

RECORDED AT REQUEST OF AND
WHEN RECORDED DATE TO:

17997

EXEMPT
C1

RECORDED AT REQUEST OF
FIRST AMER. TITLE INS. CO.
AN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.

8:01AM APR 22 1975

J. WYLIE CARLIE, County Recorder

STATE OF CALIFORNIA
N. Gregory Taylor, Esq.
Deputy Attorney General
800 Fishman Building
3580 Wilshire Blvd.
Los Angeles, Calif. 90010

(State of California Official Business)
(Document Entitled to Free Recordation
Pursuant to Government Code Section 6103)

N. Gregory Taylor, Deputy Attorney General

A.P. NO. 44-10-141-14-225

I, the undersigned, declare that the Documentary Transfer
Tax payable herein is \$ None
--- Change of value of property conveyed.
--- Change of value upon lease and encumbrance
remaining at time of sale.

Russell Bradley First American Title Co
Signature of Declarant or agent - Print name

Space above this line for Recorder's use

CORPORATION GRANT DEED

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, does hereby GRANT TO
THE STATE OF CALIFORNIA, the real property in the City of Newport
Beach, County of Orange, State of California, described in Exhibit
"A" which is attached hereto and by this reference is incorporated
in and made a part of this Deed,

SUBJECT TO:

- (1) Covenants, conditions, restrictions, reservations
and easements and rights of way of record; and
- (2) The condition that Grantee, its successors and
assigns, shall at all times use the premises for public park purposes
compatible with an ecological reserve and/or wildlife refuge and shall
not cease to use or attempt to use said premises or any part thereof for
any purpose other than for public park purposes compatible with an
ecological reserve and/or wildlife refuge. In the event that the above
condition is not satisfied or there is a breach of such condition,
Grantor, its successors and assigns, may either (i) re-enter and take
possession of the premises and evict all persons therefrom, it being
intended that the failure of any such condition to be satisfied or
the breach of any such condition shall operate as a condition

Mail Tax Statements To: (Grantee Tax Exempt)

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subsequent and that each and all of Grantee, its successors or assigns and any person acquiring interest in the premises shall be bound by and subject to such condition subsequent, or (ii) seek any other remedy available at law or in equity including, without limitation, the right to seek specific performance of or to enjoin the continuance of the breach of any such condition. It is specifically understood that any of the foregoing remedies may be employed at the option of Grantor, and the failure of any of such remedies to be employed upon any one or more of any occurrence giving rise to such remedies shall not be a waiver of the right to employ such remedies upon the continuance of such occurrences or any subsequent such occurrences.

In the event a right-of-way is acquired by the public for road purposes from the present extension of Bel Mar Avenue from east of Irvine Avenue to Sankara Boulevard and said right-of-way is not contiguous with the boundaries of the parcels conveyed hereunder, Grantor agrees to expand the boundaries of the parcels conveyed hereunder to provide that the present boundaries approximately paralleling such roadway will be adjusted so as to be contiguous to said right-of-way.

The above covenant is intended to be a covenant running with the land for the benefit of the land conveyed hereby as the dominant tenement and a burden on the land described in Exhibit "B" which is attached hereto and by this reference is incorporated in and made a part of this Deed as the servient tenement.

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

DATED: April 16, 1975.



THE IRVINE COMPANY

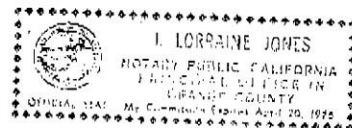
By Raymond L. Watson President
by C. M. Hunter Secretary

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STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On April 16, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond L. Dutton known to me to be the _____ President, and C. S. Whelan, known to me to be the _____ 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.



L. Lorraine Jones
Notary Public in and for said
County and State.

CERTIFICATE OF ACCEPTANCE AND
CONSENT TO RECORDING OF DEED
TO THE STATE OF CALIFORNIA

This is to certify that the interest in real property conveyed by the Corporation Grant Deed dated April 16, 1975 from THE IRVINE COMPANY to the STATE OF CALIFORNIA, acting by and through the DEPARTMENT OF FISH AND GAME, a governmental agency, is hereby accepted effective April 22, 1975 by the undersigned officer or agent on behalf of the DEPARTMENT OF FISH AND GAME pursuant to authority conferred by resolution of the FISH AND GAME COMMISSION of the State of California adopted on December 6, 1974, and the Grantee consents to recordation thereof by its duly authorized officer.

DATED: April 21, 1975.

STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME

By EC Fullerton

BK 1382 PG 1901

All those certain parcels of land partly in the City of Newport Beach, all in the County of Orange, State of California, being portions of Block 51, Irvine's Subdivision, as per map file in Book 1, page 88, Miscellaneous Record Maps, records of said County, described as follows:

Parcel 1:

Commencing at a point in the Southerly boundary of the land described in a deed to the Newport Harbor Union High School District recorded in Book 7578, page 670, Official Records of said County, said point being on a curve concave Southerly and having a radius of 2000.00 feet, a radial to said point bears North $11^{\circ} 54' 41''$ West, said point being Westerly 618.97 feet along said curve from the Easterly terminus thereof; thence leaving said boundary non-tangent

1. South $57^{\circ} 44' 19''$ West 72.81 feet; thence
2. South $64^{\circ} 51' 54''$ West 161.37 feet; thence
3. South $64^{\circ} 25' 17''$ West 181.82 feet; thence
4. South $66^{\circ} 59' 55''$ West 381.32 feet; thence
5. South $75^{\circ} 12' 12''$ West 102.44 feet; thence
6. South $12^{\circ} 52' 00''$ West 17.73 feet to the TRUE POINT OF BEGINNING; thence continuing
7. South $12^{\circ} 38' 00''$ West 11.83 feet; thence
8. South $39^{\circ} 14' 15''$ West 116.20 feet; thence
9. South $22^{\circ} 35' 41''$ West 87.19 feet; thence
10. South $10^{\circ} 18' 17''$ West 106.21 feet; thence
11. South $62^{\circ} 06' 10''$ West 28.85 feet; thence
12. South $9^{\circ} 57' 02''$ West 115.74 feet; thence
13. South $35^{\circ} 35' 57''$ West 54.11 feet; thence
14. South $66^{\circ} 26' 52''$ West 63.82 feet; thence

EXHIBIT A

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15. South 84° 33' 00" West 142.14 feet; thence
16. North 70° 40' 37" West 81.90 feet; thence
17. North 88° 55' 23" West 133.02 feet; thence
18. North 74° 30' 41" West 258.38 feet; thence
19. North 83° 40' 51" West 149.91 feet; thence
20. North 39° 13' 32" West 51.63 feet; thence
21. North 66° 23' 54" West 147.35 feet; thence
22. North 57° 47' 03" West 633.42 feet; thence
23. South 66° 51' 26" East 326.36 feet to the beginning of
a curve concave Northerly and having a radius of 1562.00
feet; thence
24. Easterly 1439.51 feet along said curve through an angle
of 55° 32' 51" to the TRUE POINT OF BEGINNING.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatever 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, 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.

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Commencing at the Northwesterly terminus of Course No. 22 described in Parcel 1 above; thence

1. North 85° 24' 57" West 219.50 feet; thence
2. North 55° 52' 02" West 176.81 feet; thence
3. North 74° 28' 33" West 140.11 feet; thence
4. North 64° 55' 00" West 91.92 feet; thence
5. North 76° 57' 50" West 137.34 feet to the TRUE POINT OF BEGINNING; thence continuing
6. North 76° 57' 50" West 328.16 feet; thence
7. North 83° 25' 12" West 104.19 feet; thence
8. South 47° 54' 59" West 20.89 feet; thence
9. South 89° 48' 48" West 121.00 feet; thence
10. North 78° 54' 22" West 143.85 feet; thence
11. North 82° 27' 21" West 262.77 feet; thence
12. North 69° 48' 06" West 259.40 feet to a point in that certain 2000.00 foot radius curve in the Southeastery boundary of Parcel 102.1 described in a deed to the Orange County Flood Control District recorded in Book 5906, page 516, said Official Records, said curve being concave Northwesterly, a radial to said point bears South 22° 50' 25" East; thence
13. Northeastery 351.07 feet along said curve to a point on an non-tangent curve concave Northeastery and having a radius of 2062.00 feet, a radial to said point bears South 27° 03' 48" West; thence
14. Southeastery 141.10 feet along said curve through an angle of 5° 55' 14"; thence
15. South 66° 51' 26" East 833.55 feet to the TRUE POINT OF BEGINNING.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, all oil, oil rights, minerals, mineral rights, natural

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gas, natural gas rights, and other hydrocarbons by whatever 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, 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.

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SERVIENT TESTAMENT

That portion of Block 51, Irvine's Subdivision, partly in the City of Newport Beach, all in the County of Orange, State of California, as per map filed in Book 1, page 88, Miscellaneous Record Maps, records of said County, described as follows: *

Beginning at a point in the southerly boundary of the land described in a deed to the Newport Harbor Union High School District recorded in Book 7878, page 670, Official Records of said County, said point being on a curve concave southerly and having a radius of 2000.00 feet, a radial to said point bears North 11° 54' 41" West, said point being Westerly 698.97 feet along said curve from the Easterly terminus thereof; thence leaving said boundary non-tangent

