

+ NORTH AMERICAN TITLE, NAG, RRUB	ORANGE, CA
05/20/2020 02:33PM D396	PAGE 1 OF 2
ORANGE 2019-20 TAX ROLL	ORDER SEARCH RESULTS
ORDER: 789456123	TOF: COMMENT:

**PAYMENTS AS OF 05/15/2020
SEARCH PARAMETERS**

ENTERED APN: 876-021-16

✓ **APN: 876-021-16**

TRA: 76-168 - ORANGE UNIFIED

DOC#: 2003-
1492956

LEGAL: TRACT 150 BLOCK

SITUS: SITUS NOT AVAILABLE

MAIL: 1701 S STATE COLLEGE BLVD ANAHEIM, CA 92806

ASSESSED OWNER(S)	2019-20 ASSESSED VALUES		
HAJALI HATEM	LAND		344,548
HAJALI TENICE E			
	TAXABLE		344,548
2019-20 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	**DELQ**	**DELQ**	
DELINQUENT DATE	12/10/2019	04/10/2020	
INSTALLMENT	1,927.55	1,927.55	3,855.10
PENALTY	192.75	215.75	408.50
BALANCE DUE	2,120.30	2,143.30	4,263.60

WARNINGS AND/OR COMMENTS

**** NO BONDS OR PRIOR YEAR DELQ TAXES ****

ASSESSMENT DETAIL

CODE #	TYPE	AMOUNT	JURISDICTION
A1	ALL PROP AV TAX	3,633.46	BASE TAX
C7	MWD WATER STDBY CHG	201.80	MWD-MWDOC REMAINDER AREA 1205999
B3	VECTOR CONTROL CHG	12.14	ORANGE COUNTY VECTOR CONTROL DISTR
BA	MOSQ,FIRE ANT ASSMT	7.70	ORANGE COUNTY VECTOR CONTROL DISTR
		3,855.10	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

COUNTY USE CODE: RURAL

STANDARD LAND USE: AGRICULTURAL (NEC)

**CURRENT OPEN
ORDERS**

TOF	COMPANY	ORDER	DATE
	NA	92002-20-04696	03/27/2020

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

**+ NORTH AMERICAN TITLE,
NAG, RRUB****ORANGE, CA****05/20/2020 02:33PM D396****PAGE 2 OF 2****ORANGE 2019-20 TAX ROLL****ORDER SEARCH RESULTS****ORDER: 789456123****TOF:****COMMENT:**

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

84-425423

RECORDING REQUESTED BY
TRANSAMERICA TITLE CO.
RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

RECORDED AT THE REQUEST OF:

Transamerica Title Insurance Company

\$572
C14

-350 PM OCT 15 '84

WHEN RECORDED, MAIL TO:

Williams Canyon Mining Company
25200 La Paz Road
Suite 210
Laguna Hills, CA 92653

Office Branch COUNTY
RECORDER

I HEREBY DECLARE THE DOCUMENTARY TRANSFER
TAX IS ~~NO TAX COMPANY~~ OR
THE TAX IS: EASEMENTS
----- COMPUTED ON FULL VALUE OF PROPERTY
CONVEYED; OR,
----- COMPUTED ON FULL VALUE LESS LIENS
AND ENCUMBRANCES REMAINING AT TIME
OF SALE.
THE UNDERSIGNED Declarant
SIGNATURE OF DECLARANT OR AGENT - FIRM NAME

APH 105-210-13

AGREEMENT, GRANT OF EASEMENTS
AND QUITCLAIM DEED

This Agreement, Grant of Easements and Quitclaim Deed, ("Agreement") is made this 30th day of August, 1984 by and between Williams Canyon Mining Company, a California corporation ("Grantor") and Vance W. Smith and Thelma L. Smith ("Grantee").

RECITALS

This Agreement is made with reference to the following facts:

A. Grantor is the owner of certain parcels of real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described on Exhibit "A" attached hereto (collectively referred to herein as "Grantor's Property").

B. Substantially concurrently with the execution and delivery of this Agreement, Grantor has conveyed to Grantee certain real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described on Exhibit "B" hereto ("Grantee's Property").

Now therefore, the parties hereto agree as follows:

1. Grant of Easements.

1.1 Grantor hereby grants to Grantee, his heirs, personal representatives, successors and assigns, a non-exclusive easement and right-of-way (the "Easement") for ingress, egress and roadway purposes and for the construction, operation, use, maintenance, restoration and replacement of same, over, across, under and through those portions of Grantor's Property which are more particularly described on Exhibit "C" attached hereto and referred to herein as the "Easement".

1.2 Grantor reserves the right to reasonable access from Grantor's Property to any roadway developed on the Easement. If any construction or modification by Grantee adversely

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8/8/84
Zahn Cabin

TA 901179 JIP

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affects Grantor's then existing improved access to the roadway from Grantor's Property, Grantee, at its expense, shall construct for Grantor an alternative access point to such roadway in the manner and at a location which gives Grantor reasonably similar access to such roadway.

2. Maintenance Costs. Grantor and Grantee herein each agree that their respective properties described herein shall be liable for a portion of the cost of maintenance and repair of the Easement. So long as Grantor owns any portion of Grantor's Property, Grantor may apportion the costs of maintenance and repair of the Easement among the various owners of Grantor's Property and Grantee's Property on any basis reasonably determined by Grantor to be equitable including relative usage, relative square footage of lot or relative square footage of structures. Grantee acknowledges and consents that Grantor may convey the fee interest underlying the Easement to a person or legal entity (including property owners' association or corporation) which may assess road maintenance fees on Easement owners on any basis set forth herein. If the fee interest underlying the Easement is conveyed to a property owners' association or corporation, such entity may assess such fee, whether or not Grantee is a member of such association or corporation. Grantee hereby acknowledges and agrees that Grantee will promptly pay all amounts permitted to be assessed against Grantee's Property pursuant to this Agreement. If Grantee fails to pay any such assessments within thirty (30) days following receipt of written notice that such assessments are due and payable, then the Easement granted hereby shall terminate without further action by anyone. Such assessment shall be deemed to be a debt of Grantee and an action may be brought to collect such debt, together with interest thereon at the maximum rate permitted by law plus costs of collection (including attorneys' fees).

3. Consent to Development and Protest Limitation. Grantee acknowledges for itself and for its successors and assigns that it is aware and consents to the fact that the Grantor intends to develop Grantor's Property for residential and other lawful uses. Grantee further acknowledges that Grantor or its successors and assigns may apply for authorizations, permits, zoning and such other governmental authorizations as may be required to permit development of Grantor's Property and the Easement; and Grantee, for itself and its successors and assigns and any representatives who are agents acting for or on behalf of Grantee or its successors and assigns, covenants that Grantee will not institute, testify at or participate in any way in any action, hearing, or proceeding of any type whatsoever under the jurisdiction of a public entity which might in any way limit or adversely affect any proposed development of Grantor's Property or the Easement.

4. Development Not Required. Nothing herein shall require Grantor or its successors to develop or use or attempt to develop or use Grantor's Property or the Easement for any purpose.

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5. Lawful Use. Grantee agrees for itself and its successors and assigns that the Grantor's Property and any easements appurtenant thereto may be put to any lawful use whatsoever.

6. Arbitration. If there is a dispute pertaining to any of the terms and provisions of this Agreement, at the election of either party, the dispute shall be submitted to binding arbitration. All arbitration to be conducted under the provisions of this Agreement shall be conducted upon request of either party before three arbitrators (unless the parties agree to one arbitrator), designated by the American Arbitration Association and in accordance with the Rules of such Association then in effect. The arbitrator(s) designated and acting under this Section 6 shall make their determination in strict conformity with such rules. Discovery and depositions shall be allowed in the arbitration proceedings to the full extent permitted or authorized under the provisions of Section 1280, et seq. of the California Code of Civil Procedure pertaining to arbitration. All arbitration proceedings hereunder shall be conducted in Orange County, California. The decision of the arbitrator(s) shall be final and binding on the parties. The arbitrator(s) shall award attorneys' fees and costs to the party deemed by the arbitrator(s) to be the prevailing party. The award of the arbitrator(s) shall be enforceable by legal action.

7. Covenants Running with the Land. Each of the rights, rights-of-way, easements, agreements and covenants created hereby and provided for herein, and each and all other provisions of this Agreement shall inure to the benefit of and run with the land owned by the respective parties hereto as described in the Recitals above, and shall apply to and bind, and shall inure to and be for the benefit of the parties hereto, and their respective successors, assigns, tenants and all other persons acquiring said land or any part thereof, either by operation of law or in any manner whatsoever.

8. Quitclaim. In return for the grant of the Easement by Grantor, Grantee hereby quitclaims to Grantor any interest of any nature whatsoever (including, without limitation, all recorded easements and all prescriptive rights) held by Grantee in Grantor's Property except that Grantee does not hereby quitclaim to Grantor Grantee's interest in Grantee's Property or the Easement.

9. Mortgage Protection. No breach of the covenants, conditions or restrictions herein contained shall affect, impair, defeat or render invalid the lien or charge of any mortgage made in good faith and for value encumbering the whole or any portion of Grantee's Property, but all said covenants, conditions and restrictions shall be binding upon and effective against any owner of any portion thereof whose title is derived through foreclosure, sale, or otherwise.

10. Enforcement. The parties hereto and their respective successors and assigns may enforce the observance of the covenants, conditions and restrictions contained herein by proceedings at law or in equity

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against any person or entity violating or attempting to violate any covenant, condition or restriction contained herein for the purpose of either restraining such violation(s) and/or to recover damages from such violation, including but not limited to reasonable attorneys fees and costs.

11. Amendment and Termination. This Agreement may only be amended or terminated by the written agreement of fee owners holding at least seventy-five (75%) percent in area of the property described in Exhibit D hereto. The Easement and the obligation of Grantee and its successors and assigns to pay costs of maintenance and repair pursuant to Section 2 of this Agreement shall automatically terminate without further action by any person, if (a) the County of Orange or any other governmental agency or district accepts the dedication of the fee interest in or an easement over the real property described in Exhibit C or other real property which provides substantially similar access to Grantee's Property and (b) either before or after such dedication a roadway is constructed upon the property or easement so dedicated and (c) the then owners of Grantee's Property are entitled to use such roadway as members of the public or otherwise.

12. Notices. Every notice, demand, request, designation, consent, approval or other document or instrument required or permitted to be served hereunder shall be in writing, shall be given by personal delivery thereof or by mailing thereof by first-class, registered or certified United States mail, postage prepaid, addressed to the parties hereto as their addresses appear next to their respective signature blocks in this Agreement. Any party may change the place for serving of such papers upon it by giving the other party, as appropriate, at least ten (10) days prior notice to such effect. Any written notice served by registered or certified mail shall be deemed to have been effectively served forty-eight (48) hours after the mailing thereof in the State of California in accordance with the foregoing provisions. Any written notice personally served shall be effective as of the time of such service.

13. Waivers. No delay or omission by either party hereto in exercising any right or power accruing upon the non-compliance or failure of performance by the other party hereto under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party hereto of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions and conditions hereof.

14. Applicable Law. This Agreement shall be governed by, and construed in accordance with the laws of the State of California. This Agreement shall be construed in accordance with its fair meaning as if prepared by both parties hereto.

15. Partial Invalidity. If any provision of this Agreement is found to be invalid by any court, the

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invalidity of such provision shall not affect the validity of the remaining provisions hereof.

16. Time is of the Essence. Time is of the essence in this Agreement.

17. Attorneys' Fees. Should either party institute any action or proceeding (including arbitration) to enforce this Agreement or any provision hereof, or for damages by reason of any alleged breach of this Agreement or of any provision hereof, or for a declaration of rights hereunder, the prevailing party in any such action or proceeding shall be entitled to receive from the other party all costs and expenses, including reasonable attorney's fees, incurred by the prevailing party in connection with such action or proceeding.

18. Agreement to Perform Necessary Acts. The parties shall execute and deliver all documents and perform all further acts that may be reasonably necessary to effectuate the provisions of this Agreement.

19. Exhibits. Exhibits "A", "B" and "C" are attached hereto and by this reference are incorporated herein and made a part hereof.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the date first above written.

"Grantor"

25200 La Paz Road,
Suite 210
Laguna Hills, CA 92653

Williams Canyon Mining Company,
a California corporation

By:

Barry E. Hon
PRESIDENT

"Grantee"

Vance W. Smith
Vance W. Smith

Thelma L. Smith
Thelma L. Smith

0 1945 CA (8 74) Corporation)

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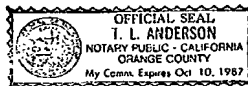
STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS.

On October 12, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared Barry G. Hon known to me to be the President, and

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.

Signature J. L. Anderson



(This area for official notarial seal)

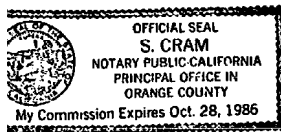
STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON September 11, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Vance W. Smith, P.O.
Thelma L. Smith

proved to me on the basis of satisfactory evidence to be the persons whose names subscribed to this instrument, and acknowledged to me that they executed it.

Notary's Signature [Signature]



GENERAL ACKNOWLEDGMENT
Form No. 18 Rev. 7-82

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STATE OF _____)
) ss.
COUNTY OF ORANGE)

On _____, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Vance W. Smith and Thelma L. Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Notary Public in and for
said State

[Seal]

STATE OF _____)
) ss.
COUNTY OF ORANGE)

On _____, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ President, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ Secretary of the Corporation that executed the within instrument 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.

Notary Public in and for
said State

[Seal]

Transamerica Title Insurance Company 84-425423

GRANTOR'S PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER, THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30' 00" WEST, 169.86 FEET; SOUTH 68° 30' 00" WEST, 145.70 FEET; SOUTH 47° 45' 30" WEST, 263.02 FEET; SOUTH 32° 08' 00" WEST, 268.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46" WEST, 89.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET; THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27° 30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST, 99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST, 230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF 220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING TO SAID POINT BEARS SOUTH 84° 25' 41" EAST); THENCE ALONG SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 287.06 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS; NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

EXHIBIT A
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OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 74° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

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 Transamerica Title Insurance Company

PARCEL 3:

84-425423

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND

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OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 219.62 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 50' 00" EAST 156.00 FEET; THENCE NORTH 74° 00' 00" EAST, 100.00 FEET; THENCE NORTH 85° 28' 00" EAST, 30.00 FEET; THENCE NORTH 74° 58' 00" EAST, 100.00 FEET; THENCE NORTH 70° 54' 00" EAST, 200.00 FEET; THENCE NORTH 49° 35' 00" EAST, 100.00 FEET; THENCE NORTH 50° 31' 00" EAST, 100.00 FEET; THENCE NORTH 73° 07' 00" EAST, 100.00 FEET TO A 2 X 2 REDWOOD STAKE; THENCE CONTINUING NORTH 73° 07' 00" EAST, 75.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 89° 05' 00" WEST, 236.50 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN THE DEED TO NORVA T. BOURSIN, RECORDED MAY 22, 1956 IN BOOK 3520, PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 60° 24' 00" WEST, 95.00 FEET; THENCE NORTH 82° 01' 00" WEST, 70.00 FEET; THENCE NORTH 71° 14' 00" WEST, 100.00 FEET; THENCE NORTH 89° 25' 00" WEST, 100.00 FEET; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET; THENCE SOUTH 44° 02' 00" WEST, 48.95 FEET; THENCE SOUTH 28° 03' 00" WEST, 100.00 FEET; THENCE SOUTH 61° 57' 00" WEST, 100.00 FEET; THENCE SOUTH 75° 34' 00" WEST, 100.00 FEET; THENCE SOUTH 89° 55' 00" WEST, 24.28 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 97.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF SAID LAND IS SHOWN ON A MAP FILED IN BOOK 24, PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 5:

LOTS 1 TO 7 INCLUSIVE, IN BLOCK 3 OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 6 INTENTIONALLY OMITTED

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PARCEL 7:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF TRACT NO. 150, AS PER MAP RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 20' 57" WEST, 2651.59 FEET ALONG THE EASTERLY LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTH HALF TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT SOUTHERLY 1270.00 FEET ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 1, IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED JANUARY 21, 1964, IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND NORTH 89° 50' 00" EAST, 281.06 FEET AND NORTH 00° 05' 00" WEST, 346.84 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED MAY 21, 1973, IN BOOK 10705, PAGE 573, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 55.00 FEET AND NORTH 00° 06' 30" WEST, 273.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2, AS DESCRIBED IN THE DEED TO JOHN J. DURKIN, RECORDED DECEMBER 12, 1952, IN BOOK 2423, PAGE 326, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND, NORTH 89° 50' 00" EAST, 137.09 FEET AND NORTH 00° 05' 00" WEST, 14.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES O. ROSE AND WIFE, RECORDED JUNE 30, 1972, IN BOOK 10202, PAGE 523, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 247.85 FEET AND NORTH 00° 05' 00" WEST, 182.13 FEET TO THE SOUTHWESTERLY


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CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED JANUARY 8, 1957, IN BOOK 3763, PAGE 358, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 167.53 FEET AND ENTERING INTO SAID SECTION 17 NORTH 00° 05' 00" WEST, 554.00 FEET TO THE SOUTHWESTERLY LINE OF CONCORD STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, LEAVING SAID SECTION 17 AND ENTERING INTO SAID SECTION 20, TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINES OF LOTS 4, 5, 6 AND 7 IN BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG SAID PROLONGATION AND SAID SOUTHEASTERLY LINE, NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 3; THENCE ALONG THE BOUNDARY OF SAID LOT, SOUTH 11° 42' 30" EAST, 40.00 FEET AND NORTH 78° 17' 30" EAST, 140.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT ON THE WESTERLY LINE OF LOVE STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST, 60.00 FEET ALONG SAID WESTERLY LINE OF LOVE STREET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 IN BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST, 120.27 FEET ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE TO THE MOST WESTERLY CORNER OF LOT 9 IN SAID BLOCK 3; THENCE SOUTH 38° 42' 30" EAST, 122.35 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND ITS SOUTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF PROSPER STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST, 210.00 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOPE STREET, AS SHOWN ON SAID MAP; THENCE SOUTH 38° 42' 30" EAST, 89.21 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET, AS SHOWN ON SAID MAP; THENCE NORTH 89° 50' 00" EAST, 316.27 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 IN BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST, 165.00 FEET ALONG SAID PROLONGATION AND SAID WESTERLY LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST, 254.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 TO 11 INCLUSIVE IN SAID BLOCK 9 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11 AND ITS NORTHERLY PROLONGATION, BEING ALSO THE WESTERLY LINE OF BLOCK "C" OF SAID TRACT NO. 150, NORTH 00° 10' 00" WEST, 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST, 153.11 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST, 262.06 FEET ALONG SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF RECORDED IN BOOK 4, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150 AS PER MAP THEREOF RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS


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MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 00° 20' 57" WEST ALONG THE EASTERLY LINE THEREOF; 2022.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89° 47' 24" WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF, 1322.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05° 12' 46" WEST 1890.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS THAT BEARS SOUTH 78° 17' 30" WEST 97.37 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 78° 17' 30" EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 97.37 FEET TO THE SOUTHWEST CORNER THEREOF, LAST SAID POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 OF BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF LOT 9 OF SAID BLOCK 5 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST ALONG SAID CENTERLINE, 210.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG SAID CENTERLINE OF HOPE STREET, 89.21 FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 89° 50' 00" EAST ALONG SAID CENTERLINE OF ARCADIA STREET, 316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST ALONG SAID NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11, INCLUSIVE, 254.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00° 10' 00" WEST ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF TRACT NO. 150, A DISTANCE OF 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, 153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34, OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDIRT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956 IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST, 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST 1033.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1882.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT CORPORATION BY DEED RECORDED APRIL 13, 1961, IN BOOK 5989, PAGE 434, OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY


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BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OF WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.


PARCEL 8:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" EAST, 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST, 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34 OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDERT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956, IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST, 1033.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LAND; THENCE NORTH 89° 50' 00" EAST, 281.06 FEET ALONG THE NORTHERLY LINE OF SAID LAND; THENCE SOUTH 00° 05' 00" EAST 619.94 FEET; THENCE SOUTH 89° 50' 00" WEST 281.06 FEET TO THE WEST LINE

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OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST, 619.94 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO RONALD JOHN BROWN AND MARYANN BROWN RECORDED JANUARY 31, 1964 IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE SOUTH 00° 05' 00" EAST, 273.10 FEET ALONG THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 89° 50' 00" EAST 55.00 FEET; THENCE NORTH 00° 05' 00" WEST 273.10 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL 1 TO THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" WEST, 55.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 AND ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 9:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE

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NORTH 438.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1, IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 558, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO A POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED C AND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 10:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, SAME TOWNSHIP AND RANGE AS SHOWN ON SAID PLAT; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE NORTH 61° 57' 00" EAST, 100.00 FEET; THENCE NORTH 28° 05' 00" EAST, 100.00 FEET; THENCE NORTH 54° 02' 00" EAST, 48.95 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JULY 23, 1957 IN BOOK 3981 PAGE 558, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 7° 34' 00" EAST, 200.00 FEET AND ON A NORTH BEARING TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID

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NORTH LINE TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED MAY 22, 1956 IN BOOK 3520 PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 11° 42' 30" EAST, TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE WEST 432.75 FEET ALONG THE NORTHERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO VIRGIN L. KING, RECORDED MAY 29, 1952 IN BOOK 2336 PAGE 622, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND, WEST 151.92 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 1.02 FEET ALONG THE WESTERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JUNE 13, 1956 IN BOOK 3941 PAGE 155, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, WEST 167.18 FEET; SOUTH 350.00 FEET AND SOUTH 7° 34' 00" WEST, 200.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 11:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN AN INSTRUMENT RECORDED APRIL 13, 1961 IN BOOK 5689, PAGE 434 OFFICIAL RECORDS.

