

#41024 BK. 11831 pg 1062 7-29-76 BEST COPY

RECORDING REQUESTED BY

Department of the Navy
Western Division
Naval Facilities Engr'g Command
San Bruno, California 94066

AND WHEN RECORDED MAIL TO

NAME [Commanding Officer
Department of the Navy
ADDRESS Western Division
CITY & STATE Naval Facilities Engr'g Command
[San Bruno, California 94006

41024

RECORDING REQUESTED BY
SAFECO TITLE INS. CO.

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

20 Min. 4 PM JUL 29 1976

J. WYLIE CARLYLE, County Recorder

\$16.00
C1

CANCELLED

JUL 29 1976

MAIL TAX STATEMENTS TO

NAME
ADDRESS Tax Exempt
CITY & STATE

(R3)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 7,700.00
☒ Computed on full value of property conveyed, or
☐ Computed on full value less liens & encumbrances
remaining thereon at time of sale.

Signature of declarant or agent determining tax - firm name

☐ Unincorporated area ☒ City of Orange

Corporation Grant Deed

AP# 104-112-10

104-131-50, 51, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

104-132-64, 7, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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

THE IRVINE COMPANY

a corporation organized under the laws of the State of West Virginia
hereby GRANT(S) to the UNITED STATES OF AMERICA

the following described real property in the
county of Orange, state of California: as described in Exhibit "A",
consisting of seven (7) pages, and Exhibit "B", both of which are attached hereto
and incorporated herein.

The property conveyed by this Deed is acquired by the UNITED STATES OF AMERICA
at the request of the Department of the Navy under and pursuant to the power and
authority contained in the provisions of Public Laws 91-511 and 92-545;

SUBJECT TO: Covenants, conditions, restrictions and easements of
records, or apparent.

Dated July 29, 1976

BY: Edward P. Lee
BY: Robert E. Warren VICE PRESIDENT
ASSISTANT SECRETARY

STATE OF CALIFORNIA.

COUNTY OF Orange } SS.

On July 28, 1976 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Edward P. Lee

known to me to be the Vice President, and
Robert E. Warren, known to me to be

Assistant Secretary 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
instrument pursuant to its by-laws or resolution of its board of
directors.

Audrey E. Wiles
Signature of Notary

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
AUDREY E. WILES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires May 31, 1980

J.H. 670-1
10/29/75

EL TORO MARINE CORPS AIR STATION
B-1 CORRIDOR

81183161063

PARCEL 1-A

That portion of Lot 307 in Block 172 of Irvine's Subdivision, in the City of Irvine, County of Orange, State of California, and that portion of Lot 290 in Block 156 of Irvine's Subdivision in the County of Orange, State of California, all as shown on a map recorded in Book 1, page 88 of Miscellaneous Maps, Records of Orange County, California, described as follows:

BEGINNING at the point of intersection of the northwesterly line of said Block 172 with the southwesterly line of the Atchison, Topeka and Santa Fe Railway Company right-of-way (100.00 feet wide) and being also an angle point therein, as shown on a map filed in Book 94, pages 47 thru 49 of Records of Surveys, Records of Orange County, California, said point being the northwesterly terminus of that certain course shown on said map as "N 49° 20' 17" W 5561.79'"; thence:

- 1) North 49° 20' 21" West 2025.00 feet along said southwesterly line;
- 2) South 40° 39' 39" West 665.00 feet;
- 3) South 49° 20' 21" East 360.00 feet;
- 4) South 40° 39' 39" West 871.70 feet to a point on a non-tangent curve concave northeasterly and having a radius of 1765.00 feet, a radial line thru said point bears South 70° 52' 24" West;
- 5) southeasterly along said curve thru a central angle of 30° 27' 58" an arc distance of 938.51 feet;
- 6) South 40° 24' 26" West 35.00 feet along a radial line to a point which is distant South 63° 39' 35" West 1967.85 feet from the Point of Beginning of this description, said point being also on a non-tangent curve concave northeasterly and having a radius of 1800.00 feet, a radial line thru said point bears South 40° 24' 26" West;
- 7) southeasterly along said curve thru a central angle of 7° 54' 26" an arc distance of 248.41 feet;
- 8) South 57° 30' 00" East 747.17 feet to a tangent curve concave northerly and having a radius of 1800.00 feet;
- 9) easterly along said curve thru a central angle of 56° 50' 25" an arc distance of 1785.69 feet;
- 10) North 24° 20' 25" West 60.00 feet along a radial line to a point on a concentric curve concave northwesterly and having a radius of 1740.00 feet;
- 11) northeasterly along said curve thru a central angle of 10° 09' 35" an arc distance of 308.54 feet;
- 12) North 55° 30' 00" East 363.09 feet to a point on said southwesterly line of the Atchison, Topeka and Santa Fe Railway Company right-of-way;
- 13) North 49° 20' 17" West 1327.61 feet along said southwesterly line;

