

15836

Recorded at request of, and return to:
Orange County Dept. of Real Property Services
515 North Sycamore Street
Santa Ana, California 92701

RECORDED AT REQUEST OF
DEPT. OF REAL PROP. SERVICES
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
2:08 PM FEB 26 1969
J. WYLIE CARLYLE, County Recorder

FREE
C4

Monetary consideration
does not exceed \$100.00.

G. A. 1008-3
Upper Newport Bay

Space above this line for Recorder's use only

-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, hereby GRANTS to the COUNTY OF ORANGE, a body politic and corporate, upon and subject to the exceptions and conditions hereinafter set forth, the real property in the County of Orange, State of California, more particularly described as follows:

Those portions of Lots 1 and 2 of Section 23, Lot 1 in Section 25, and Lots 1 and 2 in Section 26 all in Township 6 South, Range 10 West, San Bernardino Meridian, in the City of Newport Beach, County of Orange, State of California, according to the official plat of said land, of Tideland Patent No. 204 from the State of California recorded July 19, 1907, in Book 1, page 245 of Patents in the office of the County Recorder of Orange County, of Blocks 5, 51, 52, 53, 54, 55 and 56 of Irvine's Subdivision, as shown on a map filed in Book 1, page 88 of Miscellaneous Record Maps in the office of the County Recorder of Orange County, and of Lot B of Tract 4003 filed in Book 188, pages 13 through 19 of Miscellaneous Maps in the office of the County Recorder of Orange County, included within the hereinafter described Parcels 1 to 5 inclusive.

Parcel 1

Beginning at the Westerly terminus of that certain course shown as "North 88° 56' 03" East 984.75" in the Southerly boundary of Tract 4224, as shown on a map filed in Book 157, pages 1 through 14 inclusive of said Miscellaneous Maps; thence along said boundary the following courses and distances:

Mail Tax Statement to Return Address Above

1. North 89° 47' 34" East 984.75 feet;
2. North 83° 55' 06" East 380.03 feet;
3. North 68° 39' 08" East 250.51 feet;
4. North 35° 03' 05" East 213.62 feet;

thence leaving said boundary and continuing

5. North 35° 03' 05" East 1332.06 feet;
6. thence North 59° 00' 32" East 627.50 feet;
7. thence North 20° 43' 31" East 612.90 feet;
8. thence North 6° 34' 29" West 1755.34 feet;
9. thence North 6° 16' 37" West 991.71 feet;
10. thence North 4° 11' 51" East 1714.27 feet;
11. thence North 8° 36' 50" West 1632.32 feet;
12. thence North 8° 37' 19" East 2185.87 feet;
13. thence North 51° 22' 32" East 269.58 feet;
14. thence North 89° 35' 25" East 2581.07 feet;
15. thence South 60° 36' 52" East 497.00 feet;
16. thence South 0° 59' 40" East 497.00 feet;
17. thence South 58° 37' 32" West 497.00 feet;
18. thence South 88° 26' 42" West 2001.68 feet;
19. thence South 73° 02' 11" West 474.99 feet;
20. thence South 8° 37' 19" West 354.89 feet;
21. thence South 57° 48' 33" East 502.02 feet;
22. thence North 73° 02' 11" East 6216.46 feet;
23. thence South 16° 57' 49" East 400.00 feet;
24. thence South 73° 02' 11" West 5056.07 feet;
25. thence South 32° 39' 05" West 2083.07 feet;
26. thence South 16° 03' 27" West 556.09 feet;
27. thence South 4° 40' 38" West 599.81 feet;
28. thence South 5° 10' 02" East 683.87 feet;
29. thence South 12° 25' 39" East 417.43 feet;
30. thence South 9° 57' 53" East 220.41 feet;
31. thence South 1° 53' 40" East 1647.70 feet;
32. thence South 8° 34' 40" East 989.43 feet;
33. thence South 26° 58' 17" West 117.58 feet;
34. thence South 20° 09' 34" West 897.02 feet;
35. thence South 67° 07' 04" West 885.24 feet;
36. thence South 26° 35' 29" West 351.82 feet;
37. thence South 39° 45' 07" West 442.07 feet;
38. thence South 12° 52' 48" West 568.32 feet;
39. thence South 33° 53' 27" West 229.67 feet;
40. thence South 86° 07' 04" West 1169.18 feet;
41. thence South 83° 47' 06" West 1584.65 feet;
42. thence South 59° 03' 06" West 263.24 feet;
43. thence South 34° 19' 06" West 431.84 feet;
44. thence South 39° 44' 09" West 1215.46 feet;
45. thence South 20° 46' 56" West 656.71 feet