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

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PARCEL 13:

THOSE PORTIONS OF THE SOUTHEAST QUARTER SECTION SEVENTEEN AND THE NORTHEAST QUARTER SECTION TWENTY, ALL IN THE TOWNSHIP FIVE SOUTH, RANGE SEVEN WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION TWENTY; THENCE SOUTH 0° 05' EAST 219.62 FEET; THENCE NORTH 89° 50' EAST 156.00 FEET; THENCE NORTH 74° 00' EAST 100.00 FEET; THENCE NORTH 85° 28' EAST 30.00 FEET; THENCE NORTH 74° 58' EAST 100.00 FEET; THENCE NORTH 70° 54' EAST 200.00 FEET; THENCE NORTH 45° 35' EAST 100.00 FEET; THENCE NORTH 50° 31' EAST 100.00 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 73° 07' EAST 100.00 FEET; THENCE CONTINUING NORTH 73° 07' EAST 175.00 FEET; THENCE SOUTH 0° 05' EAST 554.00 FEET; THENCE SOUTH 89° 50' WEST 167.53 FEET; THENCE NORTH 0° 05' WEST 503.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 14:

THAT PORTION OF THE NORTHEASTERLY QUARTER OF SECTION 20 AND THAT PORTION OF THE SOUTHEASTERLY QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 11° 17' 00" EAST 125.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 75° 34' 00" EAST 100.00 FEET; THENCE NORTH 438.00 FEET; THENCE WEST TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 15

THAT PORTION OF BLOCK "A" OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11 PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ARCADIA STREET WITH THE NORTHEASTERLY LINE OF HOPE STREET, AS SHOWN ON SAID MAP AND ALSO SHOWN ON A MAP OF THE MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6 PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA; THENCE ALONG SAID NORTHERLY LINE OF ARCADIA STREET, NORTH 89° 54' 00" EAST, 404.94 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID BLOCK "A"; THENCE ALONG THE BOUNDARY OF SAID BLOCK "A", THE FOLLOWING BEARINGS AND DISTANCES: NORTH 155.00 FEET; THENCE NORTH 89° 50' 00" EAST, 182.06 FEET; THENCE NORTH 00° 10' 00" WEST, 330.37 FEET; THENCE NORTH 80° 27' 30" WEST, 657.25 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK "A"; THENCE CONTINUING NORTH 80° 27' 30" WEST, 140.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 1 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, SOUTH 09° 32' 30" WEST, 309.65 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON SAID NORTHEASTERLY LINE OF THE HOPE STREET; THENCE SOUTH 38° 42' 30" EAST, ALONG SAID NORTHEASTERLY LINE OF HOPE STREET, 402.22 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 16

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

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BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

PARCEL 17

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

PARCEL 18

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES, OVER THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA PER OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FEBRUARY 23, 1882, THAT IS INCLUDED WITHIN A STRIP OF LAND 60.00 FEET WIDE, THE CENTER LINE OF WHICH IS SHOWN AS "ROAD EASEMENT "A" ON A MAP FILED IN BOOK 69 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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PARCEL 19

AN EASEMENT 60.00 FEET IN WIDTH, FOR ROAD AND UTILITY PURPOSES, OVER THE EASTERLY HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FEBRUARY 23, 1882, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 17, BEING DISTANT 278.00 FEET SOUTHERLY, MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THENCE SOUTH 50° 54' 19" EAST 39.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY AN ARC DISTANCE OF 181.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 16' 34" TO A TANGENT LINE; THENCE SOUTH 59° 49' 07" EAST 25.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 191.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73° 16' 33" TO A TANGENT LINE; THENCE SOUTH 46° 54' 20" EAST 42.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY AN ARC DISTANCE OF 119.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 25' 00" TO A TANGENT LINE; THENCE NORTH 64° 40' 40" EAST 73.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY AN ARC DISTANCE OF 145.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 30' 58" TO A TANGENT LINE; THENCE NORTH 18° 50' 18" WEST 370.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY AN ARC DISTANCE OF 153.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 00' 00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY AN ARC DISTANCE OF 138.75 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 53° 00' 00" TO A TANGENT LINE; THENCE NORTH 27° 50' 18" WEST 33.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 316.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 02' 37" TO A POINT IN SAID CURVE DESIGNATED AS AND HEREINAFTER REFERRED TO AS POINT "A", A RADIAL LINE TO SAID POINT BEARS NORTH 3° 12' 19" EAST; THENCE CONTINUING ALONG SAID CURVE AN ARC DISTANCE OF 24.23 FEET THROUGH A CENTRAL ANGLE OF 9° 15' 17" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 400 FEET; THENCE SOUTHEASTERLY AN ARC DISTANCE OF 258.59 FEET ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 37° 02' 24" TO A TANGENT LINE; THENCE SOUTH 40° 30' 00" EAST 230.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY AN ARC DISTANCE OF 152.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 25' 20" TO A TANGENT LINE; THENCE SOUTH 17° 55' 20" WEST 341.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 93.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 41' 58" TO A TANGENT LINE; THENCE SOUTH 7° 13' 22" WEST 237.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE;

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SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY AN ARC DISTANCE OF 217.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99° 54' 26" TO A TANGENT LINE; THENCE NORTH 87° 18' 56" EAST 36.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE OF NORTHEASTERLY AN ARC DISTANCE OF 99.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 30' 00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 158.85 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 91° 00' 43" TO A POINT IN THE CENTER LINE OF THAT CERTAIN ROAD SHOWN AS ROAD EASEMENT "A" ON A RECORD OF SURVEY FILED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, RECORDS OF SAID ORANGE COUNTY, SAID POINT BEING DISTANT NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE 20.97 FEET FROM THE SOUTHERLY LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17.

PARCEL 20

AN EASEMENT 60.00 FEET IN WIDTH, FOR ROAD AND UTILITY PURPOSES OVER THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" AS DESCRIBED IN PARCEL 2 ABOVE; THENCE SOUTH 86° 47' 41" EAST 629.80 FEET TO A POINT IN THE EASTERLY LINE OF SAID NORTHERLY HALF OF THE SOUTHEASTERLY QUARTER OF THE NORTHEASTERLY QUARTER OF SECTION 17, DISTANT 84.00 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF THE NORTHERLY HALF OF THE SOUTHEASTERLY QUARTER OF THE NORTHEASTERLY HALF OF SECTION 17.

PARCEL 21

AN EASEMENT FOR INGRESS, EGRESS ROADWAY AND UTILITY PURPOSES IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, OVER PORTIONS OF SECTIONS 20 AND 21, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE BEING A STRIP OF LAND, 60.00 FEET IN WIDTH, LYING 60.00 FEET SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF ARCADIA STREET, 50.00 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 150 RECORDED IN BOOK 11, PAGE 43 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID ARCADIA STREET, NORTH 89° 50' 00" EAST 153.11 FEET; THENCE NORTH 61° 40' 10" EAST 328.39 FEET TO THE NORTHERLY LINE OF SAID SECTION 21; THENCE, ALONG SAID NORTHERLY LINE, EASTERLY 350.00 FEET TO THE TERMINUS OF THE HEREIN DESCRIBED LINE.

PARCEL 22

THOSE STREETS SHOWN ON THE MAP OF MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, NAMED CONCORD ST., PLEASANT AVE., LOVE ST., HOPE ST., PROSPER ST., AND ARCADIA ST.

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GRANTEE'S PROPERTY

The land referred to herein is situated in the State of California, County of Orange, City of (unincorporated area) and is described as follows:

Lots 6 through 11, inclusive in Block 9 of Modjeska Mineral Springs in the County of Orange, State of California, as per map thereof recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXHIBIT B

84-425423



WILLIAMSON and SCHMID
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

78293.10
04-27-82
Revised
06-07-83
06-09-83
06-16-83

BASIC EASEMENT AREAS

That portion of Fractional Sections 18 and 19 and Sections 17 and 20, Township 5 South, Range 7 West, San Bernardino Meridian, in Unincorporated Territory of the County of Orange, State of California according to the official plat of said land filed in the District Land Office together with a portion of Block 149 of Irvine's Subdivision as shown on the map recorded in Book 1, Page 89 of Miscellaneous Record Maps in the office of the County Recorder of said County together with a portion of Block A, Tract No. 150 as shown on the map recorded in Book 11, Page 43 of Miscellaneous Maps in the office of said County Recorder described in Parcels as follows:

Parcel B-1: A strip of land, 60.00 feet in width, the centerline of said strip being described as follows:

Beginning at the intersection of the centerline of Santiago Canyon Road with the centerline of Williams Canyon Road as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys in the office of said County Recorder; thence along said centerline of Williams Canyon Road, the following courses: North $87^{\circ}39'18''$ East 292.25 feet, South $85^{\circ}38'02''$ East 466.58 feet, South $40^{\circ}06'17''$ East 301.68 feet, South $83^{\circ}57'27''$ East 140.95 feet, South $66^{\circ}37'42''$ East 147.25 feet, South $86^{\circ}41'52''$ East 581.45 feet, South $77^{\circ}18'07''$ East 200.00 feet, South $88^{\circ}48'37''$ East 95.35 feet, South $75^{\circ}15'27''$ East 144.86 feet and South $88^{\circ}13'02''$ East 414.67 feet to the Easterly line of said Fractional Section 19.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said centerline of Santiago Canyon Road and Easterly in said Easterly line.

Parcel B-2: A strip of land, 60.00 feet in width, lying 12.00 feet Northerly and 48.00 feet Southerly of the following described line:

Commencing at the Northwest corner of said Section 20; thence South $00^{\circ}11'32''$ East 160.25 feet along the West line of said Section 20 to the TRUE POINT OF BEGINNING; thence South $89^{\circ}30'00''$ East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of $4^{\circ}00'00''$; thence South $85^{\circ}30'00''$ East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of $10^{\circ}30'00''$; thence North $84^{\circ}00'00''$ East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence

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Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave Northerly, having a radius of 1600.00 feet; thence Easterly 134.52 feet along said curve through a central angle of 4°49'14"; thence North 82°00'00" East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of 11°00'00"; thence South 87°00'00" East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of 25°00'00"; thence North 68°00'00" East 59.83 feet to a line parallel with and Northwesterly 48.00 feet from that certain course shown as "North 47°47'02" East 263.02 feet" on said Record of Survey 79-1162 for a portion of the Southeasterly line of Parcel 1 as described in the deed to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1739 of Official Records in the office of said County Recorder; thence along said parallel line, the following courses: North 47°47'02" East 87.25 feet and North 68°31'32" East 190.13 feet; thence South 74°04'10" East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 245.26 feet along said curve through a central angle of 38°30'00"; thence South 86°30'00" East 44.00 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 132.65 feet along said curve through a central angle of 38°00'00"; thence North 55°30'00" East 77.99 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 200.00 feet; thence Northeasterly 116.94 feet along said curve through a central angle of 33°30'00"; thence North 89°00'00" East 6.02 feet to the West line of Concord Street, 50.00 feet in width, as shown on the Map of Modjeska Mineral Springs recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps in the office of said County Recorder.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said West line of Section 20 and Easterly in said West line of Concord Avenue.

EXCEPTING therefrom that portion lying within the land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder.

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ALSO EXCEPTING therefrom that portion lying within the land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder.

Parcel B-3: Commencing at said Northwest corner of Section 20; thence South 00°11'32" East 148.25 feet along said Westerly line to the TRUE POINT OF BEGINNING, said point being on the Northerly line of Parcel B-2, described above; thence along said last mentioned Northerly line, the following courses: South 89°30'00" East 3.21 feet to the beginning of a tangent curve, concave Southerly, having a radius of 412.00 feet, Easterly 28.76 feet along said curve through a central angle of 4°00'00" and South 85°30'00" East 170.50 feet; thence North 78°04'33" West 206.47 feet to said Westerly line; thence South 00°11'32" East 28.00 feet along said Westerly line to the true point of beginning.

Parcel B-4: Commencing at the Northwesterly terminus of that certain course shown as "South 74°04'10" East 204.08 feet" for a portion of the centerline described in Parcel B-2 above; thence South 74°04'10" East 204.08 feet along said centerline; thence South 15°55'50" West 48.00 feet to the TRUE POINT OF BEGINNING, said point being on the Southerly line of said Parcel B-2, said point being also the beginning of a non-tangent curve concave Northeasterly having a radius of 248.00 feet, a radial line to said point bears South 15°55'50" West; thence Southeasterly 61.84 feet along said curve through a central angle of 14°17'13"; thence North 88°21'23" West 97.95 feet to the Southeasterly terminus of that certain course shown as "North 72°28'28" West 169.58 feet" on said Record of Survey 79-1162; thence North 72°28'28" West 169.58 feet along said course to said Southerly line; thence along said Southerly line, the following courses: North 68°31'32" East 19.40 feet and South 74°04'10" East 187.83 feet to the true point of beginning.

Parcel B-5: Beginning at the intersection of the Southerly line of Parcel B-2 described above with the Easterly line of said land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder; thence along said Southerly line, the following courses: North 55°30'00" East 29.35 feet to the beginning of a tangent curve concave Southeasterly having a radius of 152.00 feet, Northeasterly 88.87 feet along said curve through a central angle of 33°30'00" and North 89°00'00" East 15.09 feet to said West line of Concord Street; thence South 11°42'30" East 49.32 feet along said West line to a line parallel with and Southerly 60.00 feet from the Southerly line of said land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder; thence South 88°54'37" West 132.75 feet along said last mentioned parallel line to said last mentioned Easterly line; thence North 00°00'35" West 7.22 feet along said last mentioned Easterly line to the point of beginning.

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Parcel B-6: Beginning at the intersection of the Northerly line of Arcadia Street, 50.00 feet in width, with the Northeasterly line of Hope Street, 60.00 feet in width, as shown on said Record of Survey 79-1162; thence North 38°42'30" West 349.77 feet along said Northeasterly line; thence South 42°00'00" East 46.09 feet to the beginning of a tangent curve concave Northeasterly having a radius of 220.00 feet; thence Southeasterly 136.35 feet along said curve through a central angle of 35°30'35" to the beginning of a reverse curve concave Southwesterly having a radius of 280.00 feet; thence Southeasterly 148.24 feet along said curve through a central angle of 30°20'00"; thence South 47°10'35" East 150.95 feet to said last above mentioned Northerly line; thence South 89°50'00" West 168.51 feet along said last above mentioned Northerly line to the point of beginning.

Parcel D-1: Commencing at the intersection of the Northerly line of Arcadia Street, 50.00 feet in width, with the Northeasterly line of Hope Street, 60.00 feet in width, as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys, in the office of said County Recorder; thence North 38°42'30" West 349.77 feet along said Northeasterly line; thence South 42°00'00" East 46.09 feet to the beginning of a tangent curve concave Northeasterly having a radius of 220.00 feet; thence Southeasterly 136.35 feet along said curve through a central angle of 35°30'35" to the beginning of a reverse curve concave Southwesterly having a radius of 280.00 feet; thence Southeasterly 148.24 feet along said curve through a central angle of 30°20'00"; thence South 47°10'35" East 44.86 feet to the TRUE POINT OF BEGINNING; thence continuing South 47°10'35" East 38.48 feet; thence North 81°36'00" East 20.10 feet; thence South 88°00'00" East 28.63 feet; thence North 2°00'00" East 30.00 feet; thence North 88°00'00" West 31.37 feet; thence South 81°36'00" West 46.93 feet to the true point of beginning.

Parcel D-2: Commencing at the Northwest corner of said Section 20; thence South 00°11'32" East 160.25 feet along the West line of said Section 20; thence South 89°30'00" East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of 10°30'00"; thence North 84°00'00" East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave

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Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of $4^{\circ}49'14''$; thence North $82^{\circ}00'00''$ East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of $11^{\circ}00'00''$; thence South $87^{\circ}00'00''$ East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of $25^{\circ}00'00''$; thence North $68^{\circ}00'00''$ East 59.83 feet; thence North $47^{\circ}47'02''$ East 87.25 feet; thence North $68^{\circ}31'32''$ East 190.13 feet; thence South $74^{\circ}04'10''$ East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of $50^{\circ}55'50''$; thence North $55^{\circ}00'00''$ East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 58.53 feet along said curve through a central angle of $9^{\circ}11'18''$; thence North $25^{\circ}48'42''$ West 12.00 feet to the TRUE POINT OF BEGINNING, said point being on a curve concentric with and Northerly 12.00 feet from that certain curve described above as being concave Southerly and having a radius of 365.00 feet; thence continuing North $25^{\circ}48'42''$ West 35.00 feet; thence North $27^{\circ}58'43''$ East 44.42 feet; thence North $31^{\circ}51'26''$ West 24.74 feet to the Westerly terminus of that certain course shown as "North $86^{\circ}16'24''$ East 20.00 feet" for a portion of the Northerly line of Parcel 6 as described in the deed to Newcosta Investment Corporation recorded December 2, 1959 in Book 4996, Page 317 of Official Records in the office of said County Recorder, as shown on said Record of Survey 79-1162; thence along said Northerly line, the following courses: North $86^{\circ}16'24''$ East 20.00 feet and South $89^{\circ}20'36''$ East 15.00 feet; thence South $00^{\circ}39'24''$ West 81.27 feet to a point on said concentric curve, a radial line to said point bears North $21^{\circ}24'15''$ West; thence Westerly 29.00 feet along said curve through a central angle of $4^{\circ}24'27''$ to the true point of beginning.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

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THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER, THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30' 00" WEST, 169.86 FEET; SOUTH 68° 30' 00" WEST, 145.70 FEET; SOUTH 47° 45' 30" WEST, 263.02 FEET; SOUTH 32° 08' 00" WEST, 268.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46" WEST, 89.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET; THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27° 30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST, 99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST, 230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF 220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING TO SAID POINT BEARS SOUTH 84° 25' 41" EAST); THENCE ALONG SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 287.06 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS; NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

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OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.



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PARCEL 3:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 35" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 53" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND


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OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 219.62 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 50' 00" EAST 156.00 FEET; THENCE NORTH 74° 00' 00" EAST, 100.00 FEET; THENCE NORTH 85° 28' 00" EAST, 30.00 FEET; THENCE NORTH 74° 58' 00" EAST, 100.00 FEET; THENCE NORTH 70° 54' 00" EAST, 200.00 FEET; THENCE NORTH 49° 35' 00" EAST, 100.00 FEET; THENCE NORTH 50° 31' 00" EAST, 100.00 FEET; THENCE NORTH 73° 07' 00" EAST, 100.00 FEET TO A 2 X 2 REDWOOD STAKE; THENCE CONTINUING NORTH 73° 07' 00" EAST, 75.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 89° 05' 00" WEST, 236.50 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN THE DEED TO NDRVA T. BOURSIN, RECORDED MAY 22, 1956 IN BOOK 3520, PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 60° 24' 00" WEST, 95.00 FEET; THENCE NORTH 82° 01' 00" WEST, 70.00 FEET; THENCE NORTH 71° 14' 00" WEST, 100.00 FEET; THENCE NORTH 89° 25' 00" WEST, 100.00 FEET; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET; THENCE SOUTH 44° 02' 00" WEST, 48.95 FEET; THENCE SOUTH 28° 03' 00" WEST, 100.00 FEET; THENCE SOUTH 61° 57' 00" WEST, 100.00 FEET; THENCE SOUTH 75° 34' 00" WEST, 100.00 FEET; THENCE SOUTH 89° 55' 00" WEST, 24.28 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 97.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF SAID LAND IS SHOWN ON A MAP FILED IN BOOK 24, PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 5:

LOTS 1 TO 7 INCLUSIVE, IN BLOCK 3 OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 6:

THAT PORTION OF BLOCK "A" OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11 PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ARCADIA STREET WITH THE NORTHEASTERLY LINE OF HOPE STREET, AS SHOWN ON SAID MAP AND ALSO SHOWN ON A MAP OF THE MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6 PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA; THENCE ALONG SAID NORTHERLY LINE OF ARCADIA STREET, NORTH 89° 54' 00" EAST, 404.94 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID BLOCK "A"; THENCE ALONG THE BOUNDARY OF SAID BLOCK "A", THE FOLLOWING BEARINGS AND DISTANCES: NORTH 155.00 FEET; THENCE NORTH 89° 50' 00" EAST, 182.06 FEET; THENCE NORTH 00° 10' 00" WEST, 330.37 FEET; THENCE NORTH 80° 27' 30" WEST, 457.25 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK "A"; THENCE CONTINUING NORTH 80° 27' 30" WEST, 140.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 1 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, SOUTH 09° 32' 30" WEST, 309.65 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON SAID NORTHEASTERLY LINE OF THE HOPE STREET; THENCE SOUTH 38° 42' 30" EAST, ALONG SAID NORTHEASTERLY LINE OF HOPE STREET, 402.22 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL

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NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 7:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF TRACT NO. 150, AS PER MAP RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 20' 57" WEST, 2651.59 FEET ALONG THE EASTERLY LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTH HALF TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT SOUTHERLY 1270.00 FEET ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 1, IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED JANUARY 21, 1964, IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE ALONG THE BOUNDRY OF SAID LAND NORTH 89° 50' 00" EAST, 281.06 FEET AND NORTH 00° 05' 00" WEST, 346.84 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED MAY 21, 1973, IN BOOK 10705, PAGE 573, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 55.00 FEET AND NORTH 00° 06' 30" WEST, 273.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2, AS DESCRIBED IN THE DEED TO JOHN J. DURKIN, RECORDED DECEMBER 12, 1952, IN BOOK 2423, PAGE 326, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND, NORTH 89° 50' 00" EAST, 137.09 FEET AND NORTH 00° 05' 00" WEST, 14.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES O. ROSE AND WIFE, RECORDED JUNE 30, 1972, IN BOOK 10202, PAGE 523, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 247.85 FEET AND NORTH 00° 05' 00" WEST, 182.13 FEET TO THE SOUTHWESTERLY


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CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED JANUARY 8, 1957, IN BOOK 3763, PAGE 358, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 167.53 FEET AND ENTERING INTO SAID SECTION 17 NORTH 00° 05' 00" WEST, 554.00 FEET TO THE SOUTHWESTERLY LINE OF CONCORD STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, LEAVING SAID SECTION 17 AND ENTERING INTO SAID SECTION 20, TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINES OF LOTS 4, 5, 6 AND 7 IN BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG SAID PROLONGATION AND SAID SOUTHEASTERLY LINE, NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 3; THENCE ALONG THE BOUNDARY OF SAID LOT, SOUTH 11° 42' 30" EAST, 40.00 FEET AND NORTH 78° 17' 30" EAST, 140.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT ON THE WESTERLY LINE OF LOVE STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST, 60.00 FEET ALONG SAID WESTERLY LINE OF LOVE STREET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 IN BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST, 120.27 FEET ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE TO THE MOST WESTERLY CORNER OF LOT 9 IN SAID BLOCK 5; THENCE SOUTH 38° 42' 30" EAST, 122.35 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND ITS SOUTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF PROSPER STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST, 210.00 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOPE STREET, AS SHOWN ON SAID MAP; THENCE SOUTH 38° 42' 30" EAST, 89.21 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET, AS SHOWN ON SAID MAP; THENCE NORTH 89° 50' 00" EAST, 316.27 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 IN BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST, 165.00 FEET ALONG SAID PROLONGATION AND SAID WESTERLY LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST, 254.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 TO 11 INCLUSIVE IN SAID BLOCK 9 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11 AND ITS NORTHERLY PROLONGATION, BEING ALSO THE WESTERLY LINE OF BLOCK "C" OF SAID TRACT NO. 150, NORTH 00° 10' 00" WEST, 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST, 153.11 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST, 262.06 FEET ALONG SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150 AS PER MAP THEREOF RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS

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MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 00° 20' 57" WEST ALONG THE EASTERLY LINE THEREOF; 2022.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89° 47' 24" WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF, 1322.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05° 12' 46" WEST 1890.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS THAT BEARS SOUTH 78° 17' 30" WEST 97.37 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 78° 17' 30" EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 97.37 FEET TO THE SOUTHEAST CORNER THEREOF, LAST SAID POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 OF BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF LOT 9 OF SAID BLOCK 5 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST ALONG SAID CENTERLINE, 210.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG SAID CENTERLINE OF HOPE STREET, 89.21 FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 89° 50' 00" EAST ALONG SAID CENTERLINE OF ARCADIA STREET, 316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST ALONG SAID NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11, INCLUSIVE, 254.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 00° 10' 00" WEST ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF TRACT NO. 150, A DISTANCE OF 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, 153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET US, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34, OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDIRT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956 IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST, 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST 1033.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1882.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT CORPORATION BY DEED RECORDED APRIL 13, 1961, IN BOOK 5989, PAGE 434, OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY

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BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OF WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 8:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" EAST, 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST, 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34 OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDERT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CAST NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956, IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST, 1033.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LAND; THENCE NORTH 89° 50' 00" EAST, 281.06 FEET ALONG THE NORTHERLY LINE OF SAID LAND; THENCE SOUTH 00° 05' 00" EAST 619.94 FEET; THENCE SOUTH 89° 50' 00" WEST 281.06 FEET TO THE WEST LINE

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OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST,
619.94 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING
TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
OFFICE, APRIL 27, 1896, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED AS
PARCEL 1 IN THE DEED TO RONALD JOHN BROWN AND MARYANN BROWN
RECORDED JANUARY 31, 1964 IN BOOK 6905, PAGE 818, OFFICIAL
RECORDS; THENCE SOUTH 00° 05' 00" EAST, 273.10 FEET ALONG
THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 89° 50' 00"
EAST 55.00 FEET; THENCE NORTH 00° 05' 00" WEST 273.10 FEET
ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL 1 TO
THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED
TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK
2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00"
WEST, 55.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL
2 AND ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE
OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO JOHN J.
DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE
9, OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED
LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 9:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF
THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT
OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27,
1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST; THENCE SOUTH 11° 17' 00" EAST, 125.00
FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE


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NORTH 438.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1, IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 558, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO A POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED C AND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 10:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, SAME TOWNSHIP AND RANGE AS SHOWN ON SAID PLAT; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE NORTH 61° 57' 00" EAST, 100.00 FEET; THENCE NORTH 28° 05' 00" EAST, 100.00 FEET; THENCE NORTH 54° 02' 00" EAST, 48.95 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JULY 23, 1957 IN BOOK 3981 PAGE 558, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 7° 34' 00" EAST, 200.00 FEET AND ON A NORTH BEARING TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID



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NORTH LINE TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED MAY 22, 1956 IN BOOK 3520 PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 11° 42' 30" EAST, TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE WEST 432.75 FEET ALONG THE NORTHERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO VIRGIN L. KING, RECORDED MAY 29, 1952 IN BOOK 2336 PAGE 622, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND, WEST 151.92 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 1.02 FEET ALONG THE WESTERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JUNE 13, 1956 IN BOOK 3941 PAGE 155, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, WEST 167.18 FEET; SOUTH 350.00 FEET AND SOUTH 7° 34' 00" WEST, 200.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 11:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN AN INSTRUMENT RECORDED APRIL 13, 1961 IN BOOK 5689, PAGE 434 OFFICIAL RECORDS.