EXHIBIT "A"

Page 1 of 7

WILLIAM G. CHURCH
CONSULTING CIVIL ENGINEERS, INC.
2000 DOVE ST. NEWPORT BEACH, CA. 92660
(714) 540-7377

OF 1 SHEET

OCT. 29, 1975

EST. 1954

670-1

ING REQUESTED BY

10/20/75

Page Two - Legal Description
Parcel 1-A

BK 11831761064

- 14) South 40° 39' 43" West 235.68 feet to a point on a non-tangent curve concave southwesterly and having a radius of 1875.00 feet, a radial line thru said point bears North 69° 41' 56" East;
- 15) northwesterly along said curve thru a central angle of 10° 22' 31" an arc distance of 339.53 feet to a point thru which a radial line bears North 59° 19' 25" East;
- 16) North 40° 39' 43" East 98.59 feet to a point on the aforesaid southwesterly right-of-way line which is distant thereon South 49° 20' 17" East 100.00 feet from the Point of Beginning;
- 17) North 49° 20' 17" West 100.00 feet along said line to the Point of Beginning.

10/29/75

EL TORO MARINE CORPS AIR STATION
B-1 CORRIDOR

8X11831PG1065

PARCEL 1-B

That portion of Lot 306 in Block 173 of Irvine's Subdivision in the City of Irvine, County of Orange, State of California, as shown on a map recorded in Book 1, page 88 of Miscellaneous Maps, Records of Orange County, California, described as follows:

BEGINNING at the point of intersection of the northwesterly line of said Lot 306 with the northeasterly line of the Atchison, Topeka and Santa Fe Railway Company right-of-way (100.00 feet wide) as shown on a map filed in Book 94, pages 47 thru 49 of Records of Surveys, Records of Orange County, California, said point being the northwesterly terminus of that certain course shown on said map as "N 49° 20' 17" W 5533.85'"; thence:

- 1) North 40° 39' 01" East 1110.00 feet along said northwesterly line of Lot 306;
- 2) South 49° 20' 17" East 725.06 feet;
- 3) South 40° 39' 43" West 100.00 feet to a tangent curve concave easterly and having a radius of 230.00 feet;
- 4) southerly along said curve thru a central angle of 90° 00' 00" an arc distance of 361.28 feet;
- 5) South 49° 20' 17" East 265.16 feet;
- 6) South 40° 39' 43" West 780.00 feet to said northeasterly line of the Atchison, Topeka and Santa Fe Railway Company right-of-way;
- 7) North 49° 20' 17" West 1220.00 feet along said northeasterly line to the Point of Beginning.

EL TORO MARINE CORPS AIR STATION
B-1 CORRIDOR

11/18316/066

PARCEL 2

That portion of Block 172 of Irvine's Subdivision in the City of Irvine, County of Orange, State of California, and a portion of Lots 290 and 291 in Block 156 of Irvine's Subdivision, in the County of Orange, State of California, all as shown on a map recorded in Book 1, page 88 of Miscellaneous Maps, Records of Orange County, California, described as follows:

BEGINNING at a point which is distant South 63° 39' 35" West 1967.85 feet from the point of intersection of the northwesterly line of said Block 172 with the southwesterly line of the Atchison, Topeka and Santa Fe Railway Company right-of-way (100.00 feet wide), and being also an angle point therein, as shown on a map filed in Book 94, pages 47 thru 49 of Records of Surveys, Records of Orange County, California, said point of intersection being the northwesterly terminus of that certain course shown on said map as "N 49° 20' 17" W 5561.79'", thence:

- 1) southeasterly along a non-tangent curve concave northeasterly and having a radius of 1800.00 feet, from a radial line which bears South 40° 24' 26" West, thru a central angle of 7° 54' 26" an arc distance of 248.41 feet;
- 2) South 57° 30' 00" East 747.17 feet to a tangent curve concave northerly and having a radius of 1800.00 feet;
- 3) easterly along said curve thru a central angle of 55° 50' 25" an arc distance of 1785.69 feet;
- 4) South 24° 20' 25" East 704.55 feet along a radial line;
- 5) South 42° 34' 48" West 269.60 feet to a tangent curve concave northwesterly and having a radius of 770.00 feet;
- 6) southwesterly along said curve thru a central angle of 2° 56' 00" an arc distance of 39.42 feet to a point thru which a radial line bears South 44° 29' 12" East;
- 7) North 84° 39' 47" West 38.56 feet;
- 8) South 51° 09' 42" West 100.00 feet to a non-tangent curve concave northeasterly and having a radius of 1850.00 feet, a radial line bears South 51° 09' 42" West;
- 9) southeasterly along said curve thru a central angle of 0° 12' 12" an arc distance of 6.57 feet to a point thru which a radial line bears South 50° 57' 30" West;
- 10) South 2° 49' 08" West 36.23 feet;
- 11) South 49° 47' 01" East 60.02 feet;
- 12) South 84° 23' 22" East 36.23 feet to a point on a non-tangent curve concave northeasterly and having a radius of 1850.00 feet, a radial line thru said point bears South 47° 28' 28" West;
- 13) southeasterly along said curve thru a central angle of 6° 03' 23" an arc distance of 195.55 feet;
- 14) South 41° 25' 05" West 216.54 feet along a radial line;
- 15) South 0° 39' 33" West 721.41 feet;

Page Two - Legal Description
Parcel 2

BX1183161067

- 16) South 41° 30' 00" East 185.84 feet;
- 17) South 33° 11' 01" West 275.00 feet to a point which is distant South 11° 08' 01" East 4027.90 feet from the aforesaid point of intersection of the northwesterly line of Block 172 with the southwesterly line of the Atchison, Topeka and Santa Fe Railway Company right-of-way, said point being also on a non-tangent curve concave southwesterly and having a radius of 1800.00 feet, a radial line thru said point bears North 33° 11' 01" East;
- 18) northwesterly along said curve thru a central angle of 5° 02' 09" an arc distance of 158.21 feet;
- 19) North 61° 51' 08" West 1470.41 feet to a tangent curve concave northeasterly and having a radius of 1800.00 feet;
- 20) northwesterly along said curve thru a central angle of 50° 57' 12" an arc distance of 1600.75 feet;
- 21) South 79° 06' 04" West 350.00 feet along a radial line;
- 22) North 5° 37' 01" West 395.85 feet;
- 23) North 5° 36' 08" East 572.91 feet to a point which is distant South 40° 24' 26" West 210.00 feet from the Point of Beginning;
- 24) North 40° 24' 26" East 210.00 feet to the Point of Beginning.

EL TORO MARINE CORPS AIR STATION
B-1 CORRIDOR

PARCEL 3

11183161068

That portion of Block 172 of Irvine's Subdivision in the City of Irvine, County of Orange, State of California, and a portion of Lots 290 and 291 in Block 156 of Irvine's Subdivision, in the County of Orange, State of California, all as shown on a map recorded in Book 1, page 88 of Miscellaneous Maps, Records of Orange County, California, described as follows:

BEGINNING at a point which is distant South $71^{\circ} 08' 01''$ East 4027.90 feet from the point of intersection of the northwesterly line of said Block 172 with the southwesterly line of the Atchison, Topeka and Santa Fe Railway Company right-of-way (100.00 feet wide), and being also an angle point therein, as shown on a map filed in Book 94, pages 47 thru 49 of Records of Surveys, Records of Orange County, California, said point of intersection being the northwesterly terminus of that certain course shown on said map as "N $49^{\circ} 20' 17''$ W 5561.79'"; thence:

- 1) northwesterly along a curve concave southwesterly and having a radius of 1800.00 feet, from a radial line which bears North $33^{\circ} 11' 01''$ East, thru a central angle of $5^{\circ} 02' 09''$ an arc distance of 158.21 feet;
- 2) North $61^{\circ} 51' 08''$ West 1470.41 feet to a tangent curve concave northeasterly and having a radius of 1800.00 feet;
- 3) northwesterly along said curve thru a central angle of $50^{\circ} 57' 12''$ an arc distance of 1600.75 feet;
- 4) South $79^{\circ} 06' 04''$ West 350.00 feet along a radial line;
- 5) South $57^{\circ} 10' 12''$ West 957.26 feet to a point on the northeasterly line of the land described as "Parcel 9" a deed to the State of California, recorded November 7 1966 in Book 8097, page 232 of Official Records; thence, along said northeasterly line, as shown on the aforesaid map filed in Book 94, pages 47 thru 49 of Records of Surveys;
- 6) South $32^{\circ} 49' 48''$ East 111.64 feet;
- 7) South $66^{\circ} 52' 03''$ East 111.53 feet to a tangent curve concave southwesterly and having a radius of 1100.00 feet;
- 8) southeasterly along said curve thru a central angle of $39^{\circ} 07' 17''$ an arc distance of 751.08 feet;
- 9) South $27^{\circ} 44' 46''$ East 453.42 feet;
- 10) South $28^{\circ} 50' 10''$ East 1077.60 feet;
- 11) South $31^{\circ} 44' 41''$ East 526.02 feet;
- 12) South $27^{\circ} 07' 05''$ East 502.47 feet;
- 13) South $32^{\circ} 50' 03''$ East 1247.10 feet to a tangent curve concave northeasterly and having a radius of 4860.00 feet;
- 14) southeasterly along said curve thru a central angle of $7^{\circ} 29' 14''$ an arc distance of 635.09 feet to a point thru which a radial line bears South $49^{\circ} 40' 43''$ West; thence along a non-tangent line;

EXHIBIT "A"

Page 6 of 7

BEST COPY
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WILLIAM G. CHURCH
CONSULTING CIVIL ENGINEERS, INC.
2000 DOVE ST. NEWPORT BEACH, CA. 92660
(714) 540-7377