to a point on the Northwestern prolongation of that certain course shown as "North 56° 42' 00" West 489.90" in the Southwesterly boundary of Tract 4003, as shown on a map filed in Book 188, page 13 through 19 inclusive of said Miscellaneous Maps, said point being North 55° 48' 25" West 60.01 feet as measured along said Northwestern prolongation from the most Westerly corner of said tract;

46. thence North 13° 34' 13" West 1063.93 feet to U.S. Bulkhead Station Number 131, as shown on a map of Newport Bay, California showing harbor lines, approved by the War Department February 15, 1951;

47. thence North 20° 43' 16" East 22.75 feet;
48. thence North 35° 51' 56" East 424.05 feet;
49. thence North 34° 49' 17" East 1281.60 feet;
50. thence North 59° 02' 52" East 584.55 feet;
51. thence North 73° 45' 15" East 728.50 feet to the point of beginning.

EXCEPTING THEREFROM those certain parcels described in the Seventh Amendment to Ground Lease between The Irvine Company and Back Bay Park recorded February 24, 1966 in Book 7850, page 379 of Official Records of said Orange County.

ALSO EXCEPTING THEREFROM that portion lying within Tract 5361, as shown on a map filed in Book 190, pages 47 and 48 of said Miscellaneous Maps.

Parcel 2

Beginning at the Southerly terminus of Course No. 7 described in Parcel 1 above; thence North 20° 43' 31" East 500.90 feet along said course; thence North 69° 16' 29" West 444.73 feet, more or less, to the Ordinary High Tide Line, as described in the final decree entered in Case No. 20436 Superior Court of said County; thence Southerly along said Ordinary High Tide Line following the various courses therein to a line bearing North 54° 37' 19" West from a point on Course No. 6 described in Parcel 1 above distant thereon South 59° 00' 32" West 100.00 feet from the Northerly terminus of said course; thence South 54° 37' 19" East 375.40 feet, more or less, to said Course No. 6; thence North 59° 00' 32" East 100.00 feet to the point of beginning.

Parcel 3

Commencing at the Southerly terminus of Course No. 11 described in Parcel 1 above; thence North 8° 36' 50" West 582.42 feet along said course to the True Point of Beginning; thence continuing North 8° 36' 50" West 450.00 feet; thence South 81° 23' 10" West 193.60 feet; thence South 8° 36' 50" East 450.00 feet; thence North 81° 23' 10" East 193.60 feet to the True Point of Beginning.

Parcel 4

Beginning at the Westerly terminus of Course No. 22 described in Parcel 1 above; thence North 73° 02' 11" East 5736.46 feet along said course; thence North 16° 57' 49" West 250.00 feet; thence North 73° 02' 11" East 320.00 feet; North 9° 36' 05" East 229.84 feet to a point on the Southerly boundary of the land described in the deed to the Newport Harbor Union High School recorded in Book 7578, page 670 of Official Records of said County, said point being on a non-tangent curve concave Southerly having a radius of 2000.00 feet, a radial to said point bears North 0° 45' 32" East; thence Westerly 782.32 feet along said curve through an angle of 22° 24' 50" to the Southwesterly corner of said land; thence North 22° 30' 52" West 50.01 feet along the Southwesterly boundary of said land to a point on a non-tangent curve concave Southeasterly having a radius of 2050.00 feet and concentric with said 2000.00 foot radius curve above described, a radial to said point bears North 21° 40' 33" West; thence Southwesterly 224.14 feet along said curve through an angle of 6° 15' 52"; thence South 62° 03' 35" West 331.71 feet to the beginning of a curve concave Northwesterly having a radius of 1550.00 feet; thence Southwesterly