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

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PARCEL 13:

THOSE PORTIONS OF THE SOUTHEAST QUARTER SECTION SEVENTEEN AND THE NORTHEAST QUARTER SECTION TWENTY, ALL IN THE TOWNSHIP FIVE SOUTH, RANGE SEVEN WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION TWENTY; THENCE SOUTH 0° 05' EAST 219.62 FEET; THENCE NORTH 89° 50' EAST 156.00 FEET; THENCE NORTH 74° 00' EAST 100.00 FEET; THENCE NORTH 85° 28' EAST 30.00 FEET; THENCE NORTH 74° 58' EAST 100.00 FEET; THENCE NORTH 70° 54' EAST 200.00 FEET; THENCE NORTH 49° 35' EAST 100.00 FEET; THENCE NORTH 50° 31' EAST 100.00 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 73° 07' EAST 100.00 FEET; THENCE CONTINUING NORTH 73° 07' EAST 175.00 FEET; THENCE SOUTH 0° 05' EAST 554.00 FEET; THENCE SOUTH 89° 50' WEST 167.53 FEET; THENCE NORTH 0° 05' WEST 503.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 14:

THAT PORTION OF THE NORTHEASTERLY QUARTER OF SECTION 20 AND THAT PORTION OF THE SOUTHEASTERLY QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 11° 17' 00" EAST 125.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 75° 34' 00" EAST 100.00 FEET; THENCE NORTH 458.00 FEET; THENCE WEST TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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LEGAL DESCRIPTION OF ZAHN CABIN

The land referred to herein is situated in the State of California, County of Orange, City of (unincorporated area) and is described as follows:

Lots 6 through 11, inclusive in Block 9 of Modjeska Mineral Springs in the County of Orange, State of California, as per map thereof recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps, in the office of the County Recorder of said County.

84-491249

RECORDING REQUESTED BY
TRANSAMERICA TITLE CO.

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-400 PM NOV 21 '84

RECORDED AT THE REQUEST OF:

Transamerica Title Insurance Company

\$48.00
C6

Life & Branch COUNTY
RECORDER

WHEN RECORDED, MAIL TO:

Williams Canyon Mining Company
25200 La Paz Road
Suite 210
Laguna Hills, CA 92653

I HEREBY DECLARE THE TRANSFER
TAX IS \$
THE TAX IS: *No consideration*
..... COMPUTED ON FULL VALUE OF PROPERTY
CONVEYED OR
..... COMPUTED ON FULL VALUE LESS LIENS
AND ENCUMBRANCES REMAINING AT TIME
De Walter
SIGNATURE OF _____ OF AGENCY FIRM NAME

AGREEMENT, GRANT OF EASEMENTS
AND QUITCLAIM DEED

This Agreement, Grant of Easements and Quitclaim Deed, ("Agreement") is made this *8th* day of August, 1984 by and between Williams Canyon Mining Company, a California corporation ("Grantor") and Dennis D. Walters and Diana L. Walters and Gerald N. Walters and Bonnie L. Walters ("Grantee").

RECITALS

This Agreement is made with reference to the following facts:

A. Grantor is the owner of certain parcels of real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described on Exhibit "A" attached hereto (collectively referred to herein as "Grantor's Property").

B. Substantially concurrently with the execution and delivery of this Agreement, Grantor has conveyed to Grantee certain real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described on Exhibit "B" hereto ("Grantee's Property").

Now therefore, the parties hereto agree as follows:

1. Grant of Easements.

1.1 Grantor hereby grants to Grantee, his heirs, personal representatives, successors and assigns, a non-exclusive easement and right-of-way (the "Easement") for ingress, egress and roadway purposes and for the construction, operation, use, maintenance, restoration and replacement of same, over, across, under and through those portions of Grantor's Property which are more particularly described on Exhibit "C" attached hereto and referred to herein as the "Easement".

1.2 Grantor reserves the right to reasonable access from Grantor's Property to any roadway developed on the Easement. If any construction or modification by Grantee adversely

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affects Grantor's then existing improved access to the roadway from Grantor's Property, Grantee, at its expense, shall construct for Grantor an alternative access point to such roadway in the manner and at a location which gives Grantor reasonably similar access to such roadway.

2. Maintenance Costs. Grantor and Grantee herein each agree that their respective properties described herein shall be liable for a portion of the cost of maintenance and repair of the Easement. So long as Grantor owns any portion of Grantor's Property, Grantor may apportion the costs of maintenance and repair of the Easement among the various owners of Grantor's Property and Grantee's Property on any basis reasonably determined by Grantor to be equitable including relative usage, relative square footage of lot or relative square footage of structures. Grantee acknowledges and consents that Grantor may convey the fee interest underlying the Easement to a person or legal entity (including property owners' association or corporation) which may assess road maintenance fees on Easement owners on any basis set forth herein. If the fee interest underlying the Easement is conveyed to a property owners' association or corporation, such entity may assess such fee, whether or not Grantee is a member of such association or corporation. Grantee hereby acknowledges and agrees that Grantee will promptly pay all amounts permitted to be assessed against Grantee's Property pursuant to this Agreement. If Grantee fails to pay any such assessments within thirty (30) days following receipt of written notice that such assessments are due and payable, then the Easement granted hereby shall terminate without further action by anyone. Such assessment shall be deemed to be a debt of Grantee and an action may be brought to collect such debt, together with interest thereon at the maximum rate permitted by law plus costs of collection (including attorneys' fees).

3. Consent to Development and Protest Limitation. Grantee acknowledges for itself and for its successors and assigns that it is aware and consents to the fact that the Grantor intends to develop Grantor's Property for residential and other lawful uses. Grantee further acknowledges that Grantor or its successors and assigns may apply for authorizations, permits, zoning and such other governmental authorizations as may be required to permit development of Grantor's Property and the Easement; and Grantee, for itself and its successors and assigns and any representatives who are agents acting for or on behalf of Grantee or its successors and assigns, covenants that Grantee will not institute, testify at or participate in any way in any action, hearing, or proceeding of any type whatsoever under the jurisdiction of a public entity which might in any way limit or adversely affect any proposed development of Grantor's Property or the Easement.

4. Development Not Required. Nothing herein shall require Grantor or its successors to develop or use or attempt to develop or use Grantor's Property or the Easement for any purpose.

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5. Lawful Use. Grantee agrees for itself and its successors and assigns that the Grantor's Property and any easements appurtenant thereto may be put to any lawful use whatsoever.

6. Arbitration. If there is a dispute pertaining to any of the terms and provisions of this Agreement, at the election of either party, the dispute shall be submitted to binding arbitration. All arbitration to be conducted under the provisions of this Agreement shall be conducted upon request of either party before three arbitrators (unless the parties agree to one arbitrator), designated by the American Arbitration Association and in accordance with the Rules of such Association then in effect. The arbitrator(s) designated and acting under this Section 6 shall make their determination in strict conformity with such rules. Discovery and depositions shall be allowed in the arbitration proceedings to the full extent permitted or authorized under the provisions of Section 1280, et seq. of the California Code of Civil Procedure pertaining to arbitration. All arbitration proceedings hereunder shall be conducted in Orange County, California. The decision of the arbitrator(s) shall be final and binding on the parties. The arbitrator(s) shall award attorneys' fees and costs to the party deemed by the arbitrator(s) to be the prevailing party. The award of the arbitrator(s) shall be enforceable by legal action.

7. Covenants Running with the Land. Each of the rights, rights-of-way, easements, agreements and covenants created hereby and provided for herein, and each and all other provisions of this Agreement shall inure to the benefit of and run with the land owned by the respective parties hereto as described in the Recitals above, and shall apply to and bind, and shall inure to and be for the benefit of the parties hereto, and their respective successors, assigns, tenants and all other persons acquiring said land or any part thereof, either by operation of law or in any manner whatsoever.

8. Quitclaim. In return for the grant of the Easement by Grantor, Grantee hereby quitclaims to Grantor any interest of any nature whatsoever (including, without limitation, all recorded easements and all prescriptive rights) held by Grantee in Grantor's Property except that Grantee does not hereby quitclaim to Grantor Grantee's interest in Grantee's Property or the Easement.

9. Mortgage Protection. No breach of the covenants, conditions or restrictions herein contained shall affect, impair, defeat or render invalid the lien or charge of any mortgage made in good faith and for value encumbering the whole or any portion of Grantee's Property, but all said covenants, conditions and restrictions shall be binding upon and effective against any owner of any portion thereof whose title is derived through foreclosure, sale, or otherwise.

10. Enforcement. The parties hereto and their respective successors and assigns may enforce the observance of the covenants, conditions and restrictions contained herein by proceedings at law or in equity

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against any person or entity violating or attempting to violate any covenant, condition or restriction contained herein for the purpose of either restraining such violation(s) and/or to recover damages from such violation, including but not limited to reasonable attorneys fees and costs.

11. Amendment and Termination. This Agreement may only be amended or terminated by the written agreement of fee owners holding at least seventy-five (75%) percent in area of the property described in Exhibit D hereto. The Easement and the obligation of Grantee and its successors and assigns to pay costs of maintenance and repair pursuant to Section 2 of this Agreement shall automatically terminate without further action by any person, if (a) the County of Orange or any other governmental agency or district accepts the dedication of the fee interest in or an easement over the real property described in Exhibit C or other real property which provides substantially similar access to Grantee's Property and (b) either before or after such dedication a roadway is constructed upon the property or easement so dedicated and (c) the then owners of Grantee's Property are entitled to use such roadway as members of the public or otherwise.

12. Notices. Every notice, demand, request, designation, consent, approval or other document or instrument required or permitted to be served hereunder shall be in writing, shall be given by personal delivery thereof or by mailing thereof by first-class, registered or certified United States mail, postage prepaid, addressed to the parties hereto as their addresses appear next to their respective signature blocks in this Agreement. Any party may change the place for serving of such papers upon it by giving the other party, as appropriate, at least ten (10) days prior notice to such effect. Any written notice served by registered or certified mail shall be deemed to have been effectively served forty-eight (48) hours after the mailing thereof in the State of California in accordance with the foregoing provisions. Any written notice personally served shall be effective as of the time of such service.

13. Waivers. No delay or omission by either party hereto in exercising any right or power accruing upon the non-compliance or failure of performance by the other party hereto under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party hereto of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions and conditions hereof.

14. Applicable Law. This Agreement shall be governed by, and construed in accordance with the laws of the State of California. This Agreement shall be construed in accordance with its fair meaning as if prepared by both parties hereto.

15. Partial Invalidity. If any provision of this Agreement is found to be invalid by any court, the

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invalidity of such provision shall not affect the validity of the remaining provisions hereof.

16. Time is of the Essence. Time is of the essence in this Agreement.

17. Attorneys' Fees. Should either party institute any action or proceeding (including arbitration) to enforce this Agreement or any provision hereof, or for damages by reason of any alleged breach of this Agreement or of any provision hereof, or for a declaration of rights hereunder, the prevailing party in any such action or proceeding shall be entitled to receive from the other party all costs and expenses, including reasonable attorney's fees, incurred by the prevailing party in connection with such action or proceeding.

18. Agreement to Perform Necessary Acts. The parties shall execute and deliver all documents and perform all further acts that may be reasonably necessary to effectuate the provisions of this Agreement.

19. Exhibits. Exhibits "A", "B" and "C" are attached hereto and by this reference are incorporated herein and made a part hereof.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the date first above written.

25200 La Paz Road,
Suite 210
Laguna Hills, CA 92653

"Grantor"

Williams Canyon Mining Company,
a California corporation

By: *Joseph E. Buck*
Secretary

"Grantee"

Dennis D. Walters
Dennis D. Walters

Diana L. Walters
Diana L. Walters

Gerald N. Walters
Gerald N. Walters


Bonnie L. Walters
Bonnie L. Walters

84-491249

STATE OF California)
) ss.
COUNTY OF ORANGE)

On November 21, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis D. Walters and Diana L. Walters, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

[Seal]  Christine A. Matheis
Notary Public in and for said State

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On November 6, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared ---

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the ---
President, ~~xxx~~ Gerald E. Buck
personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the ---
Secretary of the Corporation that executed the within instrument 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.

[Seal]  T. L. Anderson
Notary Public in and for said State

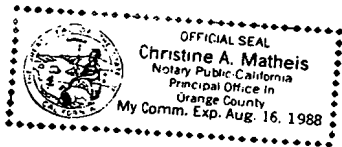
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STATE OF California)
COUNTY OF) ss.

On November 21, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald N. Walters and Bonnie L. Walters, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Christine A. Matheis
Notary Public in and for
said State



Transamerica Title Insurance Company 84-491249

GRANTOR'S PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED
AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER
THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND
OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER,
THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE
OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD
EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69,
PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY
LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30'
00" WEST, 169.86 FEET; SOUTH 68° 30' 00" 145.70 FEET; SOUTH
47° 45' 30" WEST, 263.02 FEET; SOUTH 32° 08' 00" WEST, 268.00
FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46"
WEST, 89.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET;
THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27°
30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST,
99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY
AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06
FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST,
230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY
AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF
220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING
TO SAID POINT BEARS SOUTH 84° 25' 41" EAST); THENCE ALONG
SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 287.06 FEET
TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG
SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO
THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS;
NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM
AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT
MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

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LIABILITY NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE ABOVE-MENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE ABOVE-MENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

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PARCEL 3:

STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S DIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND

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E, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20;
 THENCE SOUTH 00° 05' 00" EAST, 219.62 FEET ALONG THE WESTERLY
 LINE OF SAID NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89° 50' 00" EAST 156.00 FEET; THENCE NORTH 74°
 00' 00" EAST, 100.00 FEET; THENCE NORTH 85° 28' 00" EAST,
 100.00 FEET; THENCE NORTH 74° 58' 00" EAST, 100.00 FEET; THENCE
 NORTH 70° 54' 00" EAST, 200.00 FEET; THENCE NORTH 49° 35'
 00" EAST, 100.00 FEET; THENCE NORTH 50° 31' 00" EAST, 100.00
 FEET; THENCE NORTH 73° 07' 00" EAST, 100.00 FEET TO A 2 X
 2 REDWOOD STAKE; THENCE CONTINUING NORTH 73° 07' 00" EAST,
 75.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SAID MODJESKA
 MINERAL SPRINGS; THENCE SOUTH 89° 05' 00" WEST, 236.50 FEET
 TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN THE DEED TO
 NORVA T. BOURSIN, RECORDED MAY 22, 1956 IN BOOK 3520, PAGE
 463, OFFICIAL RECORDS; THENCE SOUTH 60° 24' 00" WEST, 95.00
 FEET; THENCE NORTH 82° 01' 00" WEST, 70.00 FEET; THENCE NORTH
 71° 14' 00" WEST, 100.00 FEET; THENCE NORTH 89° 25' 00" WEST,
 100.00 FEET; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET; THENCE
 SOUTH 44° 02' 00" WEST, 48.95 FEET; THENCE SOUTH 28° 03'
 00" WEST, 100.00 FEET; THENCE SOUTH 61° 57' 00" WEST, 100.00
 FEET; THENCE SOUTH 75° 34' 00" WEST, 100.00 FEET; THENCE
 SOUTH 89° 55' 00" WEST, 24.28 FEET TO THE WESTERLY LINE OF
 THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00°
 05' 00" EAST, 97.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF SAID LAND IS SHOWN ON A MAP FILED IN BOOK 24,
 PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
 SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
 OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
 GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
 ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
 BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
 LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
 EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
 OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
 NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
 GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
 OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
 WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
 GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 5:

LOTS 1 TO 7 INCLUSIVE, IN BLOCK 3 OF MODJESKA MINERAL SPRINGS,
 AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 6 INTENTIONALLY OMITTED

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PARCEL 7:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF TRACT NO. 150, AS PER MAP RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 20' 57" WEST, 2651.59 FEET ALONG THE EASTERLY LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTH HALF TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT SOUTHERLY 1270.00 FEET ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 1, IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED JANUARY 21, 1964, IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE ALONG THE BOUNDRY OF SAID LAND NORTH 89° 50' 00" EAST, 281.06 FEET AND NORTH 00° 05' 00" WEST, 346.84 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED MAY 21, 1973, IN BOOK 10705, PAGE 573, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 55.00 FEET AND NORTH 00° 06' 30" WEST, 273.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2, AS DESCRIBED IN THE DEED TO JOHN J. DURKIN, RECORDED DECEMBER 12, 1952, IN BOOK 2423, PAGE 326, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND, NORTH 89° 50' 00" EAST, 137.09 FEET AND NORTH 00° 05' 00" WEST, 14.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES O. ROSE AND WIFE, RECORDED JUNE 30, 1972, IN BOOK 10202, PAGE 523, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 247.85 FEET AND NORTH 00° 05' 00" WEST, 182.13 FEET TO THE SOUTHWESTERLY

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ER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED
 JARY 8, 1957, IN BOOK 3763, PAGE 358, OFFICIAL RECORDS;
 ENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00"
 EAST, 167.53 FEET AND ENTERING INTO SAID SECTION 17 NORTH
 0° 05' 00" WEST, 554.00 FEET TO THE SOUTHWESTERLY LINE OF
 MONCORD STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL
 SPRINGS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE,
 LEAVING SAID SECTION 17 AND ENTERING INTO SAID SECTION 20,
 TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINES
 OF LOTS 4, 5, 6 AND 7 IN BLOCK 3 OF SAID MODJESKA MINERAL
 SPRINGS; THENCE ALONG SAID PROLONGATION AND SAID SOUTHEASTERLY
 LINE, NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 1
 IN SAID BLOCK 3; THENCE ALONG THE BOUNDARY OF SAID LOT, SOUTH
 11° 42' 30" EAST, 40.00 FEET AND NORTH 78° 17' 30" EAST,
 140.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT
 ON THE WESTERLY LINE OF LOVE STREET, AS SHOWN ON SAID MAP
 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST,
 60.00 FEET ALONG SAID WESTERLY LINE OF LOVE STREET TO THE
 INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY
 LINE OF LOT 10 IN BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS;
 THENCE NORTH 78° 17' 30" EAST, 120.27 FEET ALONG SAID WESTERLY
 PROLONGATION AND SAID SOUTHERLY LINE TO THE MOST WESTERLY
 CORNER OF LOT 9 IN SAID BLOCK 5; THENCE SOUTH 38° 42' 30"
 EAST, 122.35 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT
 9 AND ITS SOUTHEASTERLY PROLONGATION TO THE INTERSECTION
 WITH THE CENTERLINE OF PROSPER STREET, AS SHOWN ON SAID MAP
 OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST,
 210.00 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH
 THE CENTERLINE OF HOPE STREET, AS SHOWN ON SAID MAP; THENCE
 SOUTH 38° 42' 30" EAST, 89.21 FEET ALONG SAID CENTERLINE
 TO THE INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET,
 AS SHOWN ON SAID MAP; THENCE NORTH 89° 50' 00" EAST, 316.27
 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY
 PROLONGATION OF THE WESTERLY LINE OF LOT 6 IN BLOCK 9 OF
 SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST,
 165.00 FEET ALONG SAID PROLONGATION AND SAID WESTERLY LINE
 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00"
 EAST, 254.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6
 AND THE SOUTHERLY LINES OF LOTS 7 TO 11 INCLUSIVE IN SAID
 BLOCK 9 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG
 THE EASTERLY LINE OF SAID LOT 11 AND ITS NORTHERLY PROLONGATION,
 BEING ALSO THE WESTERLY LINE OF BLOCK "C" OF SAID TRACT NO.
 150, NORTH 00° 10' 00" WEST, 190.00 FEET TO THE NORTHERLY
 LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST,
 153.11 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION;
 THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION
 20; THENCE NORTH 89° 50' 00" EAST, 262.06 FEET ALONG SAID
 NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF
 RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS,
 RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150 AS PER MAP
 THEREOF RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS

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, AND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED
A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER
OF SECTION 20; THENCE SOUTH 00° 20' 57" WEST ALONG THE EASTERLY
LINE THEREOF; 2022.00 FEET TO THE SOUTHEAST CORNER OF THE
NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST
QUARTER; THENCE NORTH 89° 47' 24" WEST ALONG THE SOUTHERLY
LINE OF SAID NORTH ONE-HALF, 1322.75 FEET TO THE SOUTHWEST
CORNER THEREOF; THENCE NORTH 05° 12' 46" WEST 1890.42 FEET
TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID
MODJESKA MINERAL SPRINGS THAT BEARS SOUTH 78° 17' 30" WEST
97.37 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH
78° 17' 30" EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE
OF 97.37 FEET TO THE SOUTHEAST CORNER THEREOF, LAST SAID
POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN
ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11°
42' 30" EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00
FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF
THE SOUTHERLY LINE OF LOT 10 OF BLOCK 5 OF SAID MODJESKA
MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST ALONG SAID
WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF LOT 10,
A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF
LOT 9 OF SAID BLOCK 5 OF MODJESKA MINERAL SPRINGS; THENCE
SOUTH 38° 42' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID
LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35
FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET
AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE
NORTH 51° 17' 30" EAST ALONG SAID CENTERLINE, 210.00 FEET
TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS
SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH
38° 42' 30" EAST ALONG SAID CENTERLINE OF HOPE STREET, 89.21
FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET
AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE
NORTH 89° 50' 00" EAST ALONG SAID CENTERLINE OF ARCADIA STREET,
316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION
OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA
MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST ALONG SAID
NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A
DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 89° 50' 00" EAST ALONG THE SOUTHERLY LINE OF
SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11,
INCLUSIVE, 254.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT
11; THENCE NORTH 00° 10' 00" WEST ALONG THE EASTERLY LINE
OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID
EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF
TRACT NO. 150, A DISTANCE OF 190.00 FEET TO THE NORTHERLY
LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST
ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF,
153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE
OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST ALONG SAID
NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

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PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET US, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34, OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDIRT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956 IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST, 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST 1033.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1882.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT CORPORATION BY DEED RECORDED APRIL 13, 1961, IN BOOK 5989, PAGE 434, OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY

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ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
 AND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
 EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
 OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
 NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING
 GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
 OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OF
 WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
 GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 8:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING
 TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
 OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER
 OF SAID SECTION 20, SOUTH 00° 05' 00" EAST, 650.06 FEET FROM
 THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO
 BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL
 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY
 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE
 NORTH 89° 50' 00" EAST 473.15 FEET ALONG THE SOUTHERLY LINE
 OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE
 SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST
 CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST, 14.00
 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF
 THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET
 UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34 OF OFFICIAL
 RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE
 SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05'
 00" WEST 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND
 DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF
 REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDERT,
 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND
 FOR THE COUNTY OF LOS ANGELES, CAST NO. 343560, A COPY OF
 WHICH WAS RECORDED NOVEMBER 9, 1956, IN BOOK 3706, PAGE 504,
 OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89°
 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID
 LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE
 SOUTH 11° 22' 15" EAST 643.75 FEET; THENCE SOUTH 00° 05'
 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53
 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH
 00° 05' 00" WEST, 1033.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LAND;
 THENCE NORTH 89° 50' 00" EAST, 281.06 FEET ALONG THE NORTHERLY
 LINE OF SAID LAND; THENCE SOUTH 00° 05' 00" EAST 619.94 FEET;
 THENCE SOUTH 89° 50' 00" WEST 281.06 FEET TO THE WEST LINE



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SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST,
9.94 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING
TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
OFFICE, APRIL 27, 1896, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED AS
PARCEL 1 IN THE DEED TO RONALD JOHN BROWN AND MARYANN BROWN
RECORDED JANUARY 31, 1964 IN BOOK 6905, PAGE 818, OFFICIAL
RECORDS; THENCE SOUTH 00° 05' 00" EAST, 273.10 FEET ALONG
THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 89° 50' 00"
EAST 55.00 FEET; THENCE NORTH 00° 05' 00" WEST 273.10 FEET
ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL 1 TO
THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED
TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK
2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00"
WEST, 55.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL
2 AND ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE
OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO JOHN J.
DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE
9, OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED
LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 9:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF
THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT
OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27,
1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST; THENCE SOUTH 11° 17' 00" EAST, 125.00
FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE

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NORTH 438.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1, IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 558, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO A POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED C AND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 10:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, SAME TOWNSHIP AND RANGE AS SHOWN ON SAID PLAT; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE NORTH 61° 57' 00" EAST, 100.00 FEET; THENCE NORTH 28° 05' 00" EAST, 100.00 FEET; THENCE NORTH 54° 02' 00" EAST, 48.95 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JULY 23, 1957 IN BOOK 3981 PAGE 558, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 7° 34' 00" EAST, 200.00 FEET AND ON A NORTH BEARING TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID


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WITH LINE TO THE NORTHERLY PROLONGATION OF THE EASTERLY
 LINE OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED
 MAY 22, 1956 IN BOOK 3520 PAGE 463, OFFICIAL RECORDS; THENCE
 SOUTH 11° 42' 30" EAST, TO THE NORTHEASTERLY CORNER OF SAID
 LAND; THENCE WEST 432.75 FEET ALONG THE NORTHERLY LINE OF
 SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED
 IN THE DEED TO VIRGINL L. KING, RECORDED MAY 29, 1952 IN
 BOOK 2336 PAGE 622, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY
 LINE OF SAID LAND, WEST 151.92 FEET TO THE NORTHWESTERLY
 CORNER THEREOF; THENCE SOUTH 1.02 FEET ALONG THE WESTERLY
 LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND
 DESCRIBED IN THE EXECUTOR'S DEED RECORDED JUNE 13, 1956 IN
 BOOK 3941 PAGE 155, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY
 OF SAID LAND, WEST 167.18 FEET; SOUTH 350.00 FEET AND SOUTH
 7° 34' 00" WEST, 200.00 FEET TO THE SOUTHWEST CORNER THEREOF;
 THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET TO THE TRUE POINT
 OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
 SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
 OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
 GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
 ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
 BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
 LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
 EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
 OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
 NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
 GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
 OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
 WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
 GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 DECEMBER 29, 1978, IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 11:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO
 MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL,
 GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF
 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT
 OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF
 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN AN INSTRUMENT
 RECORDED APRIL 13, 1961 IN BOOK 5689, PAGE 434 OFFICIAL RECORDS.

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF
 THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF
 SAID LAND FILED IN THE DISTRICT LAND OFFICE.

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CEL 13:

THOSE PORTIONS OF THE SOUTHEAST QUARTER SECTION SEVENTEEN AND THE NORTHEAST QUARTER SECTION TWENTY, ALL IN THE TOWNSHIP FIVE SOUTH, RANGE SEVEN WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION TWENTY; THENCE SOUTH 0° 05' EAST 219.62 FEET; THENCE NORTH 89° 50' EAST 156.00 FEET; THENCE NORTH 74° 00' EAST 100.00 FEET; THENCE NORTH 85° 28' EAST 30.00 FEET; THENCE NORTH 74° 58' EAST 100.00 FEET; THENCE NORTH 70° 54' EAST 200.00 FEET; THENCE NORTH 49° 35' EAST 100.00 FEET; THENCE NORTH 50° 31' EAST 100.00 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 73° 07' EAST 100.00 FEET; THENCE CONTINUING NORTH 73° 07' EAST 175.00 FEET; THENCE SOUTH 0° 05' EAST 554.00 FEET; THENCE SOUTH 89° 50' WEST 167.53 FEET; THENCE NORTH 0° 05' WEST 503.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 14:

THAT PORTION OF THE NORTHEASTERLY QUARTER OF SECTION 20 AND THAT PORTION OF THE SOUTHEASTERLY QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 11° 17' 00" EAST 125.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 75° 34' 00" EAST 100.00 FEET; THENCE NORTH 438.00 FEET; THENCE WEST TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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GRANTEE'S PROPERTY

PARCEL 6:

THAT PORTION OF BLOCK "A" OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11 PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ARCADIA STREET WITH THE NORTHEASTERLY LINE OF HOPE STREET, AS SHOWN ON SAID MAP AND ALSO SHOWN ON A MAP OF THE MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6 PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA; THENCE ALONG SAID NORTHERLY LINE OF ARCADIA STREET, NORTH 89° 54' 00" EAST, 404.94 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID BLOCK "A"; THENCE ALONG THE BOUNDARY OF SAID BLOCK "A", THE FOLLOWING BEARINGS AND DISTANCES: NORTH 155.00 FEET; THENCE NORTH 89° 50' 00" EAST, 182.06 FEET; THENCE NORTH 00° 10' 00" WEST, 330.37 FEET; THENCE NORTH 80° 27' 30" WEST, 657.25 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK "A"; THENCE CONTINUING NORTH 80° 27' 30" WEST, 140.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 1 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, SOUTH 09° 32' 30" WEST, 309.65 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON SAID NORTHEASTERLY LINE OF THE HOPE STREET; THENCE SOUTH 38° 42' 30" EAST, ALONG SAID NORTHEASTERLY LINE OF HOPE STREET, 402.22 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

EXHIBIT B

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WILLIAMSON and SCHMID

CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

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04-27-82
Revised
06-07-83
06-09-83
06-16-83

BASIC EASEMENT AREAS

That portion of Fractional Sections 18 and 19 and Sections 17 and 20, Township 5 South, Range 7 West, San Bernardino Meridian, in Unincorporated Territory of the County of Orange, State of California according to the official plat of said land filed in the District Land Office together with a portion of Block 149 of Irvine's Subdivision as shown on the map recorded in Book 1, Page 88 of Miscellaneous Record Maps in the office of the County Recorder of said County together with a portion of Block A, Tract No. 150 as shown on the map recorded in Book 11, Page 43 of Miscellaneous Maps in the office of said County Recorder described in Parcels as follows:

Parcel B-1: A strip of land, 60.00 feet in width, the centerline of said strip being described as follows:

Beginning at the intersection of the centerline of Santiago Canyon Road with the centerline of Williams Canyon Road as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys in the office of said County Recorder; thence along said centerline of Williams Canyon Road, the following courses: North 87°39'18" East 292.25 feet, South 85°38'02" East 466.58 feet, South 40°06'17" East 301.68 feet, South 63°37'27" East 140.95 feet, South 66°37'42" East 147.25 feet, South 86°41'52" East 581.45 feet, South 77°18'07" East 200.00 feet, South 88°48'37" East 95.35 feet, South 75°15'27" East 144.06 feet and South 88°13'02" East 414.67 feet to the Easterly line of said Fractional Section 19.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said centerline of Santiago Canyon Road and Easterly in said Easterly line.

Parcel B-2: A strip of land, 60.00 feet in width, lying 12.00 feet Northerly and 48.00 feet Southerly of the following described line:

Commencing at the Northwest corner of said Section 20; thence South 00°11'32" East 160.25 feet along the West line of said Section 20 to the TRUE POINT OF BEGINNING; thence South 89°30'00" East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of 10°30'00"; thence North 84°00'00" East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence

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EXHIBIT C
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BASIC EASEMENT AREAS
PAGE 2

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Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of 4°49'14"; thence North 82°00'00" East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of 11°00'00"; thence South 87°00'00" East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of 25°00'00"; thence North 68°00'00" East 59.83 feet to a line parallel with and Northwesterly 48.00 feet from that certain course shown as "North 47°47'02" East 263.02 feet" on said Record of Survey 79-1162 for a portion of the Southeasterly line of Parcel 1 as described in the deed to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1739 of Official Records in the office of said County Recorder; thence along said parallel line, the following courses: North 47°47'02" East 87.25 feet and North 68°31'32" East 190.13 feet; thence South 74°04'10" East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 245.26 feet along said curve through a central angle of 38°30'00"; thence South 86°30'00" East 44.00 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 132.65 feet along said curve through a central angle of 38°00'00"; thence North 55°30'00" East 77.99 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 200.00 feet; thence Northeasterly 116.94 feet along said curve through a central angle of 33°30'00"; thence North 89°00'00" East 6.02 feet to the West line of Concord Street, 50.00 feet in width, as shown on the Map of Modjeska Mineral Springs recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps in the office of said County Recorder.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said West line of Section 20 and Easterly in said West line of Concord Avenue.

EXCEPTING therefrom that portion lying within the land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder.

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ALSO EXCEPTING therefrom that portion lying within the land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder.

Parcel B-3: Commencing at said Northwest corner of Section 20; thence South 00°11'32" East 148.25 feet along said Westerly line to the TRUE POINT OF BEGINNING, said point being on the Northerly line of Parcel B-2, described above; thence along said last mentioned Northerly line, the following courses: South 89°30'00" East 3.21 feet to the beginning of a tangent curve, concave Southerly, having a radius of 412.00 feet, Easterly 28.76 feet along said curve through a central angle of 4°00'00" and South 85°30'00" East 170.50 feet; thence North 78°04'33" West 206.47 feet to said Westerly line; thence South 00°11'32" East 28.00 feet along said Westerly line to the true point of beginning.

Parcel B-4: Commencing at the Northwesterly terminus of that certain course shown as "South 74°04'10" East 204.08 feet" for a portion of the centerline described in Parcel B-2 above; thence South 74°04'10" East 204.08 feet along said centerline; thence South 15°55'50" West 48.00 feet to the TRUE POINT OF BEGINNING, said point being on the Southerly line of said Parcel B-2, said point being also the beginning of a non-tangent curve concave Northeasterly having a radius of 248.00 feet, a radial line to said point bears South 15°55'50" West; thence Southeasterly 61.84 feet along said curve through a central angle of 14°17'13"; thence North 88°21'23" West 97.96 feet to the Southeasterly terminus of that certain course shown as "North 72°28'28" West 169.58 feet" on said Record of Survey 79-1162; thence North 72°28'28" West 169.58 feet along said course to said Southerly line; thence along said Southerly line, the following courses: North 68°31'32" East 19.40 feet and South 74°04'10" East 187.83 feet to the true point of beginning.

Parcel B-5: Beginning at the intersection of the Southerly line of Parcel B-2 described above with the Easterly line of said land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder; thence along said Southerly line, the following courses: North 55°30'00" East 29.35 feet to the beginning of a tangent curve concave Southeasterly having a radius of 152.00 feet, Northeasterly 88.87 feet along said curve through a central angle of 33°30'00" and North 89°00'00" East 15.09 feet to said West line of Concord Street; thence South 11°42'30" East 49.32 feet along said West line to a line parallel with and Southerly 60.00 feet from the Southerly line of said land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder; thence South 88°54'37" West 132.75 feet along said last mentioned parallel line to said last mentioned Easterly line; thence North 00°00'36" West 7.22 feet along said last mentioned Easterly line to the point of beginning.

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Parcel B-6: Beginning at the intersection of the Northerly line of Arcadia Street, 50.00 feet in width, with the Northeasterly line of Hope Street, 50.00 feet in width, as shown on said Record of Survey 79-1162; thence North 38°42'30" West 349.77 feet along said Northeasterly line; thence South 42°00'00" East 46.09 feet to the beginning of a tangent curve concave Northeasterly having a radius of 220.00 feet; thence Southeasterly 136.35 feet along said curve through a central angle of 35°30'35" to the beginning of a reverse curve concave Southwesterly having a radius of 280.00 feet; thence Southeasterly 148.24 feet along said curve through a central angle of 30°20'00"; thence South 47°10'35" East 150.95 feet to said last above mentioned Northerly line; thence South 89°50'00" West 168.51 feet along said last above mentioned Northerly line to the point of beginning.

Parcel D-1: Commencing at the intersection of the Northerly line of Arcadia Street, 50.00 feet in width, with the Northeasterly line of Hope Street, 50.00 feet in width, as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys, in the office of said County Recorder; thence North 38°42'30" West 349.77 feet along said Northeasterly line; thence South 42°00'00" East 46.09 feet to the beginning of a tangent curve concave Northeasterly having a radius of 220.00 feet; thence Southeasterly 136.35 feet along said curve through a central angle of 35°30'35" to the beginning of a reverse curve concave Southwesterly having a radius of 280.00 feet; thence Southeasterly 148.24 feet along said curve through a central angle of 30°20'00"; thence South 47°10'35" East 44.86 feet to the TRUE POINT OF BEGINNING; thence continuing South 47°10'35" East 38.48 feet; thence North 81°36'00" East 20.10 feet; thence South 88°00'00" East 28.63 feet; thence North 2°00'00" East 30.00 feet; thence North 88°00'00" West 31.37 feet; thence South 81°36'00" West 46.93 feet to the true point of beginning.

Parcel D-2: Commencing at the Northwest corner of said Section 20; thence South 00°11'32" East 160.25 feet along the West line of said Section 20; thence South 89°30'00" East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of 10°30'00"; thence North 84°00'00" East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave

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Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of $4^{\circ}49'14''$; thence North $82^{\circ}00'00''$ East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of $11^{\circ}00'00''$; thence South $87^{\circ}00'00''$ East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of $25^{\circ}00'00''$; thence North $68^{\circ}00'00''$ East 59.83 feet; thence North $47^{\circ}47'02''$ East 87.25 feet; thence North $68^{\circ}31'32''$ East 190.13 feet; thence South $74^{\circ}04'10''$ East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of $50^{\circ}55'50''$; thence North $55^{\circ}00'00''$ East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 58.53 feet along said curve through a central angle of $9^{\circ}11'18''$; thence North $25^{\circ}48'42''$ West 12.00 feet to the TRUE POINT OF BEGINNING, said point being on a curve concentric with and Northerly 12.00 feet from that certain curve described above as being concave Southerly and having a radius of 365.00 feet; thence continuing North $25^{\circ}48'42''$ West 35.00 feet; thence North $27^{\circ}58'43''$ East 44.42 feet; thence North $31^{\circ}51'26''$ West 24.74 feet to the Westerly terminus of that certain course shown as "North $86^{\circ}16'24''$ East 20.00 feet" for a portion of the Northerly line of Parcel 6 as described in the deed to Newcosta Investment Corporation recorded December 2, 1959 in Book 4996, Page 317 of Official Records in the office of said County Recorder, as shown on said Record of Survey 79-1162; thence along said Northerly line, the following courses: North $86^{\circ}16'24''$ East 20.00 feet and South $89^{\circ}20'36''$ East 15.00 feet; thence South $00^{\circ}39'24''$ West 81.27 feet to a point on said concentric curve, a radial line to said point bears North $21^{\circ}24'15''$ West; thence Westerly 29.00 feet along said curve through a central angle of $4^{\circ}24'27''$ to the true point of beginning.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

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THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER, THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30' 00" WEST, 169.86 FEET; SOUTH 68° 30' 00" WEST, 145.70 FEET; SOUTH 47° 45' 30" WEST, 263.02 FEET; SOUTH 32° 08' 00" WEST, 268.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46" WEST, 89.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET; THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27° 30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST, 99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST, 230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF 220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING TO SAID POINT BEARS SOUTH 84° 25' 41" EAST); THENCE ALONG SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 287.06 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS; NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

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OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

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PARCEL 3:

STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND

84-528178



RECORDING REQUESTED BY
TRANSAMERICA TITLE CO.

RECORDED AT THE REQUEST OF:

Transamerica Title Insurance Company

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

WHEN RECORDED, MAIL TO:

-3:55 PM DEC 21'84

Williams Canyon Mining Company
25200 La Paz Road
Suite 210
Laguna Hills, CA 92653

Life & Branch COUNTY RECORDER

AGREEMENT, GRANT OF EASEMENTS
AND QUITCLAIM DEED

This Agreement, Grant of Easements and Quitclaim Deed, ("Agreement") is made this 21st day of December 1984 by and between Williams Canyon Mining Company, a California corporation ("Grantor") and Donald O. Chandler and Evelyn Carol Chandler ("Grantees").

RECITALS

This Agreement is made with reference to the following facts:

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A. Grantor is the owner of certain parcels of real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described on Exhibit "A" attached hereto (collectively referred to herein as "Grantor's Property").

B. Substantially concurrently with the execution and delivery of this Agreement, Grantor has conveyed to Grantee certain real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described on Exhibit "B" hereto ("Grantee's Property").

Now therefore, the parties hereto agree as follows:

1. Grant of Easements.

1.1 Grantor hereby grants to Grantee, his heirs, personal representatives, successors and assigns, a non-exclusive easement and right-of-way (the "Easement") for ingress, egress and roadway purposes and for the construction, operation, use, maintenance, restoration and replacement of same, over, across, under and through those portions of Grantor's Property which are more particularly described on Exhibit "C" attached hereto and referred to herein as the "Easement".

1.2 Grantor reserves the right to reasonable access from Grantor's Property to any roadway developed on the Easement. If any construction or modification by Grantee adversely

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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affects Grantor's then existing improved access to the roadway from Grantor's Property, Grantee, at its expense, shall construct for Grantor an alternative access point to such roadway in the manner and at a location which gives Grantor reasonably similar access to such roadway.

2. Maintenance Costs. Grantor and Grantee herein each agree that their respective properties described herein shall be liable for a portion of the cost of maintenance and repair of the Easement. So long as Grantor owns any portion of Grantor's Property, Grantor may apportion the costs of maintenance and repair of the Easement among the various owners of Grantor's Property and Grantee's Property on any basis reasonably determined by Grantor to be equitable including relative usage, relative square footage of lot or relative square footage of structures. Grantee acknowledges and consents that Grantor may convey the fee interest underlying the Easement to a person or legal entity (including property owners' association or corporation) which may assess road maintenance fees on Easement owners on any basis set forth herein. If the fee interest underlying the Easement is conveyed to a property owners' association or corporation, such entity may assess such fee, whether or not Grantee is a member of such association or corporation. Grantee hereby acknowledges and agrees that Grantee will promptly pay all amounts permitted to be assessed against Grantee's Property pursuant to this Agreement. If Grantee fails to pay any such assessments within thirty (30) days following receipt of written notice that such assessments are due and payable, then the Easement granted hereby shall terminate without further action by anyone. Such assessment shall be deemed to be a debt of Grantee and an action may be brought to collect such debt, together with interest thereon at the maximum rate permitted by law plus costs of collection (including attorneys' fees).

3. Consent to Development and Protest Limitation. Grantee acknowledges for itself and for its successors and assigns that it is aware and consents to the fact that the Grantor intends to develop Grantor's Property for residential and other lawful uses. Grantee further acknowledges that Grantor or its successors and assigns may apply for authorizations, permits, zoning and such other governmental authorizations as may be required to permit development of Grantor's Property and the Easement; and Grantee, for itself and its successors and assigns and any representatives who are agents acting for or on behalf of Grantee or its successors and assigns, covenants that Grantee will not institute, testify at or participate in any way in any action, hearing, or proceeding of any type whatsoever under the jurisdiction of a public entity which might in any way limit or adversely affect any proposed development of Grantor's Property or the Easement.

4. Development Not Required. Nothing herein shall require Grantor or its successors to develop or use or attempt to develop or use Grantor's Property or the Easement for any purpose.

QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH BY
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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5. Lawful Use. Grantee agrees for itself and its successors and assigns that the Grantor's Property and any easements appurtenant thereto may be put to any lawful use whatsoever.

6. Arbitration. If there is a dispute pertaining to any of the terms and provisions of this Agreement, at the election of either party, the dispute shall be submitted to binding arbitration. All arbitration to be conducted under the provisions of this Agreement shall be conducted upon request of either party before three arbitrators (unless the parties agree to one arbitrator), designated by the American Arbitration Association and in accordance with the Rules of such Association then in effect. The arbitrator(s) designated and acting under this Section 6 shall make their determination in strict conformity with such rules. Discovery and depositions shall be allowed in the arbitration proceedings to the full extent permitted or authorized under the provisions of Section 1280, et seq. of the California Code of Civil Procedure pertaining to arbitration. All arbitration proceedings hereunder shall be conducted in Orange County, California. The decision of the arbitrator(s) shall be final and binding on the parties. The arbitrator(s) shall award attorneys' fees and costs to the party deemed by the arbitrator(s) to be the prevailing party. The award of the arbitrator(s) shall be enforceable by legal action.

7. Covenants Running with the Land. Each of the rights, rights-of-way, easements, agreements and covenants created hereby and provided for herein, and each and all other provisions of this Agreement shall inure to the benefit of and run with the land owned by the respective parties hereto as described in the Recitals above, and shall apply to and bind, and shall inure to and be for the benefit of the parties hereto, and their respective successors, assigns, tenants and all other persons acquiring said land or any part thereof, either by operation of law or in any manner whatsoever.

8. Quitclaim. In return for the grant of the Easement by Grantor, Grantee hereby quitclaims to Grantor any interest of any nature whatsoever (including, without limitation, all recorded easements and all prescriptive rights) held by Grantee in Grantor's Property except that Grantee does not hereby quitclaim to Grantor Grantee's interest in Grantee's Property or the Easement.

9. Mortgage Protection. No breach of the covenants, conditions or restrictions herein contained shall affect, impair, defeat or render invalid the lien or charge of any mortgage made in good faith and for value encumbering the whole or any portion of Grantee's Property, but all said covenants, conditions and restrictions shall be binding upon and effective against any owner of any portion thereof whose title is derived through foreclosure, sale, or otherwise.

10. Enforcement. The parties hereto and their respective successors and assigns may enforce the observance of the covenants, conditions and restrictions contained herein by proceedings at law or in equity

QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH BY
55° 00' EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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against any person or entity violating or attempting to violate any covenant, condition or restriction contained herein for the purpose of either restraining such violation(s) and/or to recover damages from such violation, including but not limited to reasonable attorneys fees and costs.

11. Amendment and Termination. This Agreement may only be amended or terminated by the written agreement of fee owners holding at least seventy-five (75%) percent in area of the property described in Exhibit D hereto. The Easement and the obligation of Grantee and its successors and assigns to pay costs of maintenance and repair pursuant to Section 2 of this Agreement shall automatically terminate without further action by any person, if (a) the County of Orange or any other governmental agency or district accepts the dedication of the fee interest in or an easement over the real property described in Exhibit C or other real property which provides substantially similar access to Grantee's Property and (b) either before or after such dedication a roadway is constructed upon the property or easement so dedicated and (c) the then owners of Grantee's Property are entitled to use such roadway as members of the public or otherwise.