SHEET NO. 1
OF 1 SHEET

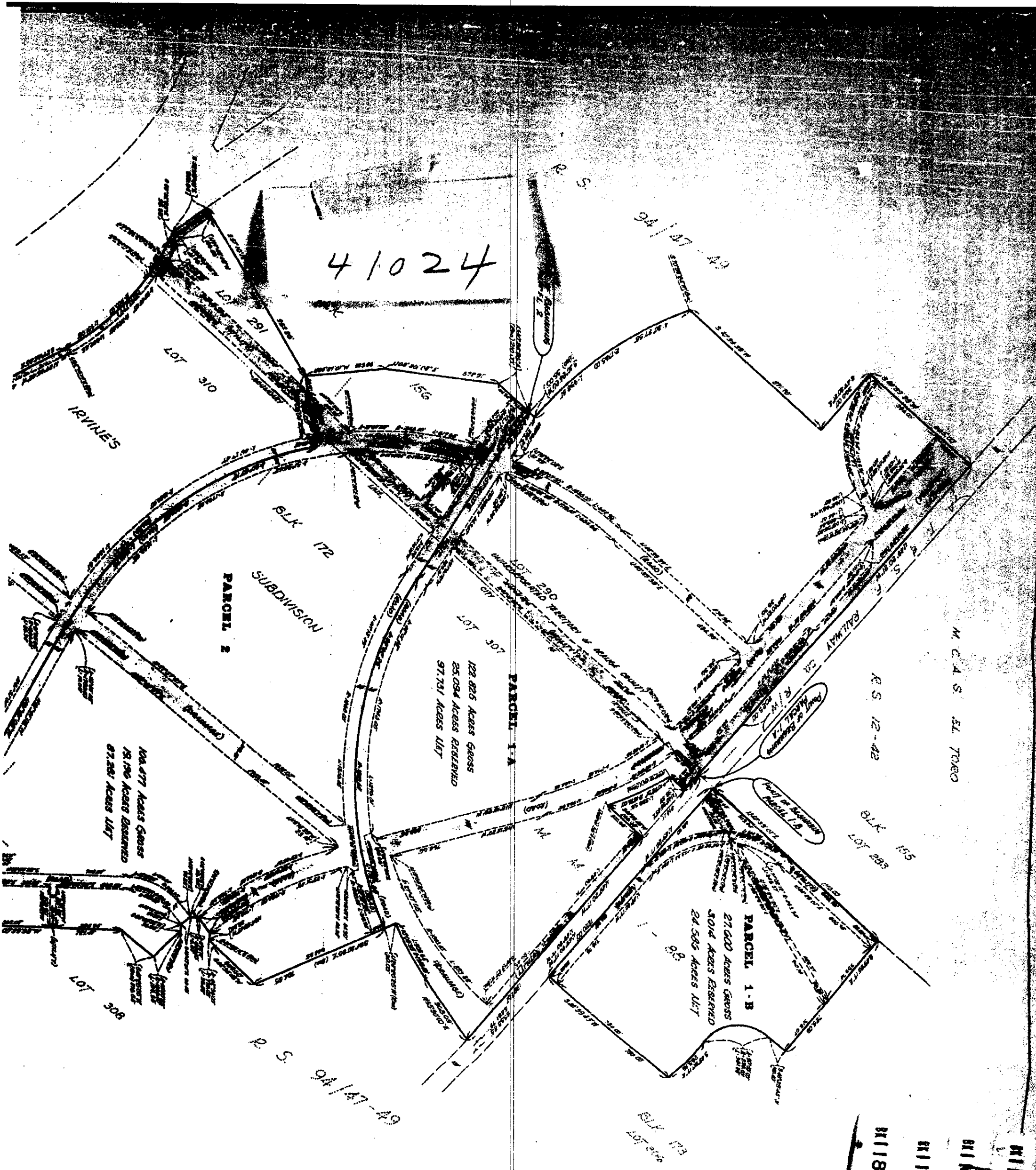
OCT. 29, 1975

Page Two - Legal Description
Parcel 3

1831/070

1831/069

- 15) South 49° 37' 56" East 98.29 feet;
- 16) South 41° 03' 16" East 193.52 feet;
- 17) South 43° 40' 07" East 180.40 feet;
- 18) South 43° 43' 10" East 5.29 feet to a point of cusp with a tangent curve concave northeasterly and having a radius of 420.00 feet; thence leaving said northeasterly line of the land described as "Parcel 9";
- 19) northwesterly along said curve thru a central angle of 44° 22' 43" an arc distance of 325.31 feet;
- 20) North 0° 39' 33" East 450.08 feet to a tangent curve concave southeasterly and having a radius of 140.00 feet;
- 21) northeasterly along said curve thru a central angle of 64° 37' 23" an arc distance of 157.90 feet to a point thru which a radial line bears North 24° 43' 04" West; thence along a non-tangent line;
- 22) North 0° 39' 33" East 1466.58 feet;
- 23) South 85° 20' 42" East 150.37 feet;
- 24) North 0° 39' 33" East 1028.81 feet to a point which is distant South 33° 11' 01" West 50.00 feet from the Point of Beginning.
- 25) North 33° 11' 01" East 50.00 feet to the Point of Beginning.