609.89 feet along said curve through an angle of $22^{\circ} 32' 41''$ to the Easterly boundary of the land described in the deed to Alvin S. Cox recorded in Book 2039, page 225 of said Official Records; thence South $1^{\circ} 58' 08''$ West 7.94 feet along said Easterly boundary to an angle point therein; thence South $40^{\circ} 37' 44''$ West 70.00 feet along the Southeasterly line of said land to the Southerly corner of said land; thence North $49^{\circ} 22' 16''$ West 83.88 feet along the Southwesterly line of said land to a point on a non-tangent curve concave Northerly having a radius of 1550.00 feet and being the continuation of the curve last above described, a radial to said point bears South $1^{\circ} 20' 22''$ East; thence Westerly 257.39 feet along said curve through an angle of $9^{\circ} 30' 52''$ to the Easterly boundary of the land described in the deed to George M. Holstein III recorded March 21, 1951 in Book 2161, page 375 of said Official Records; thence along the boundary of said land the following courses and distances: South $13^{\circ} 37' 44''$ West 162.20 feet to the Southerly corner of said land; North $49^{\circ} 22' 16''$ West 705.00 feet to the beginning of a curve concave Southwesterly having a radius of 818.25 feet; Northwesterly 307.15 feet along said curve through an angle of $21^{\circ} 30' 00''$ to the Southerly corner of the land described in the deed to F. Roy Greenleaf, Jr., recorded July 23, 1951 in Book 2207, page 196 of said Official Records, said corner being the beginning of a reverse curve concave Northeasterly having a radius of 600.00 feet, a radial through said point bears North $19^{\circ} 07' 46''$ East; thence along the Southwesterly boundary of said land of Greenleaf the following courses and distances: Northwesterly 193.73 feet along last mentioned curve through an angle of $18^{\circ} 30' 00''$ to the beginning of a reverse curve concave Southwesterly having a radius of 1000.00 feet; Northwesterly 401.43 feet along said curve through an angle of $23^{\circ} 00' 00''$; North $75^{\circ} 22' 16''$ West 333.50 feet to the beginning of a curve concave Northeasterly having a radius of 800.00 feet; Northwesterly 364.96 feet along said curve through an angle of $26^{\circ} 08' 18''$; North $49^{\circ} 13' 58''$ West 52.06 feet; thence leaving said boundary and continuing North $49^{\circ} 13' 58''$ West 20.33 feet to a point in that certain course in the Southeasterly boundary of Parcel 102.1 described as "South $48^{\circ} 31' 06''$ West, 310.32 feet" in the deed to the Orange County Flood Control District recorded November 8, 1961 in Book 5906, page 516 of said Official Records; thence South $49^{\circ} 20' 08''$ West 56.95 feet to the Southwesterly terminus of said course and the beginning of a curve in said boundary concave Northwesterly having a radius of 2060.00 feet; thence Southwesterly 881.06 feet along said curve through an angle of $24^{\circ} 30' 19''$; thence South $73^{\circ} 50' 27''$ West 439.09 feet along the Southerly boundary of said parcel and its Westerly prolongation to the beginning of a curve concave Southeasterly having a radius of 940.00 feet; thence Southwesterly 649.28 feet along said curve through an angle of $39^{\circ} 34' 31''$ to an intersection with Course No. 14 described in Parcel 1 above; thence North $89^{\circ} 35' 25''$ East 2347.41 feet along said course to its Easterly terminus; thence along Courses 15 through 21 inclusive described in Parcel 1 above the following courses and distances: South $60^{\circ} 36' 52''$ East 497.00 feet; South $0^{\circ} 59' 40''$ East 497.00 feet; South $58^{\circ} 37' 32''$ West 497.00 feet; South $88^{\circ} 26' 42''$ West 2001.68 feet; South $73^{\circ} 02' 11''$ West 474.99 feet; South $8^{\circ} 37' 19''$ West 354.89 feet; South $57^{\circ} 48' 33''$ East 502.02 feet to the point of beginning.