12. Notices. Every notice, demand, request, designation, consent, approval or other document or instrument required or permitted to be served hereunder shall be in writing, shall be given by personal delivery thereof or by mailing thereof by first-class, registered or certified United States mail, postage prepaid, addressed to the parties hereto as their addresses appear next to their respective signature blocks in this Agreement. Any party may change the place for serving of such papers upon it by giving the other party, as appropriate, at least ten (10) days prior notice to such effect. Any written notice served by registered or certified mail shall be deemed to have been effectively served forty-eight (48) hours after the mailing thereof in the State of California in accordance with the foregoing provisions. Any written notice personally served shall be effective as of the time of such service.

13. Waivers. No delay or omission by either party hereto in exercising any right or power accruing upon the non-compliance or failure of performance by the other party hereto under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party hereto of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions and conditions hereof.

14. Applicable Law. This Agreement shall be governed by, and construed in accordance with the laws of the State of California. This Agreement shall be construed in accordance with its fair meaning as if prepared by both parties hereto.

15. Partial Invalidity. If any provision of this Agreement is found to be invalid by any court, the

QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH BY
53° 00' EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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invalidity of such provision shall not affect the validity of the remaining provisions hereof.

16. Time is of the Essence. Time is of the essence in this Agreement.

17. Attorneys' Fees. Should either party institute any action or proceeding (including arbitration) to enforce this Agreement or any provision hereof, or for damages by reason of any alleged breach of this Agreement or of any provision hereof, or for a declaration of rights hereunder, the prevailing party in any such action or proceeding shall be entitled to receive from the other party all costs and expenses, including reasonable attorney's fees, incurred by the prevailing party in connection with such action or proceeding.

18. Agreement to Perform Necessary Acts. The parties shall execute and deliver all documents and perform all further acts that may be reasonably necessary to effectuate the provisions of this Agreement.

19. Exhibits. Exhibits "A", "B" and "C" are attached hereto and by this reference are incorporated herein and made a part hereof.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the date first above written.

"Grantor"

25200 La Paz Road,
Suite 210
Laguna Hills, CA 92653

Williams Canyon Mining Company,
a California corporation

By: Darryl C. Hen

"Grantee"
Donald O. Chandler

Evelyn Carol Chandler
Evelyn Carol Chandler

QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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STATE OF CA)
)
COUNTY OF ORANGE) ss.

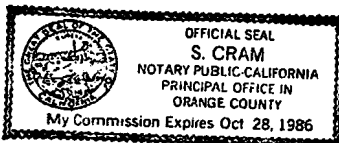
On 12/20, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald O. Chandler and Evelyn Carol Chandler, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

[Signature]

Notary Public in and for said State

[Seal]



STATE OF CALIFORNIA)
)
COUNTY OF ORANGE) ss.

On November 21, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Barry G. Hon

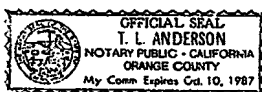
personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____

President, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____

Secretary of the Corporation that executed the within instrument 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.

J. L. Anderson
Notary Public in and for said State



[Seal]

QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

GRANTOR'S PROPERTY

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AND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED
FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP
3 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER
THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND
OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER,
THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE
OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD
EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69,
PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY
LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30'
00" WEST, 169.86 FEET; SOUTH 68° 30' 00" WEST, 145.70 FEET; SOUTH
47° 45' 30" WEST, 263.02 FEET; SOUTH 32° 08' 00" WEST, 268.00
FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46"
WEST, 89.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET;
THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27°
30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST,
99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY
AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06
FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST,
230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY
AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF
220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING
TO SAID POINT BEARS SOUTH 84° 25' 41" EAST); THENCE ALONG
SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 287.06 FEET
TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG
SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO
THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS;
NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM
AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT
MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

EXHIBIT A
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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

... Insurance Company

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ON NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
 THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM
 AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 X AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 MBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S
 SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88
 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18
 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO
 MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED
 IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE
 OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON
 ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED
 APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID
 POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM
 THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED
 AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF
 A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET;
 THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH
 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST,
 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET;
 THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH
 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST,
 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE
 SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38'
 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL
 SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF
 SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
 SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
 OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
 GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
 ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
 BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
 LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
 EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
 OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
 NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
 GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
 OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
 WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
 GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

...title insurance Company

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OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S
VISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88
MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY
ORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18
AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO
MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED
IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE
OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON
ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED
APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID
POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM
THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED
AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF
A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET;
THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH
85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST,
301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET;
THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86°
07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST,
200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE
SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38'
25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL
SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF
SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL
PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON,
UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND;
WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION
OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE,
ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY
WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS
OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY
TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES
THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND,
AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND
AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND
AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981
PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND
THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH,
RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO
AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55° 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20;
 THENCE SOUTH 00° 05' 00" EAST, 219.62 FEET ALONG THE WESTERLY
 LINE OF SAID NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89° 50' 00" EAST 156.00 FEET; THENCE NORTH 74°
 00' 00" EAST, 100.00 FEET; THENCE NORTH 85° 28' 00" EAST,
 100.00 FEET; THENCE NORTH 74° 58' 00" EAST, 100.00 FEET; THENCE
 NORTH 70° 54' 00" EAST, 200.00 FEET; THENCE NORTH 49° 35'
 00" EAST, 100.00 FEET; THENCE NORTH 50° 31' 00" EAST, 100.00
 FEET; THENCE NORTH 73° 07' 00" EAST, 100.00 FEET TO A 2 X
 2 REDWOOD STAKE; THENCE CONTINUING NORTH 73° 07' 00" EAST,
 75.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SAID MODJESKA
 MINERAL SPRINGS; THENCE SOUTH 89° 05' 00" WEST, 236.50 FEET
 TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN THE DEED TO
 NORVA T. BOURSIN, RECORDED MAY 22, 1956 IN BOOK 3520, PAGE
 463, OFFICIAL RECORDS; THENCE SOUTH 60° 24' 00" WEST, 95.00
 FEET; THENCE NORTH 82° 01' 00" WEST, 70.00 FEET; THENCE NORTH
 71° 14' 00" WEST, 100.00 FEET; THENCE NORTH 89° 25' 00" WEST,
 100.00 FEET; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET; THENCE
 SOUTH 44° 02' 00" WEST, 48.95 FEET; THENCE SOUTH 28° 03'
 00" WEST, 100.00 FEET; THENCE SOUTH 61° 57' 00" WEST, 100.00
 FEET; THENCE SOUTH 75° 34' 00" WEST, 100.00 FEET; THENCE
 SOUTH 89° 55' 00" WEST, 24.28 FEET TO THE WESTERLY LINE OF
 THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00°
 05' 00" EAST, 97.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF SAID LAND IS SHOWN ON A MAP FILED IN BOOK 24,
 PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
 SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
 OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
 GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
 ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
 BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
 LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
 EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
 OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
 NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
 GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
 OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
 WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
 GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 5:

LOTS 1 TO 7 INCLUSIVE, IN BLOCK 3 OF MODJESKA MINERAL SPRINGS,
 AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, CLAY, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
MINERAL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
GAS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
OTHER PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING,
THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 6 INTENTIONALLY OMITTED

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 69°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL 7:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF TRACT NO. 130, AS PER MAP RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 20' 57" WEST, 2651.59 FEET ALONG THE EASTERLY LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTH HALF TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT SOUTHERLY 1270.00 FEET ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 1, IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED JANUARY 21, 1964, IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE ALONG THE BOUNDRY OF SAID LAND NORTH 89° 50' 00" EAST, 281.06 FEET AND NORTH 00° 05' 00" WEST, 346.84 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED MAY 21, 1973, IN BOOK 10705, PAGE 573, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 55.00 FEET AND NORTH 00° 06' 30" WEST, 273.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2, AS DESCRIBED IN THE DEED TO JOHN J. DURKIN, RECORDED DECEMBER 12, 1952, IN BOOK 2423, PAGE 326, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND, NORTH 89° 50' 00" EAST, 137.09 FEET AND NORTH 00° 05' 00" WEST, 14.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES O. ROSE AND WIFE, RECORDED JUNE 30, 1972, IN BOOK 10202, PAGE 523, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 247.85 FEET AND NORTH 00° 05' 00" WEST, 182.13 FEET TO THE SOUTHWESTERLY

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED
 8, 1957, IN BOOK 3763, PAGE 358, OFFICIAL RECORDS;
 ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00"
 167.53 FEET AND ENTERING INTO SAID SECTION 17 NORTH
 05° 00" WEST, 554.00 FEET TO THE SOUTHWESTERLY LINE OF
 CORD STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL
 SPRINGS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE,
 LEAVING SAID SECTION 17 AND ENTERING INTO SAID SECTION 20,
 TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINES
 OF LOTS 4, 5, 6 AND 7 IN BLOCK 3 OF SAID MODJESKA MINERAL
 SPRINGS; THENCE ALONG SAID PROLONGATION AND SAID SOUTHEASTERLY
 LINE, NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 1
 IN SAID BLOCK 3; THENCE ALONG THE BOUNDARY OF SAID LOT, SOUTH
 11° 42' 30" EAST, 40.00 FEET AND NORTH 78° 17' 30" EAST,
 140.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT
 ON THE WESTERLY LINE OF LOVE STREET, AS SHOWN ON SAID MAP
 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST,
 60.00 FEET ALONG SAID WESTERLY LINE OF LOVE STREET TO THE
 INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY
 LINE OF LOT 10 IN BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS;
 THENCE NORTH 78° 17' 30" EAST, 120.27 FEET ALONG SAID WESTERLY
 PROLONGATION AND SAID SOUTHERLY LINE TO THE MOST WESTERLY
 CORNER OF LOT 9 IN SAID BLOCK 5; THENCE SOUTH 38° 42' 30"
 EAST, 122.35 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT
 9 AND ITS SOUTHEASTERLY PROLONGATION TO THE INTERSECTION
 WITH THE CENTERLINE OF PROSPER STREET, AS SHOWN ON SAID MAP
 OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST,
 210.00 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH
 THE CENTERLINE OF HOPE STREET, AS SHOWN ON SAID MAP; THENCE
 SOUTH 38° 42' 30" EAST, 89.21 FEET ALONG SAID CENTERLINE
 TO THE INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET,
 AS SHOWN ON SAID MAP; THENCE NORTH 89° 50' 00" EAST, 316.27
 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY
 PROLONGATION OF THE WESTERLY LINE OF LOT 6 IN BLOCK 9 OF
 SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST,
 165.00 FEET ALONG SAID PROLONGATION AND SAID WESTERLY LINE
 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00"
 EAST, 254.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6
 AND THE SOUTHERLY LINES OF LOTS 7 TO 11 INCLUSIVE IN SAID
 BLOCK 9 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG
 THE EASTERLY LINE OF SAID LOT 11 AND ITS NORTHERLY PROLONGATION,
 BEING ALSO THE WESTERLY LINE OF BLOCK "C" OF SAID TRACT NO.
 150, NORTH 00° 10' 00" WEST, 190.00 FEET TO THE NORTHERLY
 LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST,
 153.11 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION;
 THENCE NORTH 153.00 FEET TO THE NORTHERLY LINE OF SAID SECTION
 20; THENCE NORTH 89° 50' 00" EAST, 262.06 FEET ALONG SAID
 NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF
 RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS,
 RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150 AS PER MAP
 THEREOF RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
 55° 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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...ND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP ...
...RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED ...
...HOLE AS FOLLOWS:

...NNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER ...
...SECTION 20; THENCE SOUTH 00° 20' 57" WEST ALONG THE EASTERLY ...
...LINE THEREOF; 2022.00 FEET TO THER SOUTHEAST CORNER OF THE ...
...NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST ...
...QUARTER; THENCE NORTH 89° 47' 24" WEST ALONG THE SOUTHERLY ...
...LINE OF SAID NORTH ONE-HALF, 1322.75 FEET TO THE SOUTHWEST ...
...CORNER THEREOF; THENCE NORTH 05° 12' 46" WEST 1890.42 FEET ...
...TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID ...
...MODJESKA MINERAL SPRINGS THAT BEARS SOUTH 78° 17' 30" WEST ...
...97.37 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH ...
...78° 17' 30" EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE ...
...OF 97.37 FEET TO THE SOUTHEAST CORNER THEREOF, LAST SAID ...
...POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN ...
...ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° ...
...42' 30" EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00 ...
...FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF ...
...THE SOUTHERLY LINE OF LOT 10 OF BLOCK 5 OF SAID MODJESKA ...
...MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST ALONG SAID ...
...WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF LOT 10, ...
...A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF ...
...LOT 9 OF SAID BLOCK 5 OF MODJESKA MINERAL SPRINGS; THENCE ...
...SOUTH 38° 42' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID ...
...LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35 ...
...FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET ...
...AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE ...
...NORTH 51° 17' 30" EAST ALONG SAID CENTERLINE, 210.00 FEET ...
...TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS ...
...SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH ...
...38° 42' 30" EAST ALONG SAID CENTERLINE OF HOPE STREET, 89.21 ...
...FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET ...
...AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE ...
...NORTH 89° 50' 00" EAST ALONG SAID CENTERLINE OF ARCADIA STREET, ...
...316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION ...
...OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA ...
...MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST ALONG SAID ...
...NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A ...
...DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; ...
...THENCE NORTH 89° 50' 00" EAST ALONG THE SOUTHERLY LINE OF ...
...SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11, ...
...INCLUSIVE, 254.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT ...
...11; THENCE NORTH 00° 10' 00" WEST ALONG THE EASTERLY LINE ...
...OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID ...
...EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF ...
...TRACT NO. 150, A DISTANCE OF 190.00 FEET TO THE NORTHERLY ...
...LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST ...
...ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, ...
...153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE ...
...OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST ALONG SAID ...
...NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

...QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° ...
...55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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SECTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING
OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER
OF SAID SECTION 20, SOUTH 00° 05' 00" 450.06 FEET FROM THE
NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO
BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL
1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY
9, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE
NORTH 89° 50' 00" EAST, 473.15 FEET ALONG THE SOUTHERLY LINE
OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE
SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST
CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST 14.00
FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF
THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET
UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34, OFFICIAL
RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE
SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 03'
00" WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND
DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF
REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GDEDIRT,
IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND
FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF
WHICH WAS RECORDED NOVEMBER 9, 1956 IN BOOK 3706, PAGE 504,
OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89°
50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID
LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE
SOUTH 11° 22' 15" EAST, 643.75 FEET; THENCE SOUTH 00° 05'
00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53
FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH
00° 05' 00" WEST 1033.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF
THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT
OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23,
1882.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND
HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE
SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON
ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR
ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT
CORPORATION BY DEED RECORDED APRIL 13, 1961, IN BOOK 5989,
PAGE 434, OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING
CONSENT, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 8:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING
TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER
OF SAID SECTION 20, SOUTH 00° 05' 00" EAST, 650.06 FEET FROM
THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO
BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL
1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY
6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE
NORTH 89° 50' 00" EAST 473.15 FEET ALONG THE SOUTHERLY LINE
OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE
SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST
CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST, 14.00
FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF
THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET
UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34 OF OFFICIAL
RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE
SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05'
00" WEST 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND
DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF
REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDERT,
IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND
FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF
WHICH WAS RECORDED NOVEMBER 9, 1956, IN BOOK 3706, PAGE 504,
OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89°
50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID
LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE
SOUTH 11° 22' 15" EAST 643.75 FEET; THENCE SOUTH 00° 05'
00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53
FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH
00° 05' 00" WEST, 1033.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LAND;
THENCE NORTH 89° 50' 00" EAST, 281.06 FEET ALONG THE NORTHERLY
LINE OF SAID LAND; THENCE SOUTH 00° 05' 00" EAST 619.94 FEET;
THENCE SOUTH 89° 50' 00" WEST 281.06 FEET TO THE WEST LINE

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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0. NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST,
 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING
 TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
 OFFICE, APRIL 27, 1896, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED AS
 PARCEL 1 IN THE DEED TO RONALD JOHN BROWN AND MARYANN BROWN
 RECORDED JANUARY 31, 1964 IN BOOK 6905, PAGE 818, OFFICIAL
 RECORDS; THENCE SOUTH 00° 05' 00" EAST, 273.10 FEET ALONG
 THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 89° 50' 00"
 EAST 55.00 FEET; THENCE NORTH 00° 05' 00" WEST 273.10 FEET
 ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL 1 TO
 THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED
 TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK
 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00"
 WEST, 55.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL
 2 AND ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE
 OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO JOHN J.
 DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE
 9, OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
 SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
 OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
 GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
 ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
 BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED
 LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
 EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
 OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
 NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
 GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
 OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
 WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
 GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 9:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
 QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF
 THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT
 OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27,
 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP
 5 SOUTH, RANGE 7 WEST; THENCE SOUTH 11° 17' 00" EAST, 125.00
 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.



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438.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1, IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 558, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO A POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 10:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, SAME TOWNSHIP AND RANGE AS SHOWN ON SAID PLAT; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE NORTH 61° 57' 00" EAST, 100.00 FEET; THENCE NORTH 28° 05' 00" EAST, 100.00 FEET; THENCE NORTH 54° 02' 00" EAST, 48.95 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JULY 23, 1957 IN BOOK 3981 PAGE 558, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 7° 34' 00" EAST, 200.00 FEET AND ON A NORTH BEARING TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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LINE TO THE NORTHERLY PROLONGATION OF THE EASTERLY
 OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED
 22, 1956 IN BOOK 3520 PAGE 463, OFFICIAL RECORDS; THENCE
 WITH 11° 42' 30" EAST, TO THE NORTHEASTERLY CORNER OF SAID
 LAND; THENCE WEST 432.75 FEET ALONG THE NORTHERLY LINE OF
 SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED
 IN THE DEED TO VIRGINL L. KING, RECORDED MAY 29, 1952 IN
 BOOK 2336 PAGE 622, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY
 LINE OF SAID LAND, WEST 151.92 FEET TO THE NORTHWESTERLY
 CORNER THEREOF; THENCE SOUTH 1.02 FEET ALONG THE WESTERLY
 LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND
 DESCRIBED IN THE EXECUTOR'S DEED RECORDED JUNE 13, 1956 IN
 BOOK 3941 PAGE 155, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY
 OF SAID LAND, WEST 167.18 FEET; SOUTH 350.00 FEET AND SOUTH
 7° 34' 00" WEST, 200.00 FEET TO THE SOUTHWEST CORNER THEREOF;
 THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET TO THE TRUE POINT
 OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
 SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
 OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
 GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
 ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
 BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
 LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
 EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
 OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
 NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
 GRANTEE, ITS SUCCESSORS OR ASSIGNS; SHALL NEITHER HAVE THE
 OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
 WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
 GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 DECEMBER 29, 1978, IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 11:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO
 MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL,
 GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF
 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT
 OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF
 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN AN INSTRUMENT
 RECORDED APRIL 13, 1961 IN BOOK 5689, PAGE 434 OFFICIAL RECORDS.

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF
 THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF
 SAID LAND FILED IN THE DISTRICT LAND OFFICE.

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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13:

PORTIONS OF THE SOUTHEAST QUARTER SECTION SEVENTEEN
THE NORTHEAST QUARTER SECTION TWENTY, ALL IN THE TOWNSHIP
SOUTH, RANGE SEVEN WEST, SAN BERNARDINO MERIDIAN, ACCORDING
AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
OFFICE APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION
TWENTY; THENCE SOUTH 0° 05' EAST 219.62 FEET; THENCE NORTH
89° 50' EAST 156.00 FEET; THENCE NORTH 74° 00' EAST 100.00
FEET; THENCE NORTH 85° 28' EAST 30.00 FEET; THENCE NORTH
74° 58' EAST 100.00 FEET; THENCE NORTH 70° 54' EAST 200.00
FEET; THENCE NORTH 49° 35' EAST 100.00 FEET; THENCE NORTH
50° 31' EAST 100.00 FEET, BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 73° 07' EAST 100.00 FEET; THENCE CONTINUING
NORTH 73° 07' EAST 175.00 FEET; THENCE SOUTH 0° 05' EAST
554.00 FEET; THENCE SOUTH 89° 50' WEST 167.53 FEET; THENCE
NORTH 0° 05' WEST 503.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 14:

THAT PORTION OF THE NORTHEASTERLY QUARTER OF SECTION 20 AND
THAT PORTION OF THE SOUTHEASTERLY QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN,
ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE
DISTRICT LAND OFFICE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20;
THENCE SOUTH 11° 17' 00" EAST 125.00 FEET TO A POINT; SAID
POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 75°
34' 00" EAST 100.00 FEET; THENCE NORTH 438.00 FEET; THENCE
WEST TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID
SECTION 17; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO
THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH
0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 15

THAT PORTION OF BLOCK "A" OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11 PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ARCADIA STREET WITH THE NORTHEASTERLY LINE OF HOPE STREET, AS SHOWN ON SAID MAP AND ALSO SHOWN ON A MAP OF THE MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6 PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA; THENCE ALONG SAID NORTHERLY LINE OF ARCADIA STREET, NORTH 89° 54' 00" EAST, 404.94 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID BLOCK "A"; THENCE ALONG THE BOUNDARY OF SAID BLOCK "A", THE FOLLOWING BEARINGS AND DISTANCES: NORTH 155.00 FEET; THENCE NORTH 89° 50' 00" EAST, 182.06 FEET; THENCE NORTH 00° 10' 00" WEST, 330.37 FEET; THENCE NORTH 80° 27' 30" WEST, 657.25 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK "A"; THENCE CONTINUING NORTH 80° 27' 30" WEST, 140.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 1 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, SOUTH 09° 32' 30" WEST, 309.65 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON SAID NORTHEASTERLY LINE OF THE HOPE STREET; THENCE SOUTH 38° 42' 30" EAST, ALONG SAID NORTHEASTERLY LINE OF HOPE STREET, 402.22 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 16

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

PARCEL 17

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

PARCEL 18

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES, OVER THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA PER OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FEBRUARY 23, 1982, THAT IS INCLUDED WITHIN A STRIP OF LAND 60.00 FEET WIDE, THE CENTER LINE OF WHICH IS SHOWN AS "ROAD EASEMENT "A" ON A MAP FILED IN BOOK 69 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL 19

AN EASEMENT 60.00 FEET IN WIDTH, FOR ROAD AND UTILITY PURPOSES, OVER THE EASTERLY HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FEBRUARY 23, 1882, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 17, BEING DISTANT 278.00 FEET SOUTHERLY, MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THENCE SOUTH 50° 54' 19" EAST 39.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY AN ARC DISTANCE OF 181.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 16' 34" TO A TANGENT LINE; THENCE SOUTH 59° 49' 07" EAST 25.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 191.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73° 16' 33" TO A TANGENT LINE; THENCE SOUTH 46° 54' 20" EAST 42.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY AN ARC DISTANCE OF 119.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 25' 00" TO A TANGENT LINE; THENCE NORTH 64° 40' 40" EAST 73.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY AN ARC DISTANCE OF 145.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 30' 58" TO A TANGENT LINE; THENCE NORTH 18° 50' 18" WEST 370.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY AN ARC DISTANCE OF 153.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 00' 00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY AN ARC DISTANCE OF 138.75 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 53° 00' 00" TO A TANGENT LINE; THENCE NORTH 27° 50' 18" WEST 33.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 316.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 02' 37" TO A POINT IN SAID CURVE DESIGNATED AS AND HEREINAFTER REFERRED TO AS POINT "A", A RADIAL LINE TO SAID POINT BEARS NORTH 3° 12' 19" EAST; THENCE CONTINUING ALONG SAID CURVE AN ARC DISTANCE OF 24.23 FEET THROUGH A CENTRAL ANGLE OF 9° 15' 17" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 400 FEET; THENCE SOUTHEASTERLY AN ARC DISTANCE OF 258.59 FEET ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 37° 02' 24" TO A TANGENT LINE; THENCE SOUTH 40° 30' 00" EAST 230.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY AN ARC DISTANCE OF 152.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 25' 20" TO A TANGENT LINE; THENCE SOUTH 17° 55' 20" WEST 341.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY AN ARC DISTANCE OF QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY AN ARC DISTANCE OF 217.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $99^{\circ} 54' 26''$ TO A TANGENT LINE; THENCE NORTH $87^{\circ} 18' 56''$ EAST 36.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE OF NORTHEASTERLY AN ARC DISTANCE OF 99.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ} 30' 00''$ TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 158.85 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF $91^{\circ} 00' 43''$ TO A POINT IN THE CENTER LINE OF THAT CERTAIN ROAD SHOWN AS ROAD EASEMENT "A" ON A RECORD OF SURVEY FILED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, RECORDS OF SAID ORANGE COUNTY, SAID POINT BEING DISTANT NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE 20.97 FEET FROM THE SOUTHERLY LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17.