M. C. A. S. EL TUGO

R. S. 12-42

BLK 172
LOT 295

R. S. 9A/47-49

BLK 173
LOT 296

118311070

118311071

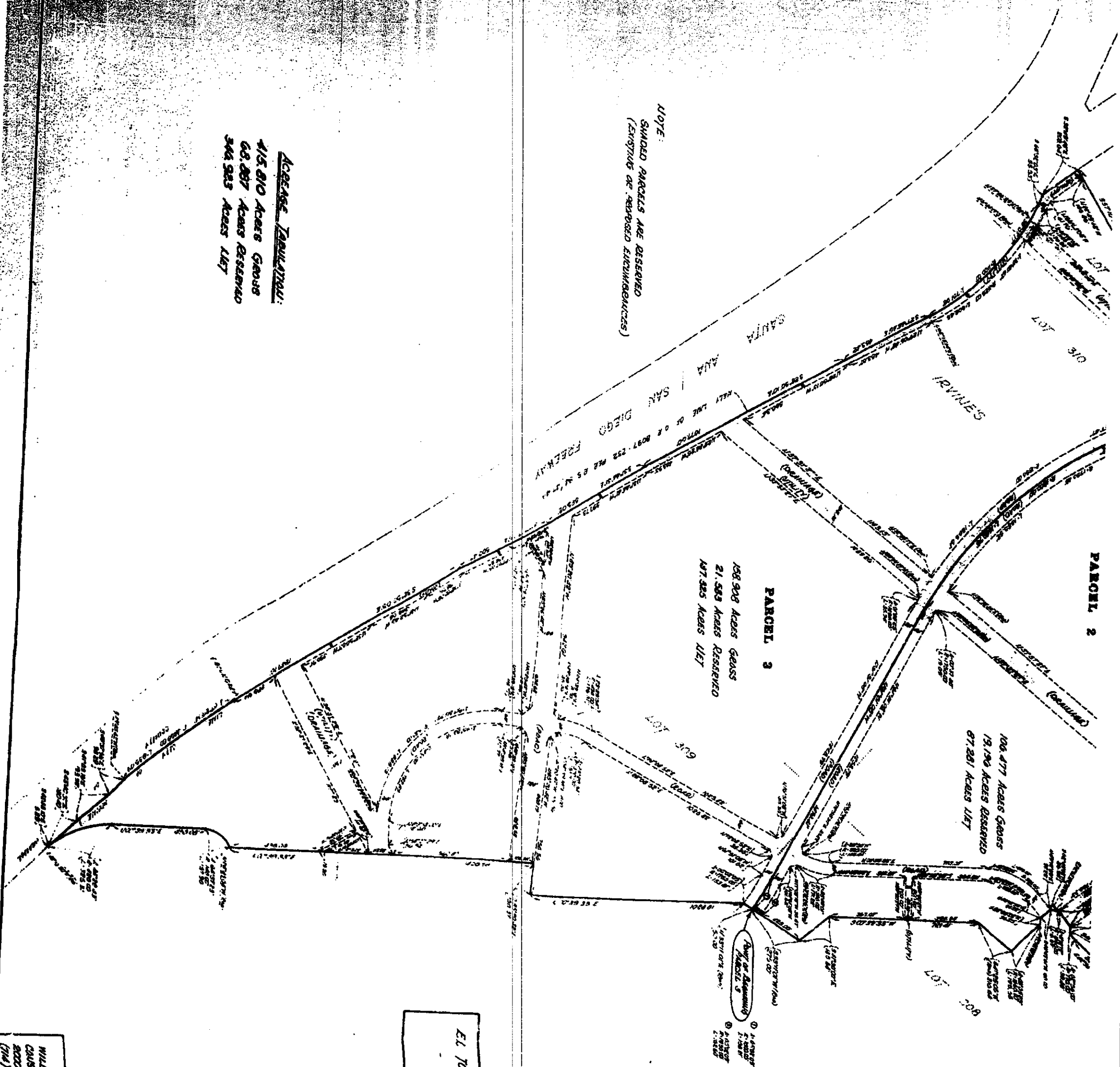
118311072

118311073

46

ACREAGE TABLE:
 415,810 Acres Grass
 68,887 Acres Reserved
 346,983 Acres LIT

NOTE:
 SHADED PARCELS ARE RESERVED
 (EXISTING OR PROPOSED ENCUMBRANCES)



EL TORO MARINE CORPS AIR STATION
 B-1 CORRIDOR
 EXHIBIT MAP

PREPARED BY
 WILLIAM G. CAWREN
 CONSULTING CIVIL ENGINEERS, INC.
 2000 DOWNE ST. NEWPORT, CALIF. 94646
 (415) 540-7377

SHEET 110 /
 OF 1 SHEET
 OCT. 29, 1975

EXHIBIT "B"