Parcel 5

Beginning at the Southerly terminus of Course No. 31 described in Parcel 1 above; thence South $81^{\circ} 18' 39''$ East 129.01 feet; thence North $69^{\circ} 39' 00''$ East 86.00 feet; thence South $80^{\circ} 42' 00''$ East 288.01 feet; thence North $66^{\circ} 12' 00''$ East 139.00 feet; thence South $88^{\circ} 47' 00''$ East 62.00 feet; thence North $47^{\circ} 05' 00''$ East 100.00 feet; thence North $86^{\circ} 00' 00''$ East 66.00 feet; thence South $47^{\circ} 52' 00''$ East 273.00 feet; thence South $77^{\circ} 20' 00''$ East 118.00 feet; thence North $74^{\circ} 15' 00''$ East 414.01 feet; thence South $76^{\circ} 08' 00''$ East 93.00 feet; thence South $49^{\circ} 45' 00''$ East 102.00 feet; thence South $18^{\circ} 53' 00''$ East 276.01 feet; thence South $47^{\circ} 05' 00''$ East 230.01 feet; thence South $24^{\circ} 52' 00''$ East 209.01 feet; thence South $42^{\circ} 00' 00''$ East 238.01 feet; thence South $58^{\circ} 45' 00''$ East 151.00 feet; thence South $5^{\circ} 02' 00''$ East 135.00 feet; thence South $29^{\circ} 25' 00''$ East 88.79 feet to a point on Northwesterly right of way line of Jamborice Road, 132.00 feet in width as described in the deed to the City of Newport Beach, recorded June 17, 1966 in Book 7964, page 631 of Official Records of said County, said point being on a non-tangent curve concave Northwesterly having a radius of 5950.00 feet, a radial to said point bears South $56^{\circ} 27' 03''$ East; thence Northeasterly 646.61 feet along said curve and along said right of way line through an angle of $6^{\circ} 13' 35''$; thence North $27^{\circ} 19' 22''$ East along said right of way line 355.94 feet to the Southerly corner of Lot 3 of Tract 5425 as shown on a map filed in Book 199, pages 1 and 2 of Miscellaneous Maps; thence along the Southerly boundary of said tract the following courses and distances: North $62^{\circ} 40' 38''$ West 116.82 feet; South $74^{\circ} 30' 47''$ West 134.75 feet; South $64^{\circ} 25' 47''$ West 136.50 feet; South $75^{\circ} 42' 21''$ West 65.00 feet; North $16^{\circ} 56' 12''$ West 10.00 feet; South $87^{\circ} 28' 20''$ West 65.75 feet; North $57^{\circ} 39' 46''$ West 95.23 feet; North $26^{\circ} 59' 05''$ West 476.12 feet; North $3^{\circ} 55' 05''$ West 106.08 feet; North $36^{\circ} 33' 07''$ West 134.75 feet; North $24^{\circ} 55' 00''$ West 129.52 feet; North $40^{\circ} 06' 19''$ West 259.96 feet to an angle point in the boundary of Tract 5877 as shown on a map filed in Book 218, pages 10 through 13 inclusive of said Miscellaneous Maps; thence along the Southerly and Southwesterly boundary of said tract the following courses and distances: South $81^{\circ} 05' 38''$ West 151.77 feet; North $82^{\circ} 41' 02''$ West 314.55 feet; North $53^{\circ} 54' 16''$ West 292.03 feet; North $21^{\circ} 56' 24''$ East 166.01 feet; North $26^{\circ} 03' 15''$ West 132.00 feet to an angle point in the boundary of Tract 5435, as shown on a map filed in Book 200, pages 17 through 21 inclusive of said Miscellaneous Maps; thence along the Southwesterly boundary of said tract the following courses and distances: North $26^{\circ} 03' 53''$ West 72.83 feet; North $62^{\circ} 14' 23''$ West 605.66 feet; North $31^{\circ} 40' 54''$ West 74.60 feet; South $58^{\circ} 09' 02''$ West 68.81 feet; South $48^{\circ} 13' 05''$ West 30.00 feet; North $41^{\circ} 46' 55''$ West 187.81 feet to a point that bears North $48^{\circ} 13' 05''$ East from Station No. 45 of said Ordinary High Tide Line as shown on said map of Tract