PARCEL 20

AN EASEMENT 60.00 FEET IN WIDTH, FOR ROAD AND UTILITY PURPOSES OVER THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" AS DESCRIBED IN PARCEL 2 ABOVE; THENCE SOUTH $86^{\circ} 47' 41''$ EAST 629.80 FEET TO A POINT IN THE EASTERLY LINE OF SAID NORTHERLY HALF OF THE SOUTHEASTERLY QUARTER OF THE NORTHEASTERLY QUARTER OF SECTION 17, DISTANT 84.00 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF THE NORTHERLY HALF OF THE SOUTHEASTERLY QUARTER OF THE NORTHEASTERLY HALF OF SECTION 17.

PARCEL 21

AN EASEMENT FOR INGRESS, EGRESS ROADWAY AND UTILITY PURPOSES IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, OVER PORTIONS OF SECTIONS 20 AND 21, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE BEING A STRIP OF LAND, 60.00 FEET IN WIDTH, LYING 60.00 FEET SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF ARCADIA STREET, 50.00 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 150 RECORDED IN BOOK 11, PAGE 43 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID ARCADIA STREET, NORTH $89^{\circ} 50' 00''$ EAST 153.11 FEET; THENCE NORTH $61^{\circ} 40' 10''$ EAST 328.39 FEET TO THE NORTHERLY LINE OF SAID SECTION 21; THENCE, ALONG SAID NORTHERLY LINE, EASTERLY 350.00 FEET TO THE TERMINUS OF THE HEREIN DESCRIBED LINE.

PARCEL 22

THOSE STREETS SHOWN ON THE MAP OF MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, NAMED CONCORD ST., PLEASANT AVE., LOVE ST., HOPE ST., PROSPER ST., AND ARCADIA ST.

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH $89^{\circ} 55' 00''$ EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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EXHIBIT "C" TO AGREEMENT AND GRANT OF EASEMENT

062783



WILLIAMSON and SCHMID
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

78293.10
04-27-82
Revised
06-07-83
06-09-83
06-16-83

BASIC EASEMENT AREAS

That portion of Fractional Sections 18 and 19 and Sections 17 and 20, Township 5 South, Range 7 West, San Bernardino Meridian, in Unincorporated Territory of the County of Orange, State of California according to the official plat of said land filed in the District Land Office together with a portion of Block 149 of Irvine's Subdivision as shown on the map recorded in Book 1, Page 88 of Miscellaneous Record Maps in the office of the County Recorder of said County together with a portion of Block A, Tract No. 150 as shown on the map recorded in Book 11, Page 43 of Miscellaneous Maps in the office of said County Recorder described in Parcels as follows:

Parcel B-1: A strip of land, 60.00 feet in width, the centerline of said strip being described as follows:

Beginning at the intersection of the centerline of Santiago Canyon Road with the centerline of Williams Canyon Road as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys in the office of said County Recorder; thence along said centerline of Williams Canyon Road, the following courses: North 87°39'18" East 292.25 feet, South 85°38'02" East 466.58 feet, South 40°06'17" East 301.68 feet, South 63°57'27" East 140.95 feet, South 66°37'42" East 147.25 feet, South 86°41'52" East 581.45 feet, South 77°18'07" East 200.00 feet, South 88°48'37" East 95.35 feet, South 75°15'27" East 144.06 feet and South 88°13'02" East 414.67 feet to the Easterly line of said Fractional Section 19.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said centerline of Santiago Canyon Road and Easterly in said Easterly line.

Parcel B-2: A strip of land, 60.00 feet in width, lying 12.00 feet Northerly and 48.00 feet Southerly of the following described line:

Commencing at the Northwest corner of said Section 20; thence South 00°11'32" East 160.25 feet along the West line of said Section 20 to the TRUE POINT OF BEGINNING; thence South 89°30'00" East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of 10°30'00"; thence North 84°00'00" East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence

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Exhibit C

UP 03' 00" EAST 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 86°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of 4°49'14"; thence North 82°00'00" East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.13 feet along said curve through a central angle of 11°00'00"; thence South 87°00'00" East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of 25°00'00"; thence North 68°00'00" East 59.83 feet to a line parallel with and Northwesterly 48.00 feet from that certain course shown as "North 47°47'02" East 263.02 feet" on said Recrd of Survey 79-1162 for a portion of the Southeasterly line of Parcel 1 as described in the deed to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1739 of Official Records in the office of said County Recorder; thence along said parallel line, the following courses: North 47°47'02" East 87.25 feet and North 68°31'32" East 190.13 feet; thence South 74°04'10" East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 245.26 feet along said curve through a central angle of 38°30'00"; thence South 86°30'00" East 44.00 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 132.65 feet along said curve through a central angle of 38°00'00"; thence North 55°30'00" East 77.99 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 200.00 feet; thence Northeasterly 116.94 feet along said curve through a central angle of 33°30'00"; thence North 89°00'00" East 6.02 feet to the West line of Concord Street, 50.00 feet in width, as shown on the Map of Modjeska Mineral Springs recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps in the office of said County Recorder.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said West line of Section 20 and Easterly in said West line of Concord Avenue.

EXCEPTING therefrom that portion lying within the land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder.

UP 05' 00" END; BEING THE WESTERLY CORNER OF THE
QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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ALSO EXCEPTING therefrom that portion lying within the land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder.

Parcel B-3: Commencing at said Northwest corner of Section 20; thence South 00°11'32" East 148.25 feet along said Westerly line to the TRUE POINT OF BEGINNING, said point being on the Northerly line of Parcel B-2, described above; thence along said last mentioned Northerly line, the following courses: South 88°30'00" East 3.21 feet to the beginning of a tangent curve, concave Southerly, having a radius of 412.00 feet, Easterly 23.76 feet along said curve through a central angle of 4°00'00" and South 85°30'00" East 170.50 feet; thence North 78°04'33" West 206.47 feet to said Westerly line; thence South 00°11'32" East 28.00 feet along said Westerly line to the true point of beginning.

Parcel B-4: Commencing at the Northwesterly terminus of that certain course shown as "South 74°04'10" East 204.08 feet" for a portion of the centerline described in Parcel B-2 above; thence South 74°04'10" East 204.08 feet along said centerline; thence South 15°55'50" West 48.00 feet to the TRUE POINT OF BEGINNING, said point being on the Southerly line of said Parcel B-2, said point being also the beginning of a non-tangent curve concave Northeasterly having a radius of 248.00 feet, a radial line to said point bears South 15°55'50" West; thence Southeasterly 61.84 feet along said curve through a central angle of 14°17'13"; thence North 88°21'23" West 97.96 feet to the Southeasterly terminus of that certain course shown as "North 72°28'28" West 169.58 feet" on said Record of Survey 79-1162; thence North 72°28'28" West 169.58 feet along said course to said Southerly line; thence along said Southerly line, the following courses: North 68°31'32" East 19.40 feet and South 74°04'10" East 187.83 feet to the true point of beginning.

Parcel B-5: Beginning at the intersection of the Southerly line of Parcel B-2 described above with the Easterly line of said land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder; thence along said Southerly line, the following courses: North 55°30'00" East 29.35 feet to the beginning of a tangent curve concave Southeasterly having a radius of 152.00 feet, Northeasterly 88.87 feet along said curve through a central angle of 33°30'00" and North 89°00'00" East 15.09 feet to said West line of Concord Street; thence South 11°42'30" East 49.32 feet along said West line to a line parallel with and Southerly 60.00 feet from the Southerly line of said land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder; thence South 88°54'37" West 132.75 feet along said last mentioned parallel line to said last mentioned Easterly line; thence North 00°00'36" West 7.22 feet along said last mentioned Easterly line to the point of beginning.

0° 05' 00" EAST ALONG THE WESTERLY LINE
QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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Parcel B-6: Beginning at the intersection of the Northerly line of Arcadia Street, 50.00 feet in width, with the Northeasterly line of Hope Street, 60.00 feet in width, as shown on said Record of Survey 79-1162; thence North 38°42'30" West 349.77 feet along said Northeasterly line; thence South 42°00'00" East 46.09 feet to the beginning of a tangent curve concave Northeasterly having a radius of 220.00 feet; thence Southeasterly 136.35 feet along said curve through a central angle of 35°30'35" to the beginning of a reverse curve concave Southwesterly having a radius of 280.00 feet; thence Southeasterly 148.24 feet along said curve through a central angle of 30°20'00"; thence South 47°10'35" East 150.95 feet to said last above mentioned Northerly line; thence South 89°50'00" West 168.51 feet along said last above mentioned Northerly line to the point of beginning.

Parcel D-1: Commencing at the intersection of the Northerly line of Arcadia Street, 50.00 feet in width, with the Northeasterly line of Hope Street, 60.00 feet in width, as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys, in the office of said County Recorder; thence North 38°42'30" West 349.77 feet along said Northeasterly line; thence South 42°00'00" East 46.09 feet to the beginning of a tangent curve concave Northeasterly having a radius of 220.00 feet; thence Southeasterly 136.35 feet along said curve through a central angle of 35°30'35" to the beginning of a reverse curve concave Southwesterly having a radius of 280.00 feet; thence Southeasterly 148.24 feet along said curve through a central angle of 30°20'00"; thence South 47°10'35" East 44.86 feet to the TRUE POINT OF BEGINNING; thence continuing South 47°10'35" East 38.48 feet; thence North 81°36'00" East 20.10 feet; thence South 88°00'00" East 28.63 feet; thence North 2°00'00" East 30.00 feet; thence North 88°00'00" West 31.37 feet; thence South 81°36'00" West 46.93 feet to the true point of beginning.

Parcel D-2: Commencing at the Northwest corner of said Section 20; thence South 00°11'32" East 160.25 feet along the West line of said Section 20; thence South 89°30'00" East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of 10°30'00"; thence North 84°00'00" East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 138.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave

0° 00' 00" EAST 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of 4°49'14"; thence North 82°00'00" East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of 11°00'00"; thence South 87°00'00" East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of 25°00'00"; thence North 68°00'00" East 59.83 feet; thence North 47°47'02" East 87.25 feet; thence North 68°31'32" East 190.13 feet; thence South 74°04'10" East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 58.53 feet along said curve through a central angle of 9°11'18"; thence North 25°48'42" West 12.00 feet to the TRUE POINT OF BEGINNING, said point being on a curve concentric with and Northerly 12.00 feet from that certain curve described above as being concave Southerly and having a radius of 365.00 feet; thence continuing North 25°48'42" West 35.00 feet; thence North 27°58'43" East 44.42 feet; thence North 31°31'26" West 24.74 feet to the Westerly terminus of that certain course shown as "North 86°16'24" East 20.00 feet" for a portion of the Northerly line of Parcel 6 as described in the deed to Newcosta Investment Corporation recorded December 2, 1959 in Book 4996, Page 317 of Official Records in the office of said County Recorder, as shown on said Record of Survey 79-1162; thence along said Northerly line, the following courses: North 86°16'24" East 20.00 feet and South 89°20'36" East 15.00 feet; thence South 00°39'24" West 81.27 feet to a point on said concentric curve, a radial line to said point bears North 21°24'15" West; thence Westerly 29.00 feet along said curve through a central angle of 4°24'27" to the true point of beginning.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 07° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.


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LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED
AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER
THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND
OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER,
THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE
OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD
EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69,
PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY
LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30'
00" WEST, 169.86 FEET; SOUTH 68° 30' 00" WEST, 145.70 FEET; SOUTH
47° 45' 30" WEST, 263.02 FEET; SOUTH 32° 08' 00" WEST, 268.00
FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46"
WEST, 89.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET;
THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27°
30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST,
99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY
AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06
FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST,
230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY
AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF
220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING
TO SAID POINT BEARS SOUTH 84° 25' 41" EAST); THENCE ALONG
SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 287.06 FEET
TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG
SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO
THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS,
NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM
AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT
MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

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QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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... OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 04' 55" EAST, 727.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

... QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL 3:

STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 25° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND

OF 05° 00" EAST ALONG THE WESTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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DE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20;
 THENCE SOUTH 00° 05' 00" EAST, 219.62 FEET ALONG THE WESTERLY
 LINE OF SAID NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89° 50' 00" EAST 156.00 FEET; THENCE NORTH 74°
 00' 00" EAST, 100.00 FEET; THENCE NORTH 85° 28' 00" EAST,
 30.00 FEET; THENCE NORTH 74° 58' 00" EAST, 100.00 FEET; THENCE
 NORTH 70° 54' 00" EAST, 200.00 FEET; THENCE NORTH 49° 35'
 00" EAST, 100.00 FEET; THENCE NORTH 50° 31' 00" EAST, 100.00
 FEET; THENCE NORTH 73° 07' 00" EAST, 100.00 FEET TO A 2 X
 2 REDWOOD STAKE; THENCE CONTINUING NORTH 73° 07' 00" EAST,
 75.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SAID MODJESKA
 MINERAL SPRINGS; THENCE SOUTH 89° 05' 00" WEST, 236.50 FEET
 TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN THE DEED TO
 NORVA T. BOURSIN, RECORDED MAY 22, 1956 IN BOOK 3520, PAGE
 463, OFFICIAL RECORDS; THENCE SOUTH 60° 24' 00" WEST, 95.00
 FEET; THENCE NORTH 82° 01' 00" WEST, 70.00 FEET; THENCE NORTH
 71° 14' 00" WEST, 100.00 FEET; THENCE NORTH 89° 25' 00" WEST,
 100.00 FEET; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET; THENCE
 SOUTH 44° 02' 00" WEST, 48.95 FEET; THENCE SOUTH 28° 03'
 00" WEST, 100.00 FEET; THENCE SOUTH 61° 57' 00" WEST, 100.00
 FEET; THENCE SOUTH 75° 34' 00" WEST, 100.00 FEET; THENCE
 SOUTH 89° 55' 00" WEST, 24.28 FEET TO THE WESTERLY LINE OF
 THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00°
 05' 00" EAST, 97.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF SAID LAND IS SHOWN ON A MAP FILED IN BOOK 24,
 PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
 SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
 OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
 GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
 ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
 BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED
 LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
 EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
 OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
 NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
 GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
 OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
 OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
 WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
 GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
 MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
 DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 5:

LOTS 1 TO 7 INCLUSIVE, IN BLOCK 3 OF MODJESKA MINERAL SPRINGS,
 AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST
 QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 6:

THAT PORTION OF BLOCK "A" OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11 PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ARCADIA STREET WITH THE NORTHEASTERLY LINE OF HOPE STREET, AS SHOWN ON SAID MAP AND ALSO SHOWN ON A MAP OF THE MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6 PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA; THENCE ALONG SAID NORTHERLY LINE OF ARCADIA STREET, NORTH 89° 54' 00" EAST, 404.94 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID BLOCK "A"; THENCE ALONG THE BOUNDARY OF SAID BLOCK "A", THE FOLLOWING BEARINGS AND DISTANCES: NORTH 155.00 FEET; THENCE NORTH 89° 50' 00" EAST, 182.06 FEET; THENCE NORTH 00° 10' 00" WEST, 330.37 FEET; THENCE NORTH 80° 27' 30" WEST, 657.25 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK "A"; THENCE CONTINUING NORTH 80° 27' 30" WEST, 140.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 1 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, SOUTH 09° 32' 30" WEST, 309.65 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON SAID NORTHEASTERLY LINE OF THE HOPE STREET; THENCE SOUTH 38° 42' 30" EAST, ALONG SAID NORTHEASTERLY LINE OF HOPE STREET, 402.22 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHERLY QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

 **Transamerica Title Insurance Company**

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BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 7:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF TRACT NO. 150, AS PER MAP RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 20' 57" WEST, 2651.89 FEET ALONG THE EASTERLY LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTH HALF TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT SOUTHERLY 1270.00 FEET ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 1, IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED JANUARY 21, 1964, IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE ALONG THE BOUNDRY OF SAID LAND NORTH 89° 50' 00" EAST, 281.06 FEET AND NORTH 00° 05' 00" WEST, 346.84 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED MAY 21, 1973, IN BOOK 10705, PAGE 573, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 55.00 FEET AND NORTH 00° 06' 30" WEST, 273.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2, AS DESCRIBED IN THE DEED TO JOHN J. DURKIN, RECORDED DECEMBER 12, 1952, IN BOOK 2423, PAGE 326, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND, NORTH 89° 50' 00" EAST, 137.09 FEET AND NORTH 00° 05' 00" WEST, 14.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES O. ROSE AND WIFE, RECORDED JUNE 30, 1972, IN BOOK 10202, PAGE 523, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 247.85 FEET AND NORTH 00° 05' 00" WEST, 182.13 FEET TO THE SOUTHWESTERLY

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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NER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED
 FEBRUARY 8, 1957, IN BOOK 3763, PAGE 358, OFFICIAL RECORDS;
 THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00"
 EAST, 167.53 FEET AND ENTERING INTO SAID SECTION 17 NORTH
 00° 03' 00" WEST, 554.00 FEET TO THE SOUTHWESTERLY LINE OF
 CONCORD STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL
 SPRINGS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE,
 LEAVING SAID SECTION 17 AND ENTERING INTO SAID SECTION 20,
 TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINES
 OF LOTS 4, 5, 6 AND 7 IN BLOCK 3 OF SAID MODJESKA MINERAL
 SPRINGS; THENCE ALONG SAID PROLONGATION AND SAID SOUTHEASTERLY
 LINE, NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 1
 IN SAID BLOCK 3; THENCE ALONG THE BOUNDARY OF SAID LOT, SOUTH
 11° 42' 30" EAST, 40.00 FEET AND NORTH 78° 17' 30" EAST,
 140.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT
 ON THE WESTERLY LINE OF LOVE STREET, AS SHOWN ON SAID MAP
 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST,
 60.00 FEET ALONG SAID WESTERLY LINE OF LOVE STREET TO THE
 INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY
 LINE OF LOT 10 IN BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS;
 THENCE NORTH 78° 17' 30" EAST, 120.27 FEET ALONG SAID WESTERLY
 PROLONGATION AND SAID SOUTHERLY LINE TO THE MOST WESTERLY
 CORNER OF LOT 9 IN SAID BLOCK 5; THENCE SOUTH 38° 42' 30"
 EAST, 122.35 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT
 9 AND ITS SOUTHEASTERLY PROLONGATION TO THE INTERSECTION
 WITH THE CENTERLINE OF PROSPER STREET, AS SHOWN ON SAID MAP
 OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST,
 210.00 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH
 THE CENTERLINE OF HOPE STREET, AS SHOWN ON SAID MAP; THENCE
 SOUTH 38° 42' 30" EAST, 89.21 FEET ALONG SAID CENTERLINE
 TO THE INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET,
 AS SHOWN ON SAID MAP; THENCE NORTH 89° 50' 00" EAST, 316.27
 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY
 PROLONGATION OF THE WESTERLY LINE OF LOT 6 IN BLOCK 9 OF
 SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST,
 165.00 FEET ALONG SAID PROLONGATION AND SAID WESTERLY LINE
 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00"
 EAST, 254.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6
 AND THE SOUTHERLY LINES OF LOTS 7 TO 11 INCLUSIVE IN SAID
 BLOCK 9 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG
 THE EASTERLY LINE OF SAID LOT 11 AND ITS NORTHERLY PROLONGATION,
 BEING ALSO THE WESTERLY LINE OF BLOCK "C" OF SAID TRACT NO.
 150, NORTH 00° 10' 00" WEST, 190.00 FEET TO THE NORTHERLY
 LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST,
 153.11 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION;
 THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION
 20; THENCE NORTH 89° 50' 00" EAST, 262.06 FEET ALONG SAID
 NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF
 RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS,
 RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150 AS PER MAP
 THEREOF RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHERLY
 QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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S, AND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 00° 20' 57" WEST ALONG THE EASTERLY LINE THEREOF; 2022.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89° 47' 24" WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF, 1322.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05° 12' 46" WEST 1890.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS THAT BEARS SOUTH 78° 17' 30" WEST 97.37 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 78° 17' 30" EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 97.37 FEET TO THE SOUTHEAST CORNER THEREOF, LAST SAID POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 OF BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF LOT 9 OF SAID BLOCK 5 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST ALONG SAID CENTERLINE, 210.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG SAID CENTERLINE OF HOPE STREET, 89.21 FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 89° 50' 00" EAST ALONG SAID CENTERLINE OF ARCADIA STREET, 316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST ALONG SAID NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11, INCLUSIVE, 254.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 00° 10' 00" WEST ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF TRACT NO. 150, A DISTANCE OF 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, 153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

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00° 00' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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AT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 4, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34, OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDIRT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343860, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956 IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST, 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST 1033.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1882.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT CORPORATION BY DEED RECORDED APRIL 13, 1961, IN BOOK 5989, PAGE 434, OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING. THAT MAY

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.


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ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LANDS WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OF WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 8:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" EAST, 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST, 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34 OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDERT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CAST NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956, IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST, 1033.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LAND; THENCE NORTH 89° 50' 00" EAST, 281.06 FEET ALONG THE NORTHERLY LINE OF SAID LAND; THENCE SOUTH 00° 05' 00" EAST 619.94 FEET; THENCE SOUTH 89° 50' 00" WEST 281.06 FEET TO THE WEST LINE

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.



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SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST,
19.94 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING
TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
OFFICE, APRIL 27, 1896, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED AS
PARCEL 1 IN THE DEED TO RONALD JOHN BROWN AND MARTHA BROWN
RECORDED JANUARY 31, 1964 IN BOOK 6905, PAGE 818, OFFICIAL
RECORDS; THENCE SOUTH 00° 05' 00" EAST, 273.10 FEET ALONG
THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 89° 30' 00"
EAST 55.00 FEET; THENCE NORTH 00° 05' 00" WEST 273.10 FEET
ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL 1 TO
THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED
TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK
2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 30' 00"
WEST, 55.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL
2 AND ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE
OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO JOHN J.
DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE
9, OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED
LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 9:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF
THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT
OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27,
1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST; THENCE SOUTH 11° 17' 00" EAST, 125.00
FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89°
55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.


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NORTH 438.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1, IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 558, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO A POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED C AND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 10:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, SAME TOWNSHIP AND RANGE AS SHOWN ON SAID PLAT; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE NORTH 61° 37' 00" EAST, 100.00 FEET; THENCE NORTH 28° 05' 00" EAST, 100.00 FEET; THENCE NORTH 54° 02' 00" EAST, 48.95 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JULY 23, 1957 IN BOOK 3981 PAGE 558, OFFICIAL RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND NORTH 7° 34' 00" EAST, 200.00 FEET, AND ON A NORTH BEARING TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.


