

CORPORATION GRANT DEED

THE IRVINE COMPANY, a corporation organized under the laws of the State of West Virginia, with the principal place of business at Tustin, California, in consideration of Ten Dollars, receipt of which is hereby acknowledged, does hereby GRANT to GEORGE M. HOLSTEIN, III, and ELINOR H. HOLSTEIN, husband and wife, as joint tenants, all that real property in the County of Orange, State of California, described as:

A portion of Lot 152 in Block 51 of Irvine's Subdivision of Ranchos San Joaquin and Lomas de Santiago and Flint and Bixby's Allotment of Rancho Santiago de Santa Ana as shown on a map recorded in Book 1, page 88 of Miscellaneous Maps, records of Orange County, California, more particularly described as follows: Beginning at the East corner of said Lot 152; thence North 50°11'45" West 165.00 feet to the true point of beginning; thence from the true point of beginning South 39°48'15" West 300.00 feet; thence South 50°11'45" East 12.14 feet; thence South 12°48'15" West 336.77 feet; thence North 50°11'45" West 705 feet to the beginning of a curve tangent concave southwesterly and having a radius of 818.25 feet; thence northwesterly along said curve through a central angle of 21°30'00" an arc distance of 307.15 feet to a point, said point being the beginning of a curve tangent concave westerly and having a radius of 784.60 feet; thence Northerly along said curve through a central angle of 22°21'00" an arc distance of 306.06 feet to the beginning of a line tangent; thence North 4°02'45" West 88.20 feet to the beginning of a curve tangent concave easterly and having a radius of 335.40 feet; thence Northerly along said curve through a central angle of 43°51'00" an arc distance of 256.69 feet to the beginning of a line tangent; thence North 39°48'15" East 105.00 feet to a point of intersection of the centerline of Mesa Drive with the center line of Cypress Street; thence South 50°11'45" East along the centerline of said Mesa Drive 1158.80 feet to the true point of beginning, containing 15.319 acres, more or less.

Together with 30.64 shares of stock of Santa Ana Heights Water Company appurtenant to said real property.

Reserving and excepting for road purposes and utilities the following:

1. A strip of land 30 feet in width along the entire northeasterly side of said parcel.

2. A strip of land 30 feet in width along the entire southeasterly side of said parcel. The intersection of the northwesterly side line with the southwesterly side line of the strip referred to in Reservation No. 1 shall be rounded with a curve having a radius of 20 feet.

3. A strip of land 30 feet in width along the entire southwesterly side of said parcel. The intersection of the northeasterly side line with the northwesterly side line of the strip referred to in Reservation No. 2 shall be rounded by a curve having a radius of 30 feet.

4. A strip of land 30 feet in width along the entire westerly side of said parcel, the intersection of the



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easterly side line with the northeasterly side line of the strip referred to in Reservation No. 3 shall be rounded with a curve having a radius of 30 feet. The intersection of the easterly side line with the southwesterly side line of the strip referred to in Reservation No. 1 shall be rounded with a curve having a radius of 20 feet.

Subject to easements, rights of way and reservations of record.

Also subject to taxes for the fiscal year 1950-1951. Also subject to the following reservation: The real property above described is hereby conveyed subject to the right of the grantor, and the grantor hereby reserves the right, to approve and join with the grantee in the execution of a written declaration to be filed for record concurrently with the delivery and recording of this deed, imposing upon said real property covenants, conditions, restrictions and reservations as a general plan for the improvement, use and occupancy thereof and for the benefit of lands of the grantor adjacent thereto.

IN WITNESS WHEREOF, said Corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and Secretary thereunto duly authorized, this 29th day of January, 1951.

THE IRVINE COMPANY

(SEAL)

By

Vice President

By

Secretary

STATE OF CALIFORNIA)

) SS

COUNTY OF ORANGE)

On this 29th day of January, 1951,

before me, C. W. B. Smith, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared W. B. HELLIS known to me to be the Vice President, and Chas. M. Plum, known to me to be the Secretary of the corporation described in and 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 same.

WITNESS my hand and official seal.

(SEAL)

C. W. B. Smith
Notary Public in and for said
County and State

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RECORDED AT REQUEST OF

GRANTEE

MAR 21 1951 at 9:00 A. M.

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OFFICIAL RECORDS

Orange County, California

Paul J. McFarland

R. 6013 County Recorder