5435; thence South $48^{\circ} 13' 05''$ West 18.21 feet to said Station No. 45; thence South $6^{\circ} 06' 12''$ West along said Ordinary High Tide Line 1525.50 feet to Station No. 44; thence South $50^{\circ} 37' 53''$ West 139.32 feet to the point of beginning.

EXCEPTING THEREFROM that certain pump station described as Parcel 3 in the deed recorded in Book 8375, page 787 of said Official Records, more particularly described as follows:

Commencing at a point on the center line of Jamboree Road, 100.00 feet wide, as described in the deed to the County of Orange recorded in Book 4110, page 10 of Official Records, said point being the Northeasterly terminus of that certain curve described in said deed as being concave Northwesterly and having a radius of 1200.00 feet, an arc length of 338.92 feet and an angle at $16^{\circ} 10' 56''$; thence North $26^{\circ} 24' 35''$ East 293.61 feet along said center line; thence North $63^{\circ} 35' 25''$ West 50.00 feet to the TRUE POINT OF BEGINNING on the Northwesterly right of way line of said Jamboree Road; thence continuing North $63^{\circ} 35' 25''$ West 100.00 feet; thence North $26^{\circ} 24' 35''$ East 50.00 feet; thence South $63^{\circ} 35' 25''$ East 100.00 feet to said Northwesterly right of way line; thence South $26^{\circ} 24' 35''$ West 50.00 feet along said right of way line to the TRUE POINT OF BEGINNING.

The foregoing grant is made and accepted upon and subject to the following conditions which shall operate as conditions subsequent, and shall apply to and bind the Grantee and its successors and assigns and all other persons acquiring any interest in said real property.

In the event that:

- A. Litigation concerning the constitutionality of California Statutes 1957, Chapter 2044, does not resolve in a judgment establishing its constitutionality and the legality of the exchange provided for in the agreement between Grantor and Grantee dated the 13th day of January, 1965, hereinafter "the Agreement" within the period required for the close of escrow under the Agreement, as amended by Amendment dated November 12, 1968; or
- B. California Statutes 1957, Chapter 2044, is determined to be unconstitutional as a result of such litigation, or the exchange contemplated under the Agreement is found to be unconstitutional or illegal for any other reason and all means of revising, modifying and superseding such determination and findings are exhausted; or
- C. Grantee does not convey the property to Grantor required to be conveyed under the Agreement at the time required for the close of escrow under the Agreement, as amended,

the real property granted hereunder shall revert to the Grantor or its successors and assigns, any of whom shall have the right of re-entry and.

immediate possession of said real property.

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: December 2, 1968.



THE IRVINE COMPANY

By W. R. Mason
President

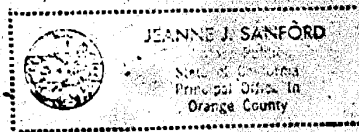
By Charles S. Wheeler
Secretary

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.

On December 2, 1968, before me, the undersigned, a Notary Public in and for said State, personally appeared W. R. Mason, known to me to be the President, and Charles S. Wheeler, known to me to be the 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 a resolution of its Board of Directors.

WITNESS my hand and official seal.

Jeanne J. Sanford
Notary Public in and for said
County and State



My Commission Expires May 21, 1972

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the County of Orange, a body corporate and politic, is hereby accepted by the undersigned officer or agent on behalf of the Board of Supervisors of the County of Orange, pursuant to authority conferred by resolution of the said Board of Supervisors adopted on February 16, 1965, and the grantee consents to recordation thereof by its duly authorized officer.

Dated February 25, 1969

By J. H. Henry
Assistant Director,
Department of Real Property Services

Approved as to Description and Content
Kenneth Sampson, Director
Orange County Harbor District

By Kenneth Sampson