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NORTH LINE TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED MAY 22, 1956 IN BOOK 3520 PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 11° 42' 30" EAST, TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE WEST 432.75 FEET ALONG THE NORTHERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO VIRGIN L. KING, RECORDED MAY 29, 1952 IN BOOK 2336 PAGE 622, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND, WEST 151.92 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 1.02 FEET ALONG THE WESTERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JUNE 13, 1954 IN BOOK 3941 PAGE 155, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, WEST 167.18 FEET; SOUTH 350.00 FEET AND SOUTH 7° 34' 00" WEST, 200.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS; SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 11:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN AN INSTRUMENT RECORDED APRIL 13, 1961 IN BOOK 5689, PAGE 434 OFFICIAL RECORDS.

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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LEGAL DESCRIPTION OF ZAHN CABIN

The land referred to herein is situated in the State of California, County of Orange, City of (unincorporated area) and is described as follows:

Lots 6 through 11, inclusive in Block 9 of Modjeska Mineral Springs in the County of Orange, State of California, as per map thereof recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps, in the office of the County Recorder of said County.

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0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST; THENCE SOUTH $11^{\circ} 17' 00''$ EAST, 125.00 FEET; THENCE NORTH $75^{\circ} 34' 00''$ EAST, 100.00 FEET; THENCE NORTH 438.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1, IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 558, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE NORTHEASTERLY QUARTER OF SECTION 20 AND THAT PORTION OF THE SOUTHEASTERLY QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH $11^{\circ} 17' 00''$ EAST 125.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH $75^{\circ} 34' 00''$ EAST 100.00 FEET; THENCE NORTH 438.00 FEET; THENCE WEST TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH $0^{\circ} 05' 00''$ EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH $89^{\circ} 55' 00''$ EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND ROAD WAY PURPOSES OVER THOSE PORTIONS OF FRACTIONAL SECTIONS 18 AND 19 AND SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE TOGETHER WITH A PORTION OF BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON THE MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN PARCELS AS FOLLOWS:

PARCEL 3-1:

A STRIP OF LAND 60.00 FEET IN WIDTH, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SANTIAGO CANYON ROAD WITH THE CENTER LINE OF WILLIAMS CANYON ROAD AS SHOWN ON RECORD OF SURVEY 79-1162 FILED IN BOOK 101, PAGES 30 THROUGH 34 OF RECORD OF SURVEYS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID CENTER LINE OF WILLIAMS CANYON ROAD, THE FOLLOWING COURSES: NORTH 87° 37' 18" EAST 292.25 FEET, SOUTH 85° 38' 02" EAST 466.58 FEET, SOUTH 40° 06' 17" EAST 301.68 FEET, SOUTH 63° 57' 27" EAST 140.95 FEET, SOUTH 66° 37' 42" EAST 147.25 FEET, SOUTH 86° 41' 52" EAST 581.45 FEET, SOUTH 77° 18' 07" EAST 200.00 FEET, SOUTH 88° 48' 37" EAST 95.35 FEET, SOUTH 75° 15' 27" EAST 144.06 FEET AND SOUTH 88° 13' 02" EAST 414.67 FEET TO THE EASTERLY LINE OF SAID FRACTIONAL SECTION 19.

THE SIDELINES OF SAID STRIP TO BE PROLONGED OR SHORTENED TO TERMINATE WESTERLY IN SAID CENTER LINE OF SANTIAGO CANYON ROAD AND EASTERLY IN SAID EASTERLY LINE.

PARCEL 3-2:

A STRIP OF LAND 60.00 FEET IN WIDTH, LYING 12.00 FEET NORTHERLY AND 48.00 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 11' 32" EAST 160.25 FEET ALONG THE WEST LINE OF SAID SECTION 20 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 30' 00" EAST 3.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET; THENCE EASTERLY 27.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 00' 00"; THENCE SOUTH 85° 30' 00" EAST 170.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET; THENCE EASTERLY 73.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 00"; THENCE NORTH 84° 00' 00" EAST 94.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET; THENCE EASTERLY 411.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 30' 00"; THENCE SOUTH 66° 30' 00" EAST 136.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 220.00 FEET; THENCE EASTERLY 119.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 00' 00"; THENCE NORTH 82° 30' 00" EAST 36.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET; THENCE EASTERLY 60.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 19' 14"; THENCE NORTH 86° 49' 14" EAST 337.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1600.00 FEET; THENCE EASTERLY 134.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 49' 14"; THENCE NORTH 82° 00' 00" EAST 53.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF

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1400.00 FEET; THENCE EASTERLY 307.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 00' 00"; THENCE SOUTH 87° 00' 00" EAST 36.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET; THENCE NORTHEASTERLY 226.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 00' 00"; THENCE NORTH 68° 00' 00" EAST 57.83 FEET TO A LINE PARALLEL WITH AND NORTHWESTERLY 48.00 FEET FROM THAT CERTAIN COURSE SHOWN AS "NORTH 47° 47' 02" EAST 263.02 FEET" ON SAID RECORD OF SURVEY 79-1162 FOR A PORTION OF THE SOUTHEASTERLY LINE OF PARCEL 1 AS DESCRIBED IN THE DEED TO WILLIAMS CANYON MINING COMPANY RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739 OF OFFICIAL RECORDS IN THE OFFICE OF THE SAID COUNTY RECORDER; THENCE ALONG SAID PARALLEL LINE, THE FOLLOWING COURSES: NORTH 47° 47' 02" EAST 87.25 FEET AND NORTH 68° 31' 32" EAST 190.13 FEET; THENCE SOUTH 74° 04' 10" EAST 204.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY 177.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 55' 50"; THENCE NORTH 55° 00' 00" EAST 40.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 365.00 FEET; THENCE EASTERLY 245.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 30' 00"; THENCE SOUTH 86° 30' 00" EAST 44.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY 132.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 00' 00"; THENCE NORTH 55° 30' 00" EAST 77.99 FEET TO THE BEGINNING OF A TANGENT CURVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY 116.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 30' 00"; THENCE NORTH 89° 00' 00" EAST 6.02 FEET TO THE WEST LINE OF CONCORD STREET, 50.00 FEET IN WIDTH, AS SHOWN ON THE MAP OF MODJESKA MINERAL SPRINGS RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

THE SIDELINES OF SAID STRIP TO BE PROLONGED OR SHORTENED TO TERMINATE WESTERLY IN SAID WEST LINE OF SECTION 20 AND EASTERLY IN SAID WEST LINE OF CONCORD AVENUE.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE LAND DESCRIBED IN THE DEED TO JOHN M. EPHLAND AND KATHARIN EPHLAND RECORDED JUNE 30, 1972 IN BOOK 10202, PAGE 523 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE LAND DESCRIBED AS "EASEMENT PARCEL D" OF THE SHORT FORM LEASE TO WILLIAMS CANYON MINING COMPANY RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1722 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER.

PARCEL 3-3:

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 20; THENCE SOUTH 00° 11' 32" EAST 148.25 FEET ALONG SAID WESTERLY LINE TO THE TRUE POINT OF BEGINNING, SAID POINT BEARS ON THE NORTHERLY LINE OF PARCEL B-2, DESCRIBED ABOVE; THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE, THE FOLLOWING COURSES: SOUTH 89° 30' 00" EAST 3.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 412.00 FEET, EASTERLY 28.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 00' 00" AND SOUTH 85° 30' 00" EAST 170.50 FEET; THENCE NORTH 78° 04' 33" WEST 206.47 FEET TO SAID WESTERLY LINE; THENCE SOUTH 00° 11' 32" EAST 28.00 FEET ALONG SAID WESTERLY LINE TO THE TRUE POINT OF BEGINNING.

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PARCEL 3-4:

COMMENCING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "SOUTH 75° 04' 10" EAST 204.08 FEET" FOR A PORTION OF THE CENTER LINE DESCRIBED IN PARCEL B-2 ABOVE; THENCE SOUTH 74° 04' 10" EAST 204.08 FEET ALONG SAID CENTER LINE; THENCE SOUTH 15° 55' 50" WEST 48.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID PARCEL B-2, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 248.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 15° 55' 50" WEST; THENCE SOUTHEASTERLY 61.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 17' 13"; THENCE NORTH 86° 21' 23" WEST 97.96 FEET TO THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 72° 28' 28" WEST 169.58 FEET" ON SAID RECORD OF SURVEY 79-1162; THENCE NORTH 72° 28' 28" WEST 169.58 FEET ALONG SAID COURSE TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING COURSES: NORTH 68° 31' 32" EAST 19.40 FEET AND SOUTH 74° 04' 10" EAST 187.83 FEET TO THE TRUE POINT OF BEGINNING.

85-198568

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY CALIFORNIA

RECORDING
REQUESTED BY

WHEN RECORDED MAIL TO:
SANTIAGO COUNTY WATER DISTRICT
P.O. Box 575
Silverado, CA 92676

•240 PM MAY 31'85

John A. Branch COUNTY RECORDER

EXEMPT
C13

MAIL TAX STATEMENTS TO:

Santiago County Water District
P.O. Box 575
Silverado, CA 92676

DOCUMENTARY TRANSFER TAX \$ 0
EXEMPT PER GOVERNMENT CODE SECTION 20103
KAREN MOUNTAIN

... Exempt - Rev. & Tax. Code
Section 11922

ASSESSOR'S PARCEL NO.

Arthur S. Korman
Signature of Declarant or Agent
determining tax --- firm name
Asst. Sec., Santiago County Water Dist.
Title Insurance and Trust Company

AGREEMENT BETWEEN LANDOWNERS
AND GRANT OF EASEMENT
(Williams Canyon Reservoir)

This Agreement Between Landowners and Grant of Easement ("Agreement") is entered into as of July 19, 1984 between Williams Canyon Mining Company, a California corporation ("Grantor"), Santiago County Water District ("Grantee") and Williams Canyon Properties, Ltd., a California limited partnership ("WCP"), Paul J. Maddox, Lucille P. Maddox (the "Maddoxes") and G. William Grady ("Grady") (collectively the "Senior Easement Holders").

R E C I T A L S

1. Grantor is the owner of certain parcels of real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described in Exhibits "A" and "B" attached hereto.

2. The Senior Easement Holders are the owners of certain parcels of real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described as follows:

a. WCP is the owner of the real property described in Exhibit C-1 hereto;

b. Grady and the Maddoxes are the owners of the real property described in Exhibit C-2 hereto;

c. The Maddoxes are the owners of the real property described in Exhibit C-3 hereto.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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3. Grantor has conveyed certain easements to the Senior Easement Holders over the real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described in Exhibit "D" hereto.

4. Grantee is the owner of fee interests and easement interests in certain real property located in the Williams Canyon area of the County of Orange, State of California and more particularly described on Exhibit "E" attached hereto.

5. Grantee wishes to obtain an easement from Grantor over the property described in Exhibit "A" hereto in order to obtain a right of way for ingress, egress and utilities to the property described in Exhibit "E" attached hereto.

NOW, THEREFORE, the parties hereto agree as follows:

A. Grant of Easements. For valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee the following easements:

1. Parcels 1-4

A non-exclusive easement and right-of-way for ingress and egress, pipeline and utility purposes over those strips of land referred to as "Parcels 1, 2, 3 and 4" and described in the legal description attached hereto as Exhibit "A" and by this reference incorporated herein. Said easement is for access, pipeline and utility purposes and is intended to benefit and to be appurtenant to the property described in Exhibit "E" attached hereto and by this reference incorporated herein.

2. Parcels 5, 6 and 7

a. Excavation and/or Embankment Slope and Grading Easement: A perpetual, non-exclusive, appurtenant easement over those strips of land referred to as "Parcel 5," "Parcel 6," and "Parcel 7" and described in the legal description attached hereto as Exhibit A. Said easements are for a right of way to pass and repass over and along the easement area, and to deposit tools, implements and other materials thereon by Grantee, its officers, agents and employees, and by persons or entities and their employees under contract with Grantee to construct graded areas and excavation and/or embankment slopes, whenever and wherever necessary for the purpose of constructing, reconstructing, renewing, inspecting, maintaining, repairing, enlarging, landscaping and using said graded areas and excavation and/or embankment slopes. Such rights shall include the right and privilege to place and operate any and all machinery on said land which the Grantee herein or any agent or contractor employed by said Grantee deems necessary for the construction of said graded areas and excavation and/or

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embankment slopes. It shall also include the right to remove any landscaping, structures, or other improvements within the easement area which prevent the full use of said area for the purpose set forth herein.

Grantee shall have the right pursuant to this grant to construct, reconstruct, repair, landscape and maintain graded areas and excavation and/or embankment slopes; Grantor shall have the right to use the easement area as may be desired provided that the excavation and/or embankment slope is not removed, eroded, harmed or made less stable; Grantor shall also have the right to flatten the excavation and/or embankment slope or reduce the height of such slope by excavating the excavation slopes or by placing additional embankment on the embankment slopes.

Grantor does not by granting the easements referred to herein waive any claim for any damages to Grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, or maintenance of the easements granted herein or the use of the easement area for the purposes set forth herein.

This easement and the provisions contained herein shall be binding upon the heirs, successors, administrators, personal representatives and assigns of the parties hereto.

b. Temporary Construction Easement: Temporary, appurtenant easements and rights-of-way over said Parcel 5, Parcel 6 and Parcel 7 to enter upon and pass and re-pass over and along the easement areas, and to deposit tools, implements and other materials thereon by Grantee, its officers, agents and employees, and by persons under contract to construct a water reservoir on certain adjacent property described in Exhibit "E" hereto and all facilities, fixtures and appurtenances thereto, and their employees, whenever and wherever necessary for the purpose of laying, constructing, reconstructing, renewing, inspecting, maintaining, repairing, enlarging, using and operating said water reservoir. Said rights shall include the right and privilege to place and operate any and all machinery on the easement areas which the Grantee herein or any agent or contractor employed by said Grantee deems necessary for the construction of said reservoir. It shall also include the right to remove any landscaping, structures or other improvements within the temporary easement areas which prevent the full use of said areas for the purposes set forth herein.

It is understood that the above-described temporary easements are to be made available to Grantee, its officers, agents and employees, and by persons under contract to construct said water reservoir, and their employees, at any time during the period from the date hereof, until ninety (90) days after a notice of completion of such water reservoir is recorded; provided, however, that in no event shall such temporary easements continue in effect after June 30, 1984. The temporary easements and rights-of-way above described shall be acquired subject to the rights of Grantor, its successors and assigns, to use the land within the boundary lines of

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such easements and rights-of-way to the extent compatible with the full and free exercise of said easements and rights-of-way by Grantee. Grantor does not by granting the easements referred to herein waive any claim for damages to Grantor's remaining property contiguous to the easements hereby conveyed by reason of the location, construction, or maintenance of the water transmission line or the use of the temporary easement areas for the purposes set forth herein.

This temporary easement and the provisions contained therein shall be binding upon the heirs, successors, administrators, personal representatives and assigns of the parties hereto.

B. Miscellaneous Provisions Applicable to Each Easement:

Each of the easements set forth herein is subject to each of the following conditions:

1. Relocation

Grantor has conveyed to the Senior Easement Holders non-exclusive, appurtenant easements for ingress, egress, roadway, utility and drainage purposes (the "Senior Easement") over the real property described in Exhibit "D" hereto, a portion of which coincides with the real property described in Exhibit "A" hereto. Grantor anticipates that either Grantor or the Senior Easement Holders will construct a road over the Senior Easement and that such construction may require the relocation of some or all of the water pipelines or other improvements constructed by Grantee within the easement area conveyed hereby (collectively the "improvements"). Grantee is willing to relocate the Improvements one time at its own expense.

Although Grantee shall have the obligation to relocate the Improvements on the terms set forth herein, Grantee shall in any event only be required to bear the expense of any relocation that would be required as a result of building a road to not in excess of then prevailing County standards. Grantee shall not be obligated to bear that portion of relocation costs which result from building a road in excess of then prevailing County standards.

Grantee agrees that promptly following receipt of written demand from Grantor or a Senior Easement Holder, Grantee will, at its sole expense, promptly, diligently, in a good and workmanlike manner and in accordance with good engineering practices relocate the Improvements to another location specified in such written demand. Not later than sixty (60) days following receipt of a demand for relocation and prior to undertaking such work, Grantee shall prepare reasonably detailed engineering plans of the proposed work and shall submit such plans to Grantor and the Senior Easement Holder for written approval. Such approval shall not be unreasonably withheld or delayed, and such approvals shall be deemed to have been given if no written notice of disapproval has been received by Grantee within thirty (30) days of its submission of such

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plans to Grantor and the Senior Easement Holder. Grantee shall incorporate into its plans all changes reasonably requested by Grantor and the Senior Easement Holders which are in accordance with good engineering practice and do not unreasonably increase the cost of such relocation. Not later than sixty (60) days following receipt of all approvals or deemed approvals Grantee shall commence and diligently pursue to completion such relocation.

If Grantee fails to relocate the Improvements in the manner set forth herein, then Grantor or any Senior Easement Holder may undertake such relocation on behalf of Grantee, and all amounts expended in such relocation together with interest thereon at the rate of eighteen percent (18%) per annum (but not in excess of the maximum rate permitted by law) plus costs of collection, including reasonable attorneys' fees, shall be immediately due and payable from Grantee to the person expending such amounts. If either Grantor or any Senior Easement Holder undertakes such relocation:

a. It shall use a general contractor for such work who is experienced in the installation of water pipelines for public drinking water purposes in Southern California and who has a good reputation among Southern California water districts. The identity of such contractor shall be submitted in writing to Grantee for approval, which approval shall not be unreasonably withheld or delayed. Failure of Grantee to disapprove such contractor within ten (10) business days following receipt of such written notice shall be deemed to be approval.

b. It shall cause such relocation to occur in a good and workmanlike manner, in accordance with good engineering practices then prevailing among Southern California water districts for the installation of public drinking water pipelines and in accordance with Grantee's standard specifications then in effect. Prior to commencement of such relocation Grantor or the Senior Easement Holder(s) shall submit the detailed design of the proposed relocated pipeline to the Grantee for its approval, which shall not be unreasonably withheld or delayed. Failure of Grantee to disapprove such design within twenty (20) business days following receipt thereof shall be deemed to be approval. Any disapproval of such design shall not be effective unless accompanied by a certificate from the Grantee's outside civil engineering firm stating in detail the manner in which such design does not conform to Grantee's then standard specifications or good engineering practices then prevailing among Southern California water districts for the installation of public drinking water pipelines.

c. Grantor or the Senior Easement Holder(s), as appropriate, shall cooperate with Grantee in the relocation of the pipeline so as to mitigate any adverse impact on those persons and entities who rely upon the water flowing through the pipeline. Without limiting the generality of the foregoing, Grantor or the Senior Easement Holder(s), as appropriate, shall coordinate with Grantee any temporary interruption in water service so that such interruption, to the extent practical, may be scheduled at times least likely to cause adverse impacts

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on those persons and entities who rely upon the water flowing through the pipeline.

Grantor and the Senior Easement Holders may not demand the relocation of the Improvements outside of the easement area granted hereby unless the person demanding such relocation grants to or acquires for Grantee any additional easements which may be necessary for such relocation. In no event will Grantee be required to relocate the Improvements to a location more than one hundred fifty feet laterally from the existing location of the Improvements.

2. Indemnification; Restoration.

Grantee hereby indemnifies and holds harmless Grantor and the Senior Easement Holders against all claims for personal injury or property damages related to or arising out of Grantee's ownership or use of the easements including, without limitation, constructing, reconstructing, renewing, inspecting, maintaining, repairing, failing to maintain or failing to repair any road, slope, waterline, reservoir or other facility permitted upon such easements. Promptly following any repair, maintenance or other work by Grantee which disturbs the surface of the easement area, Grantee shall restore the surface of the easement area to the condition which existed prior to such work by Grantee. Grantee hereby agrees to punctually pay and discharge all debts and obligations of every kind and nature which are incurred by Grantee or at Grantee's request and which may constitute or become a lien against the easements granted hereby.

3. No Representation of Title.

Grantor makes no representation or warranty of any nature whatsoever that it has the legal right or property interests necessary to convey the easements referred to herein nor that such easements will be in any way effective for any purpose whatsoever, it being the intent of the Grantor and Grantee that Grantor convey such easements only to the extent that Grantor is entitled to do so, if at all.

4. Use by Grantor and Senior Easement Holders.

Nothing herein shall limit the right of the Grantor or the Senior Easement Holders to use and improve the surface of the easements granted herein for road purposes or any other purpose not inconsistent with the easements granted herein, and Grantee agrees not to unreasonably interfere with any such use.

5. Covenants Running with the Land.

Each of the rights, rights of way, easements, agreements and covenants created hereby and provided for herein, and each and all other provisions of this Agreement shall inure to the benefit of and run with the land owned by the respective parties hereto as described in the Recitals above, and shall apply to and bind, and shall inure to and be for the benefit of the parties

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hereto, and their respective successors, assigns, tenants and all other persons acquiring said land or any part thereof, either by operation of law or in any manner whatsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of July, 1984.

WILLIAMS CANYON MINING COMPANY,
a California corporation

By: *Harry G. Hon*

By: *Frank E. Buck*

G. William Grady
G. William Grady

Paul J. Maddox
Paul J. Maddox

Lucille P. Maddox
Lucille P. Maddox

WILLIAMS CANYON PROPERTIES, LTD.,
a California Limited Partnership

By: *G. William Grady*
G. William Grady,
a General Partner

By: *Paul J. Maddox*
Paul J. Maddox,
a General Partner

By: *Lucille P. Maddox*
Lucille P. Maddox,
a General Partner

SANTIAGO COUNTY WATER DISTRICT

By: *Charles L. Cron*
General Manager

By: *Arthur H. ...*
Assistant Secretary

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STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On JANUARY 24, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared G. WILLIAM GRADY, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

[Seal] OFFICIAL SEAL JAMES VEEDER HASPELL NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My comm. expires FEB 13, 1987 James Veeder Haspell Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On JANUARY 24, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared PAUL J. MADDOX, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

[Seal] OFFICIAL SEAL JAMES VEEDER HASPELL NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My comm. expires FEB 13, 1987 James Veeder Haspell Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On JANUARY 24, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared LUCILLE P. MADDOX, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

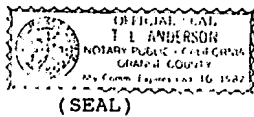
[Seal] OFFICIAL SEAL JAMES VEEDER HASPELL NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My comm. expires FEB 13, 1987 James Veeder Haspell Notary Public

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STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On July 19, 1984 before me, the undersigned, a Notary Public in and for said state, personally appeared Barry G. Hon and Gerald E. Buck, known to me (or proved to be on the basis of satisfactory evidence) to be the persons who executed the within instrument as _____ President and _____ Secretary, 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.



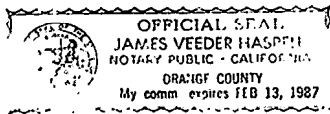
(SEAL)

T. L. Anderson
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On January 24, 1984 before me, the undersigned, a Notary Public in and for said state, personally appeared G. WILLIAM GRADY, PAUL J. MADDOX, LUCILLE P. MADDOX, known to me (or proved to me on the basis of satisfactory evidence) to be the General Partners of WILLIAMS CANYON PROPERTIES, LTD., and acknowledged to me that said limited partnership executed the same.

WITNESS my hand and official seal.



