition by
Irvine Ranch Water Dist.
Gov. Code 5103

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE IRVINE COMPANY (Grantor), a corporation organized under the State of West Virginia, hereby GRANTS to IRVINE RANCH WATER DISTRICT (Grantee), a public district organized and existing under and by virtue of the California Water District Law, real property situated in the County of Orange, State of California, described as follows:

All that portion of lots 299 and 300 in Block 174, Irvine's Subdivision, as per map filed in Book 1, page 88, Miscellaneous Record Maps, records of said County, described as follows:

Beginning at a point on the Northwestern line of that certain 100 acre parcel of land shown on the map filed in Book 54, page 14, Records of Surveys, records of said County, said point being South 56° 45' 21" West 629.08 feet from the Northerly corner of said parcel; thence North 49° 17' 30" West 394.80 feet to the Southeasterly line of Parcel 5A as described in that certain Decree on Declaration of Taking recorded in Book 2567, page 100, Official Records of said County; thence South 70° 30' 45" West 823.06 feet along said Southeasterly line to the Southwesterly line of said Lot 299; thence South 49° 19' 24" East 598.55 feet along said Southwesterly line to said Northwestern line of said 100 acre parcel; thence North 56° 45' 21" East 742.80 feet along said Northwesterly line to the point of beginning.

RESERVING UNTO GRANTOR, its successors and assigns, an easement for paseo, flood control, road and utility purposes, together with the right to grant easements therefor to others, in, under, over, along and across the Southeasterly 110.00 feet thereof.

SUBJECT TO:

- (a) Taxes and assessments for the year 1976-77;
- (b) Covenants, restrictions, reservations and easements and rights of way of record or apparent.

The land described above is conveyed upon the following terms and conditions:

TI 580937 AL 14-10-140 Irvine

(1) The land described above is conveyed subject to and upon the express condition subsequent that said property shall be used solely for the purpose of the construction, maintenance and operation of a reservoir for the storage and treatment of water for domestic, industrial and municipal purposes and any drainage or reclamation works connected therewith or incidental thereto.

(2) Should Grantee or its successors and assigns at any time within seventy-five (75) years from the date Grantee records title to the premises cease to use said property or any part thereof, for a continuous period of thirty-six (36) months or longer for a water reservoir to be used for the storage and treatment of domestic water, or should District use said property or any part thereof, for other than District purposes except by and with the prior written consent and approval of Grantor or its successors and assigns, which approval shall not be unreasonably withheld, then said property and the whole thereof shall revert to Grantor, its successors and assigns, each and any of whom shall have the right in any such event to re-enter and take possession of said property and the whole thereof and evict all persons therefrom. The foregoing conditions shall operate as a condition subsequent and shall apply to and bind Grantee and its successors and assigns and all other persons acquiring any interest in said property.

(3) Reserving unto Grantor, its successors and assigns, all oil, oil rights, mineral, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof,

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and to redrill, retunnel, equip, maintain, repair, deepen, and operate any such wells or mines, without, however, the right to drill, mine, store, explore and operate through the surface or the upper 500 feet of the subsurface of the land hereinabove described.

(4) No building, fence, wall or other structure shall be commenced, erected or maintained upon the property, nor shall any exterior addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to and approved in writing by Grantor as to harmony of external design and location in relation to surrounding structures and topography. In the event the Grantor, or its designated representatives, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required, and this paragraph will be deemed to have been fully complied with. No breach of this covenant shall defeat or render invalid the lien of any deed of trust made in good faith and for value.

(5) Grantee's adopted Plan of Works for Improvement District No. 103 dated February 1974 identifies \$120,000 for acquisition of an improved site for water treatment and storage purposes. Grantee acknowledges that subject parcel is being acquired for such purposes from Grantor as an unimproved site with temporary access. District further acknowledges, as owner of the site, it may be responsible for construction of roadway, drainage, utility, paseo and other improvements normally required of landowners along and within the subject parcel at such time as the surrounding area develops. Grantee's Plan of Works for Improvement District No. 103 provides for these improvements.

BK 1205761907

IN WITNESS WHEREOF, Grantee and Grantor have caused their corporate name and seal to be affixed hereto and this instrument is agreed to and shall be executed by their respective Presidents or Vice Presidents, Secretaries or Assistant Secretaries thereunto duly authorized.

DATED: DEC 21 1976

THE IRVINE COMPANY

By [Signature] Vice President

By [Signature] Assistant Secretary

Form 3003 (Corporation) First American Title Company

STATE OF CALIFORNIA
COUNTY OF ORANGE
On DEC 21 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD REE
known to me to be the VICE President, and ROBERT C. WARREN
known to me to be the ASSISTANT Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature [Signature]
Name (Typed or Printed)

OFFICIAL SEAL
JEAN M. SCHMIDT
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Dec. 4, 1979

(This area for official material seal)

EX 1205761908

IRVINE RANCH WATER DISTRICT

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property
conveyed by deed or grant dated December 21, 1976 from
THE IRVINE COMPANY

to IRVINE RANCH WATER DISTRICT, a California Water District,
is hereby accepted by the undersigned officer on behalf
of the Board of Directors pursuant to authority conferred by
Resolution No. 1965-36 of the Board of Directors, adopted on
October 6, 1965, and the grantee consents to recordation
thereof by its duly authorized officer.

Dated: January 6, 1977

BY



Secretary/Assistant Secretary