

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THE IRVINE COMPANY, a West Virginia corporation, organized under the  
laws of the State of West Virginia, does hereby GRANT to

F. ROY GREENLEAF, JR. and HAZEL CUBBON GREENLEAF, husband and wife, AS  
JOINT TENANTS, the real property in the County of Orange, State of  
California, described as:

A parcel of land in Lot 152 of Block 51 of Irvine's Subdivision of  
Ranchos San Joaquin and Lomas de Santiago and Flint and Bixby's Allot-  
ment of Rancho Santiago de Santa Ana, as shown on a map recorded in Book  
1, page 58 of Miscellaneous Maps, records of Orange County, California,  
a portion of said parcel being also Lots 104 to 121 and portions of Mesa  
Drive, Birch Street and Bayview Drive as shown on a map recorded in Book  
21, page 25 of Miscellaneous Maps, records of Orange County, California,  
more particularly described as follows:

Beginning at the point of intersection of the center line of Mesa  
Drive with the center line of Cypress Street which bears North  $50^{\circ} 11' 45''$   
West a distance of 1323.60 feet from the Easterly corner of said Lot 152  
in Block 51 of Irvine's Subdivision; thence from said point of beginning  
South  $39^{\circ} 45' 15''$  West 105.00 feet to the beginning of a curve tangent  
concave Easterly and having a radius of 335.40 feet; thence Southerly  
along said curve through a central angle of  $43^{\circ} 51'$  an arc distance of  
256.69 feet to a line tangent; thence South  $4^{\circ} 02' 45''$  East along said  
line tangent 83.20 feet to the beginning of a curve concave Westerly and  
having a radius of 784.60 feet; thence Southerly along said curve through  
a central angle of  $22^{\circ} 21' 00''$  an arc distance of 306.06 feet to a point  
from which point a radial line bears North  $71^{\circ} 41' 45''$  West, said point  
being also the point of intersection with a curve concave Northeasterly  
and having a radius of 600 feet; the radial line of which bears North  
 $18^{\circ} 18' 15''$  East; thence Northwesterly along said curve through a central  
angle of  $18^{\circ} 30'$  an arc distance of 193.73 feet to the beginning of a  
curve concave Southwesterly having a radius of 1000 feet; thence North-  
westerly along said curve through a central angle of  $23^{\circ} 00' 00''$  an arc  
distance of 401.43 feet to a line tangent; thence North  $76^{\circ} 11' 45''$  West  
along said line tangent 333.50 feet to the beginning of a curve concave  
Northeasterly and having a radius of 800 feet; thence Northwesterly along  
said curve through a central angle of  $26^{\circ} 08' 18''$  an arc distance of  
364.96 feet to a line tangent; thence North  $50^{\circ} 03' 27''$  West 52.06 feet  
to a point in a curve, said curve being concave Northwesterly and having  
a radius of 2080.0 feet the radial line of which bears North  $43^{\circ} 07' 17''$   
West; thence Northeasterly along said curve through a central angle of  
 $0^{\circ} 32' 25''$  an arc distance of 19.61 feet to a line tangent; thence North  
 $46^{\circ} 20' 18''$  East along said line tangent 244.34 feet to the beginning  
of a curve concave Southeasterly and having a radius of 500 feet; thence  
Northeasterly along said curve through a central angle of  $10^{\circ} 15' 20''$   
an arc distance of 39.50 feet to a line tangent; thence North  $56^{\circ} 35' 38''$   
East along said line tangent 418.18 feet to the beginning of a curve  
concave Northwesterly and having a radius of 500 feet; thence Northeasterly  
along said curve through a central angle of  $16^{\circ} 47' 23''$  an arc distance  
of 146.52 feet to a line tangent; thence North  $39^{\circ} 48' 15''$  East along  
said line tangent 130.21 feet to a point of intersection with the center  
line of Mesa Drive; thence South  $50^{\circ} 11' 45''$  East along the center line  
of Mesa Drive 769.85 feet to the point of beginning, containing 19.431  
acres, more or less.

RESERVING a strip of land 30 feet in width around the entire parcel  
for road and utilities purposes described as follows:

(1) A strip of land 30 feet in width along the entire Northeasterly  
side of Parcel described above.

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(2) A strip of land 30 feet in width along the entire Easterly side of parcel described above. The intersection of the Westerly side line with the Southwesterly side line of 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 Southerly side of said parcel described above. The intersection of the Northerly side line with the Westerly side line of Reservation No. 2 shall be rounded with a curve having a radius of 30 feet.

(4) A strip of land 30 feet in width along the entire Northwesterly side of parcel described above. The intersection of the Southeasterly side line with the Northerly side line of Reservation No. 3 shall be rounded with a curve having a radius of 30 feet. The intersection of the Southeasterly side line with the Southwesterly side line of Reservation No. 1 shall be rounded with a curve having a radius of 20 feet.

Subject to taxes for the fiscal year 1951-52, not yet payable.

Also subject to covenants, conditions, reservations, restrictions and rights of way of record.

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

Dated: May 7, 1951

THE IRVINE COMPANY

By [Signature] President  
By [Signature] Secretary

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

On May 12<sup>th</sup> 1951 before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. B. Hellis

known to me to be

the Vice President, and

Chas. M. Plumb 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 same.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said County and State.

My Commission Expires Feb. 12, 1953

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