

RECORDING REQUESTED BY

BK 13622PG 996

32629

AND WHEN RECORDED MAIL TO

Name
ORANGE COUNTY BOARD OF EDUCATION
Address
P. O. Box 15029
City & State
Santa Ana, CA 92705
Attn: Ms. Lynn Hartline

RECORDING REQUESTED BY
TITLE INSURANCE & TRUST CO.
RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

4 40 P.M. MAY 30 '80

LEE A. BRANCH, County Recorder

MAIL TAX STATEMENTS TO

EXEMPT
C7

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

TD 1921 CA (12-78)

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ EXEMPT - Gov. Code 6103.

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of Tustin, and

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

THE IRVINE COMPANY, a Michigan corporation, successor by merger with
IRVINE INDUSTRIAL COMPLEX

a corporation organized under the laws of the State of California

hereby GRANTS to

ORANGE COUNTY BOARD OF EDUCATION

the following described real property in the City of Tustin,
County of Orange, State of California:

described on Exhibit "A" attached hereto and by this reference made
a part hereof and subject to the items shown on Exhibit "A"

Free Recording Requested:
Essential to acquisition by
GRANTOR
Gov. code 6103

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-
ment to be executed by its Vice President and Vice President
thereunto duly authorized.

Dated: 5-27-80

THE IRVINE COMPANY

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS:

On 5-27-80 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Warren D. Fix known

to me to be the Vice President, and
Richard H. Cannon known to me to be

Vice President of the Corporation that executed the
within instrument, 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 instru-
ment pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Gail Robbins

(This area for official notarial seal)

Title Order No. 618031

Escrow or Loan No. 618031MC

MAIL TAX STATEMENTS AS DIRECTED ABOVE

THE IRVINE COMPANY

EXHIBIT "A" TO GRANT DEED

The real property conveyed hereby is described as follows:

Parcel 2, in the City of Tustin, County of Orange, State of California, as shown on a Parcel Map, filed in Book 52, Page 38, of Parcel Maps, in the office of the County Recorder of said County.

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. Any and all oil, oil rights, minerals, mineral rights, natural gas rights, and other hydrocarbons by whatsoever name known, geothermal steam, and all products derived from any of the foregoing, that may be within or under the Land, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from the Land or any other land, including the right to whipstock or directionally drill and mine from lands other than those conveyed hereby, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, 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.

B. Any and all water, rights or interests therein, no matter how acquired by Grantor, and owned or used by Grantor in connection with or with respect to the Land, together with the right and power to explore, drill, redrill, remove and store the same from the Land or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor, whether such water rights shall be riparian, overlying, appropriative, littoral, percolating, prescriptive, adjudicated, statutory or contractual; but without, however, any right to enter upon the surface of the Land in the exercise of such rights.

C. Non-exclusive easements in gross on, over, under or across the Land for the purposes shown as existing or proposed on any recorded parcel or tract map of the Land or any portion thereof, including but not limited to (i) the installation, emplacement and maintenance of electric, gas, telephone, cable television, water, sanitary sewer lines, drainage facilities or any other utilities, together with the right to enter upon the Land (without unreasonably interfering with Grantee's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, relocate or replace any of such lines or facilities; and (ii) ingress and egress over any public or private bicycle and pedestrian trails or other specific designated use areas, if any.

D. Non-exclusive easements on, over, under or across the Land within 10 feet from all property lines bordering on and parallel to any public or private street for the installation, emplacement, operation and maintenance of electric, gas, telephone, cable television, water, sanitary sewer lines, drainage facilities or any other utilities.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments;
2. That certain Declaration of Restrictions recorded on May 21, 1965, in Book 7529, Page 600 of Official Records of Orange County, California, and any amendments thereto which is incorporated herein by this reference;
3. That certain Declaration of Special Land Use Restrictions, Abatement Lien, Mortgage Lien and Option to Repurchase recorded simultaneously herewith and incorporated herein by this reference.
4. All covenants, conditions, restrictions, reservations, rights, rights-of-way, easements and other matters of record or apparent.

5. The condition that until the earlier to occur of:

(a) The recordation and indexing in the Official Records of Orange County, California by the County Recorder of said county of that certain instrument referred to in Paragraph 3, above; or

(b) Receipt by Grantor of written acknowledgement from any proposed purchaser or transferee of Grantee, its successors or assigns, regarding the Land that such proposed purchaser or transferee has received, read, understands and agrees to be bound by all the terms and provisions of such instrument referred to in Paragraph 3 above,

upon the execution by Grantee of any instrument purporting to convey, transfer, sell, exchange or otherwise dispose of the Land, or any portion thereof, the Land will automatically revert to Grantor as a fee determinable, without the necessity of notice or reentry, and without any obligation to pay Grantee any amount as compensation therefor or for the value of any improvements which Grantee may have constructed on the Land. This condition is in addition to and not in lieu of any and all covenants, conditions, restrictions and other matters contained in the instruments referred to in Paragraph 2 through 4 above.

RESOLUTION OF THE BOARD OF EDUCATION
ORANGE COUNTY, CALIFORNIA

MAY, 22, 1980

BK 13622Pg 999

RESOLUTION TO ACCEPT GRANT DEED

Upon motion of Member Dean McCormick, duly seconded and carried, the following Resolution was adopted:

BE IT RESOLVED THAT THE GRANT DEED dated May 27, 1980, from THE IRVINE COMPANY, a corporation, to the Orange County Department of Education, Santa Ana, California, for the following described property:

Parcel 2 in the City of Tustin, County of Orange, State of California, as shown on a map filed in Book 52, page 38 of Parcel Maps, in the office of the County Recorder of said County.

BE AND THE SAME is hereby accepted and ordered recorded, and that the President of the Board of Education be directed to draw a warrant in payment for said property in the total amount of ONE MILLION SIX HUNDRED FORTY NINE THOUSAND NINETY NINE DOLLARS (\$1,649,099.00) to TITLE INSURANCE AND TRUST COMPANY for the IRVINE COMPANY.

AYES: David Brandt, Dean McCormick, Frances Murphy, A.E. Arnold.

NOES: -0-

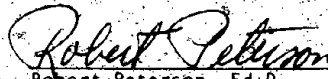
ABSTAINING: Jerry Shaw

STATE OF CALIFORNIA:)

COUNTY OF ORANGE)

I, ROBERT PETERSON, Ed.D., County Superintendent of Schools hereby certify that the above and foregoing Resolution was duly and regularly adopted by the said Board at a regular meeting thereof held on the 22nd day of May, 1980, and passed by a majority vote of said Board Members present.

IN WITNESS THEREOF, I have hereunto set my hand and seal this 22nd day of May, 1980.


Robert Peterson, Ed.D.,
County Superintendent of Schools
and Secretary, Board of Education

RESOLUTION NO. 15-80