

Stewart Title of CA, Inc. L.A.

Order: 8

Comment:

Wednesday, June 17, 2020 08:08 AM

<i>State</i>	<i>County</i>	<i>Type</i>	<i>Document Information</i>	<i>Print Description</i>
<i>CA</i>	<i>Orange</i>	<i>Document - Book</i>	<i>2790.436</i>	<i>Complete 3 Page(s)</i>

8-12-54

ORIGINAL

Page 1 of 3

63004

CORPORATION GRANT DEED

2790-436

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

THE IRVINE COMPANY, a West Virginia Corporation, hereby GRANTS to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, that certain real property lying partly within the County of Los Angeles and partly within the County of Orange, State of California, described as follows:

✓ PARCEL I: Those portions of Lots 43 and 44 of Tract No. 10548, as per map recorded in Book 174, pages 15 to 23 inclusive, of Maps in the office of the County Recorder of said County of Los Angeles, described as follows:

Beginning at the Northwest corner of said Lot 43, thence along the West line of said Lots 43 and 44, South 02° 19' 25" East 5,144.68 feet to the beginning of a curve concave Westerly having a radius of 3,064.93 feet; thence Southerly along said curve, 113.42 feet to the South line of said Lot 44; thence Easterly, along the South line 302.39 feet to a point in a line that is parallel with and 300 feet Easterly, measured at right angles, from the Southerly prolongation of that certain course in the West line of said Lot 44, which is shown on said map of Tract 10548 as having a bearing of North 2° 22' 35" West and a length of 2,531.46 feet; thence along said parallel line and its Northerly prolongation, North 02° 19' 25" West 5,257.91 feet to the North line of said Lot 43; thence along said North line, North 89° 44' 25" West 300.31 feet to the point of beginning.

PARCEL II: Those portions of the South half of Section 25 and of the North half of the North half of Section 36, both in Township 11 South, Range 12 West, S.P.B. & M. as shown on Map No. 2 attached to the decree of partition entered in Case No. 13572 Superior Court of Los Angeles County, a certified copy thereof was recorded in Book 700, page 141 of deeds of said County.

Beginning at the intersection of the North line of said South half of Section 25 with the Easterly line of the strip of land, 400 feet wide, the center line of which is described as PARCEL NO. 2 in that certain Easement to the Los Angeles County Flood Control District dated May 13, 1925 and recorded in Book 4865, page 275, of Official Records in the office of said County Recorder of Los Angeles; said Easterly line being in a curve concave Westerly and having a radius of 3,064.93 feet; thence Southerly along said curve 1197.61 feet to the Southerly corner of the land conveyed to the Irvine Company by deed dated September 20, 1949 and recorded in Book 31365, page 179, of Official Records in the office of the County Recorder of said County of Los Angeles; thence continuing Southerly along said curve 19.79 feet to the end of same; thence continuing along said Easterly line of said strip of land, 400 feet wide, South 22° 12' 15" West 3,006.79 feet to the South line of said North half of the North half of Section 36; thence South 89° 44' 00" East along said South line, 323.42 feet to a point in a line that is parallel with and 300 feet Easterly, measured at right angles, from the Easterly line of said strip of land, 400 feet wide; thence North 22° 12' 15" East along said parallel line, 1,564.18 feet; thence North 25° 03' 18" East 1,853.48 feet to the Southerly prolongation of a line that is parallel with and 300 feet Easterly, measured at right angles, from that certain course in the West line of said Lot 44 which is shown on a map of said Tract 10548 as having a bearing of North 2° 22' 35" West and a length of 2,531.46 feet; thence along said Southerly prolongation, North 02° 19' 25" West 326.44 feet to the North line of said South half of Section 25; thence Westerly along said North line, 302.39 feet to the point of beginning.

< & all oil >

200 = 1834

1 EXCEPTING from said lands hereinabove described as PARCEL I and
2 PARCEL II those portions included within the boundaries of a strip of
3 land 450 feet wide, the center line of which strip of land is described
4 as follows:

5 Commencing at the intersection of the center lines of Spring Street
6 and Pioneer Boulevard, shown as Spring Street and Main Street on said
7 Tract No. 10548, said intersection also being the intersection of said
8 center line of Spring Street and the northerly prolongation of the center
9 line of Coyote Street, as shown on the map of Tract No. 945, recorded in
10 Book 31, pages 11 and 12 of Miscellaneous Maps, in the office of the
11 County Recorder of said County of Orange; thence along the center line of
12 said Pioneer Boulevard S. 0° 16' 09" West 1646.19 feet to a point on a
13 curve concave to the southeast and having a radius of 5000.00 feet, a
14 radial line of said curve through said point bears N. 41° 17' 42" W.;
15 thence northeasterly along said curve 16.65 feet; thence tangent to said
16 curve N. 48° 53' 45" E. 350.00 feet to the true point of beginning;
17 thence S. 48° 53' 45" W. 350.00 feet to said tangent curve; thence
18 southwesterly along said curve 2080.50 feet to a point of tangency with a
19 line having a bearing of S. 25° 03' 18" W. which passes through a point
20 in the southerly line of said Lot 44, said southerly line being also the
21 westerly prolongation of the southerly line of Lot 8 of said Tract No.
22 945, distant N. 89° 46' 28" W. thereon 629.61 feet from the common corner
23 of said Lots 44 and 8; thence from the end of said curve along said
24 tangent line S. 25° 03' 18" W. 5000.00 feet.

25 ALSO EXCEPTING AND RESERVING unto the Grantor herein, its successors
26 and assigns, all oil, gas, petroleum and other mineral or hydrocarbon
27 substances in and under the land hereinabove described as PARCEL I,
28 together with the right to use that portion only of said land described
29 PARCEL I herein which underlies a plane parallel to and five hundred
30 (500) feet below the present surface of said land, for the purpose of
31 prospecting for, developing and/or extracting said oil, gas, petroleum
32 and other mineral or hydrocarbon substances from said land by means of
wells drilled into said subsurface of said land from drill sites located
on other land, it being expressly understood and agreed that said Grantor
its successors and assigns, shall have no right to enter upon the surface
of said land, or to use said land or any portion thereof, to said depth
of five hundred (500) feet, for any purpose whatsoever.

33 ALSO EXCEPTING one-half of all the minerals, gas, oil, petroleum,
34 naphtha and hydrocarbon substances in and under the land hereinabove
35 described as PARCEL II as reserved in those certain deeds from Ernest A.
36 Bryant Jr. and Allen L. Chickering, as executors under the Will of
37 Susanna Bixby Bryant, recorded in Book 25435, page 360, and in Book
38 25077, page 17, both of Official Records in the office of the County
39 Recorder of said County of Los Angeles, said deeds being also recorded
40 in Book 1600, page 3, and in Book 1590, page 322, both of Official
41 Records, in the office of the County Recorder of said County of Orange.

42 ALSO EXCEPTING AND RESERVING unto the Grantor herein, its successors
43 and assigns, the remainder of all oil, gas, petroleum and other mineral
44 or hydrocarbon substances in and under the land hereinabove described as
45 PARCEL II, together with the right to use that portion only of the land
46 hereinabove described as PARCEL II which underlies a plane parallel to
47 and five hundred (500) feet below the present surface of said land, for
48 the purpose of prospecting for, developing and/or extracting said oil,
49 gas, petroleum and other mineral or hydrocarbon substances from said land
50 by means of wells drilled into said subsurface of said land from drill
51 sites located on other land, it being expressly understood and agreed
52 that said Grantor, its successors and assigns, shall have no right to
53 enter upon the surface of said land, or to use said land or any portion
54 thereof, to said depth of five hundred (500) feet, for any purpose
55 whatsoever.

5-004

8-12-54

ORIGINAL

Page 3 of 3

1 Subject to the rights of the public over the Northerly
2 20 feet of the land described as Parcel I herein for road
3 purposes.
4 ALSO SUBJECT to the real property taxes for the fiscal
5 year 1953-1954, and subject to restrictions, reservations,
6 easements and rights and rights of way of record.

7 IN WITNESS WHEREOF, said corporation has caused its
8 corporate name and seal to be affixed hereto and this instrument
9 to be executed by its officers thereunto duly authorized, this
10 10th day of June 1954.

11 THE IRVINE COMPANY
12 By [Signature]
13 Vice President
14 By [Signature]
15 Secretary

16 STATE OF CALIFORNIA)
17) ss.
18 COUNTY OF ORANGE

19 On June 10th 1954, before me, a Notary Public
20 in and for said County and State, personally appeared
21 W. B. HELLIS known to me to be the Vice President, and
22 CHAS. M. PLUM known to me to be the Secretary of The Irvine
23 Company, the corporation that executed the within instrument,
24 and known to me to be the persons who executed the within
25 instrument on behalf of the said corporation, and acknowledged
26 to me that such corporation executed the same pursuant to its
27 by-laws or a resolution of its board of directors.

28 WITNESS my hand and official seal.

29 RECORDED AT REQUEST OF
30 ORANGE CO. TITLE CO.
31 Notary Public in and for said
32 County and State.

33 AUG 1 1954
34 AT [Signature] MARY A. [Signature]
35 OFFICIAL RECORDS OF
36 ORANGE COUNTY CALIFORNIA
37 [Signature]
38 [Signature]

My Commission Expires Dec. 12, 1955