1. South 57° 44' 19" West 77.81 feet; thence
2. South 64° 51' 54" West 161.27 feet; thence
3. South 64° 35' 17" West 181.82 feet; thence
4. South 66° 59' 35" West 381.32 feet; thence
5. South 73° 12' 12" West 102.44 feet; thence
6. South 12° 38' 00" West 17.73 feet to a point on a non-tangent curve concave Northerly and having a radius of 1562.00 feet, a radial to said point bears South 30° 24' 17" West; thence
7. Westerly 1459.81 feet along said curve through an angle of 53° 32' 51"; thence
8. North 66° 51' 26" West 226.36 feet; thence
9. North 65° 24' 57" West 219.50 feet; thence
10. North 55° 57' 02" West 176.81 feet; thence
11. North 74° 28' 33" West 140.11 feet; thence

EXHIBIT B

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12. North 64° 43' 00" West 91.92 feet; thence
13. North 74° 57' 50" West 137.34 feet; thence
14. North 66° 51' 26" West 833.55 feet to the beginning of a curve concave Northeasterly and having a radius of 2062.00 feet; thence
15. Northwesternly 141.10 feet along said curve through an angle of 3° 55' 14" to a point in that certain 2060.00 foot radius curve in the Southeasterly boundary of Parcel 102.1 described in a deed to the Orange County Flood Control District recorded in Book 5906, page 516, said Official Records, said curve being concave Northwesternly, a radial to said point bears South 32° 36' 15" East; thence
16. Northeasterly 289.80 feet along said curve through an angle of 8° 03' 37" to the Northeasterly terminus thereof; thence
17. North 49° 10' 08" East 56.95 feet continuing along the boundary of said Parcel to the Northwesternly prolongation of the Southwesterly line of the land described in a deed to F. Roy Greenleaf, Jr., recorded in Book 2207, page 196, said Official Records; thence along said prolongation, said Southwesterly line and the Southwesterly line of the land described in a deed to George M. Holstein III, recorded in Book 2161, page 375, said Official Records, the following described courses:
18. South 49° 14' 28" East 72.39 feet;
19. South easterly 364.96 feet along a 800.00 foot radius curve that is concave Northeasterly through an angle of 26° 08' 18";
20. South 75° 22' 16" East 333.50 feet;
21. Southeasterly 401.43 feet along a 1000.00 foot radius curve that is concave Southwesterly through an angle of 23° 00' 00";

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22. Southeasterly 193.71 feet along a 600.00 feet radius reverse curve that is concave Northeasterly through an angle of $12^{\circ} 30' 00''$;
23. Southeasterly 307.15 feet along a 318.25 feet radius curve that is concave Southwesterly through an angle of $21^{\circ} 30' 00''$;
24. South $49^{\circ} 22' 46''$ East 340.81 feet to a point on a non-tangent curve that is concave Northerly and having a radius of 1550.00 feet, a radial to said point bears South $26^{\circ} 11' 04''$ West; thence leaving said land of Holstein
25. Easterly 692.23 feet along said curve through an angle of $25^{\circ} 35' 18''$ to the Easterly line of the land described in a deed to Alvin S. Cox, recorded in Book 2039, page 225, said Official Records; thence
26. North $1^{\circ} 58' 05''$ East 248.16 feet along said land to an angle point therein; thence
27. North $40^{\circ} 37' 14''$ East 30.00 feet along said line to an angle point therein; thence
28. North $49^{\circ} 22' 46''$ West 55.00 feet to the Southerly corner of Tract No. 1501, as per map filed in Book 50, page 16, Miscellaneous Maps, Records of said County; thence
29. North $40^{\circ} 23' 05''$ East 1183.95 feet along the Southeasterly line of said Tract No. 1501, and the Southeasterly line of Tract No. 1507, as per map filed in Book 51, page 15, said Miscellaneous Maps to the Westerly corner of the land described in a deed to the Costa Mesa Union School District, recorded in Book 1519, page 592, said Official Records; thence along the boundary of said land

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30. From a tangent that begins South 49° 23' 05" East Southeasterly 205.96 feet along a 350.00 foot radius curve that is concave Southwesterly through an angle 33° 43' 00"; thence
31. South 15° 40' 05" East 400.00 feet along said boundary to an angle point therein; thence
32. Northeasterly 33.01 feet along a 1770.00 foot radius curve in said boundary that is concave Southeasterly through an angle of 1° 04' 07" to the Southwesterly boundary of said land to the Newport Harbor Union High School District described above; thence along said boundary
33. South 15° 40' 05" East 182.16 feet to the beginning of a 220.00 foot radius curve therein that is concave Easterly; thence
34. Southerly 26.23 feet along said curve through an angle of 6° 50' 47"; thence
35. South 22° 30' 52" East 101.02 feet to angle point therein being the Southwesterly terminus of that certain 2000.00 foot radius curve in the Southeasterly boundary of said land, a radial to said point bears North 21° 33' 18" West; thence
36. Northeasterly 340.12 feet along said curve through an angle of 9° 44' 37" to the point of beginning.