(SEAL)

[Attach notary for Water District]

James Veeder Haspell
Notary Public

STATE OF CALIFORNIA
COUNTY OF ORANGE

}SS

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CORPORATION ACKNOWLEDGMENT
Form No. 14 Rev. 7-82

ON May 31, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES L. CRON and ARTHUR G. KIDMAN proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as General Manager and Assistant Secretary 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.

Notary's Signature

Carol Ann Ross

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CERTIFICATE OF ACCEPTANCE
Government Code Sec. 27281

This is to certify that the interest in real property conveyed by the deed as set forth above to the SANTIAGO COUNTY WATER DISTRICT, a political corporation and/or government agency, is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors of such District subject to the conditions and agreements set forth therein and pursuant to authority conferred by an adopted resolution by the Board dated August 19, 1980 and said District consents to recordation thereof by its duly authorized officer or agent.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of May, ~~xxxx~~ 1985.

SANTIAGO COUNTY WATER DISTRICT

By Charles J. Cron
General Manager

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ROBERT BEIN, WILLIAM FROST & ASSOCIATES
1401 Quail Street
Newport Beach, California 92663

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September 16, 1982
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DESCRIPTIONSANTIAGO COUNTY WATER DISTRICTWILLIAMS CANYON RESERVOIR EASEMENTS

Those portions of Fractional Sections 18 and 19 and of Section 20, Township 5 South, Range 7 West, San Bernardino Meridian, in the unincorporated territory of the County of Orange, State of California, as per official plat of said land filed in the District Land Office, together with that portion of Block 149 of Irvine's Subdivision as per map filed in Book 1, Page 88 of Miscellaneous Record Maps in the Office of the County Recorder of said County, described as follows:

PARCEL 1 (An Easement for Ingress and Egress, Pipeline and Utility Purposes.)

A strip of land 60.00 feet in width, the centerline of which is described as follows:

BEGINNING at the centerline intersection of Williams Canyon Road with Santiago Canyon Road as shown on a map of Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Records of Surveys in the Office of said County Recorder; thence along said centerline of Williams Canyon Road through the following courses: North $87^{\circ}39'18''$ East 292.25 feet; thence South $85^{\circ}38'02''$ East 466.58 feet; thence South $40^{\circ}06'17''$ East 301.68 feet; thence South $63^{\circ}57'27''$ East 140.95 feet; thence South $66^{\circ}37'42''$ East 147.25 feet; thence South $86^{\circ}41'52''$ East 581.45 feet; thence South $77^{\circ}18'07''$ East 200.00 feet; thence South $88^{\circ}48'37''$ East 95.35 feet; thence South $75^{\circ}15'27''$ East 144.06 feet; thence South $88^{\circ}13'02''$ East 414.67 feet to a point in the west line of said Section 20, said point being distant along said west line South $0^{\circ}11'32''$ East 149.93 feet, more or less, from the northwest corner of said Section 20.

The sidelines of said strip of land shall be lengthened or shortened so as to terminate in the east line of said Santiago Canyon Road (60.00 feet wide) and in said west line of Section 20.

PARCEL 2 (An Easement for Ingress and Egress, Pipeline and Utility Purposes.)

A strip of land 60.00 feet in width, lying 12.00 feet northerly and 48.00 feet southerly of the following described line:

Commencing at the northwest corner of said Section 20; thence along the west line of said Section 20 South $0^{\circ}11'32''$ East 160.25 feet to the TRUE

EXHIBIT "A"

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POINT OF BEGINNING; thence South $89^{\circ}30'00''$ East 3.07 feet to the beginning of a tangent curve concave southerly, having a radius of 400.00 feet; thence easterly 27.93 feet along said curve through a central angle of $4^{\circ}00'00''$; thence tangent from said curve South $85^{\circ}30'00''$ East 170.50 feet to the beginning of a tangent curve concave northerly, having a radius of 400.00 feet; thence easterly 73.30 feet along said curve through a central angle of $10^{\circ}30'00''$; thence tangent from said curve North $84^{\circ}00'00''$ East 94.97 feet to the beginning of a tangent curve concave southerly, having a radius of 800.00 feet, said beginning being a point hereinafter referred to as "Point A"; thence easterly 411.90 feet along said curve through a central angle of $29^{\circ}30'00''$; thence tangent from said curve South $66^{\circ}30'00''$ East 136.00 feet to the beginning of a tangent curve concave northerly, having a radius of 220.00 feet; thence easterly 119.03 feet along said curve through a central angle of $31^{\circ}00'00''$; thence tangent from said curve North $82^{\circ}30'00''$ East 36.50 feet to the beginning of a tangent curve concave southerly, having a radius of 800.00 feet; thence easterly 60.33 feet along said curve through a central angle of $4^{\circ}19'14''$; thence tangent from said curve North $86^{\circ}49'14''$ East 337.71 feet to the beginning of a tangent curve concave northerly, having a radius of 1600.00 feet; thence easterly 111.77 feet along said curve through a central angle of $4^{\circ}00'09''$ to a point hereinafter referred to as "Point B"; thence continuing easterly 22.85 feet along said curve through a central angle of $0^{\circ}49'05''$; thence tangent from said curve North $82^{\circ}00'00''$ East 7.33 feet.

Also, a strip of land 60.00 feet in width, the centerline of which is described as follows:

BEGINNING at the aforescribed "Point B"; thence North $7^{\circ}10'55''$ West 12.00 feet; thence North $8^{\circ}15'00''$ West 10.89 feet to the beginning of a tangent curve concave southwesterly, having a radius of 100.00 feet; thence northwesterly 93.23 feet along said curve through a central angle of $53^{\circ}25'00''$; thence tangent from said curve North $61^{\circ}40'00''$ West 105.71 feet to the beginning of a tangent curve concave northeasterly, having a radius of 130.00 feet; thence northwesterly 80.93 feet along said curve through a central angle of $35^{\circ}40'00''$; thence tangent from said curve North $26^{\circ}00'00''$ West 52.18 feet to a tangent curve concave northeasterly, having a radius of 130.00 feet; thence northwesterly 11.30 feet along said curve through a central angle of $4^{\circ}58'54''$ to a point in the north line of said Section 20, said point being distant along said north line North $89^{\circ}50'00''$ East 1327.49 feet, more or less, from said northwest corner of Section 20, said point being hereinafter referred to as "Point C".

The sidelines of said strip of land shall be lengthened or shortened so as to terminate in said west line of Section 20 and in said north line of Section 20.

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PARCEL 3 (An Easement for Ingress and Egress, Pipeline and Utility Purposes.)

Commencing at the northwest corner of said Section 20; thence along the west line of said Section 20 South $00^{\circ}11'32''$ East 148.25 feet to the TRUE POINT OF BEGINNING, said point being on the northerly line of the afore-described Parcel 2; thence along said last mentioned northerly line through the following courses: South $89^{\circ}30'00''$ East 3.21 feet to the beginning of a tangent curve concave southerly, having a radius of 412.00 feet; thence easterly 28.76 feet along said curve through a central angle of $4^{\circ}00'00''$; thence tangent from said curve South $85^{\circ}30'00''$ East 170.50 feet; thence leaving said northerly line North $78^{\circ}04'33''$ West 206.47 feet to said west line; thence along said west line South $00^{\circ}11'32''$ East 28.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 4 (An Easement for Ingress and Egress, Pipeline and Utility Purposes.)

A strip of land 12.00 feet in width, the southerly line of which is concentric with and 12.00 feet northerly of the following described line:

BEGINNING at the aforescribed "Point A", said point being the beginning of a curve concave southerly, having a radius of 800.00 feet; a radial line of said curve from said point bears South $6^{\circ}00'00''$ East; thence easterly 411.90 feet along said curve through a central angle of $29^{\circ}30'00''$.

PARCEL 5: (An Easement for Grading, Slope, Drainage, and Temporary Easement for Construction Purposes.)

A strip of land 15.00 feet in width, the northeasterly line of which is parallel and concentric with and 30.00 feet southwesterly of the following described line:

BEGINNING at the aforescribed Point "B"; thence North $7^{\circ}10'55''$ West 12.00 feet; thence North $8^{\circ}15'00''$ West 10.89 feet to the beginning of a tangent curve concave southwesterly, having a radius of 100.00 feet; thence northwesterly 93.23 feet along said curve through a central angle of $53^{\circ}25'00''$; thence tangent from said curve North $61^{\circ}40'00''$ West 105.71 feet to the beginning of a tangent curve concave northeasterly, having a radius of 130.00 feet; thence northwesterly 80.93 feet along said curve through a central angle of $35^{\circ}40'00''$; thence tangent from said curve North $26^{\circ}00'00''$ West 52.18 feet to the beginning of a tangent curve concave northeasterly, having a radius of 130.00 feet; thence northwesterly 11.30 feet along said curve through a central angle of $4^{\circ}58'54''$ to a point in the north line of said Section 20, said point being distant along said north line North $89^{\circ}50'00''$ East 1327.49 feet, more or less, from said northwest corner of Section 20.

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EXCEPTING THEREFROM any portion thereof lying within the afore-described Parcel 2.

The sidelines of said strip of land shall be lengthened or shortened so as to terminate in said north line of Section 20.

PARCEL 6: (An Easement for Grading, Slope, Drainage, and Temporary Easement for Construction Purposes.)

A strip of land 10.00 feet in width, the southwesterly line of which is parallel and concentric with and 30.00 feet northeasterly of the following described line:

BEGINNING at the aforescribed Point "B"; thence North 7°10'55" West 12.00 feet; thence North 8°15'00" West 10.89 feet to the beginning of a tangent curve concave southwesterly, having a radius of 100.00 feet; thence northwesterly 93.23 feet along said curve through a central angle of 53°25'00"; thence tangent from said curve North 61°40'00" West 105.71 feet to the beginning of a tangent curve concave northeasterly, having a radius of 130.00 feet; thence northwesterly 80.93 feet along said curve through a central angle of 35°40'00"; thence tangent from said curve North 26°00'00" West 52.18 feet to the beginning of a tangent curve concave northeasterly, having a radius of 130.00 feet; thence northwesterly 11.30 feet along said curve through a central angle of 4°58'54" to a point in the north line of said Section 20, said point being distant along said north line North 89°50'00" East 1327.49 feet, more or less, from said northwest corner of Section 20.

The sidelines of said strip of land shall be lengthened or shortened so as to terminate in said north line of Section 20.

PARCEL 7: (An Easement for Grading, Slope, Drainage and Temporary Easement for Construction Purposes.)

A strip of land 25.00 feet in width, the northerly line of which is described as follows:

BEGINNING at the aforescribed Point "C", being a point in the north line of said Section 20; thence along said north line South 89°50'00" West 160.00 feet.

EXCEPTING THEREFROM that portion included within said Parcels 2 & 5.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

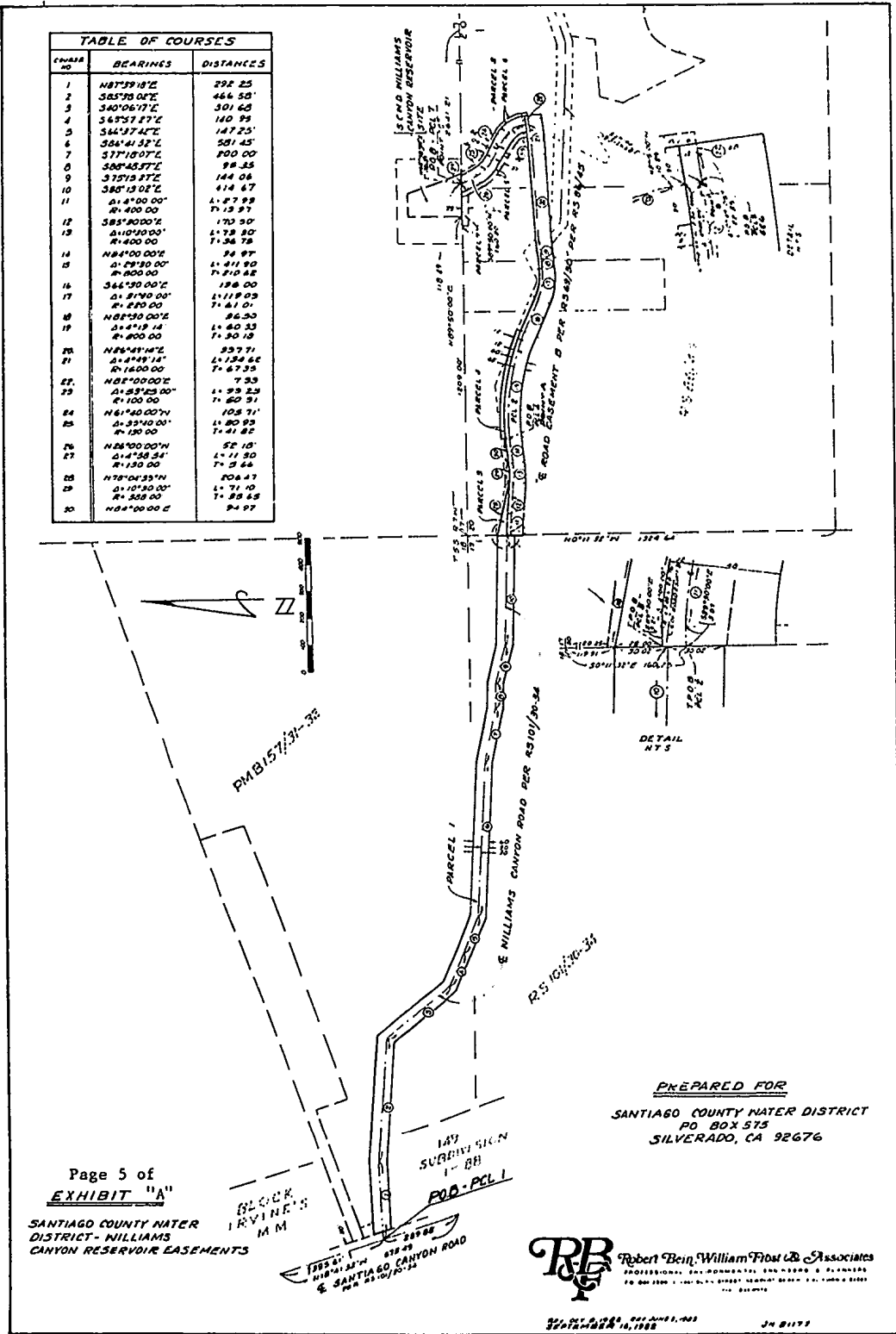
EXHIBIT "B" attached and by this reference made a part hereof.


Robert W. Bein, RCE #12758

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TABLE OF COURSES		
COURSE NO.	BEARINGS	DISTANCES
1	N87°29'18"E	292.25
2	S85°28'00"E	464.50'
3	S40°06'17"E	301.60
4	S45°37'27"E	140.99
5	S44°27'42"E	147.25'
6	S06°41'32"E	581.45
7	S77°16'05"E	200.00
8	S00°45'27"E	98.35
9	S75°15'27"E	144.04
10	S80°13'02"E	414.67
11	Δ: 4°00'00"	L: 87.99
	R: 400.00	T: 13.97
12	S85°40'00"E	170.50
13	Δ: 10°00'00"	L: 72.30
	R: 400.00	T: 36.78
14	N84°00'00"E	34.97
15	Δ: 29°30'00"	L: 41.90
	R: 400.00	T: 8.42
16	S44°30'00"E	128.00
17	Δ: 8°40'00"	L: 119.09
	R: 250.00	T: 41.01
18	N85°50'00"E	96.50
19	Δ: 4°19'18"	L: 60.33
	R: 200.00	T: 30.18
20	N85°47'42"E	357.71
21	Δ: 4°58'14"	L: 124.64
	R: 1400.00	T: 67.39
22	N82°00'00"E	7.33
23	Δ: 55°23'00"	L: 39.25
	R: 100.00	T: 60.91
24	N61°40'00"W	108.71
25	Δ: 33°40'00"	L: 80.93
	R: 150.00	T: 41.82
26	N28°00'00"W	52.18
27	Δ: 4°58'34"	L: 41.30
	R: 150.00	T: 2.64
28	N78°04'33"W	204.47
29	Δ: 10°30'00"	L: 71.10
	R: 200.00	T: 28.42
30	N84°00'00"E	94.97



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EXHIBIT "A"
 SANTIAGO COUNTY WATER DISTRICT - WILLIAMS CANYON RESERVOIR EASEMENTS

PREPARED FOR
 SANTIAGO COUNTY WATER DISTRICT
 PO BOX 575
 SILVERADO, CA 92676

RB Robert Bein, William Frost & Associates
 PROFESSIONAL SURVEYORS AND ENGINEERS
 10000 200th Street, Suite 200, San Diego, CA 92128
 TEL: 619-594-1100 FAX: 619-594-1101 WWW: WWW.RBFA.COM

301 OCT 21 1985 001 JUN 11 1983
 301 FEBRUARY 16, 1988 J4 81177

85-198568



LEGAL DESCRIPTION
OF GRANTORS LAND

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER, THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30' 00" WEST, 169.86 FEET; SOUTH 68° 30' 00" WEST, 145.70 FEET; SOUTH 47° 45' 30" WEST, 263.02 FEET; SOUTH 32° 08' 00" WEST, 268.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46" WEST, 89.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET; THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27° 30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST, 99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST, 230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF 220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING TO SAID POINT BEARS SOUTH 84° 25' 41" EAST); THENCE ALONG SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 287.06 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

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OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

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PARCEL 3:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND

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OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 219.62 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 50' 00" EAST 156.00 FEET; THENCE NORTH 74° 00' 00" EAST, 100.00 FEET; THENCE NORTH 85° 28' 00" EAST, 30.00 FEET; THENCE NORTH 74° 58' 00" EAST, 100.00 FEET; THENCE NORTH 70° 54' 00" EAST, 200.00 FEET; THENCE NORTH 49° 35' 00" EAST, 100.00 FEET; THENCE NORTH 50° 31' 00" EAST, 100.00 FEET; THENCE NORTH 73° 07' 00" EAST, 100.00 FEET TO A 2 X 2 REDWOOD STAKE; THENCE CONTINUING NORTH 73° 07' 00" EAST, 75.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 89° 05' 00" WEST, 236.50 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN THE DEED TO NORVA T. BOURSIN, RECORDED MAY 22, 1956 IN BOOK 3520, PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 60° 24' 00" WEST, 95.00 FEET; THENCE NORTH 82° 01' 00" WEST, 70.00 FEET; THENCE NORTH 71° 14' 00" WEST, 100.00 FEET; THENCE NORTH 89° 25' 00" WEST, 100.00 FEET; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET; THENCE SOUTH 44° 02' 00" WEST, 48.95 FEET; THENCE SOUTH 28° 03' 00" WEST, 100.00 FEET; THENCE SOUTH 61° 57' 00" WEST, 100.00 FEET; THENCE SOUTH 75° 34' 00" WEST, 100.00 FEET; THENCE SOUTH 89° 55' 00" WEST, 24.28 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 97.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF SAID LAND IS SHOWN ON A MAP FILED IN BOOK 24, PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1970, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 5:

LOTS 1 TO 7 INCLUSIVE, IN BLOCK 3 OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 6:

THAT PORTION OF BLOCK "A" OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11 PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

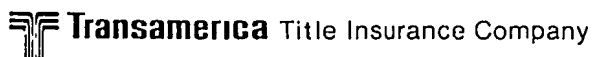
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ARCADIA STREET WITH THE NORTHEASTERLY LINE OF HOPE STREET, AS SHOWN ON SAID MAP AND ALSO SHOWN ON A MAP OF THE MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6 PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA; THENCE ALONG SAID NORTHERLY LINE OF ARCADIA STREET, NORTH 89° 54' 00" EAST, 404.94 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID BLOCK "A"; THENCE ALONG THE BOUNDARY OF SAID BLOCK "A", THE FOLLOWING BEARINGS AND DISTANCES: NORTH 155.00 FEET; THENCE NORTH 89° 50' 00" EAST, 182.06 FEET; THENCE NORTH 00° 10' 00" WEST, 330.37 FEET; THENCE NORTH 80° 27' 30" WEST, 657.25 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK "A"; THENCE CONTINUING NORTH 80° 27' 30" WEST, 140.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 1 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, SOUTH 09° 32' 30" WEST, 309.65 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON SAID NORTHEASTERLY LINE OF THE HOPE STREET; THENCE SOUTH 38° 42' 30" EAST, ALONG SAID NORTHEASTERLY LINE OF HOPE STREET, 402.22 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL

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NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 7:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF TRACT NO. 150, AS PER MAP RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 20' 57" WEST, 2651.59 FEET ALONG THE EASTERLY LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTH HALF TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT SOUTHERLY 1270.00 FEET ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 1, IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED JANUARY 21, 1964, IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND NORTH 89° 50' 00" EAST, 281.06 FEET AND NORTH 00° 05' 00" WEST, 346.84 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED MAY 21, 1973, IN BOOK 10705, PAGE 573, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 55.00 FEET AND NORTH 00° 06' 30" WEST, 273.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2, AS DESCRIBED IN THE DEED TO JOHN J. DURKIN, RECORDED DECEMBER 12, 1952, IN BOOK 2423, PAGE 326, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND, NORTH 89° 50' 00" EAST, 137.09 FEET AND NORTH 00° 05' 00" WEST, 14.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES O. ROSE AND WIFE, RECORDED JUNE 30, 1972, IN BOOK 10202, PAGE 523, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 247.85 FEET AND NORTH 00° 05' 00" WEST, 182.13 FEET TO THE SOUTHWESTERLY

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CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED. RECORDED JANUARY 8, 1957, IN BOOK 3763, PAGE 358, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 167.53 FEET AND ENTERING INTO SAID SECTION 17 NORTH 00° 05' 00" WEST, 554.00 FEET TO THE SOUTHWESTERLY LINE OF CONCORD STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, LEAVING SAID SECTION 17 AND ENTERING INTO SAID SECTION 20, TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINES OF LOTS 4, 5, 6 AND 7 IN BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG SAID PROLONGATION AND SAID SOUTHEASTERLY LINE, NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 3; THENCE ALONG THE BOUNDARY OF SAID LOT, SOUTH 11° 42' 30" EAST, 40.00 FEET AND NORTH 78° 17' 30" EAST, 140.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT ON THE WESTERLY LINE OF LOVE STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST, 60.00 FEET ALONG SAID WESTERLY LINE OF LOVE STREET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 IN BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST, 120.27 FEET ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE TO THE MOST WESTERLY CORNER OF LOT 9 IN SAID BLOCK 5; THENCE SOUTH 38° 42' 30" EAST, 122.35 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND ITS SOUTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF PROSPER STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST, 210.00 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOPE STREET, AS SHOWN ON SAID MAP; THENCE SOUTH 38° 42' 30" EAST, 89.21 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET, AS SHOWN ON SAID MAP; THENCE NORTH 89° 50' 00" EAST, 316.27 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 IN BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST, 165.00 FEET ALONG SAID PROLONGATION AND SAID WESTERLY LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST, 254.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 TO 11 INCLUSIVE IN SAID BLOCK 9 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11 AND ITS NORTHERLY PROLONGATION, BEING ALSO THE WESTERLY LINE OF BLOCK "C" OF SAID TRACT NO. 150, NORTH 00° 10' 00" WEST, 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST, 153.11 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST, 262.06 FEET ALONG SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

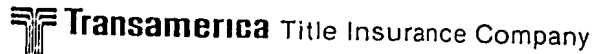
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150 AS PER MAP THEREOF RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS

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MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 00° 20' 57" WEST ALONG THE EASTERLY LINE THEREOF; 2022.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89° 47' 24" WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF, 1322.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05° 12' 46" WEST 1890.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS THAT BEARS SOUTH 78° 17' 30" WEST 97.37 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 78° 17' 30" EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 97.37 FEET TO THE SOUTHEAST CORNER THEREOF, LAST SAID POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 OF BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF LOT 9 OF SAID BLOCK 5 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST ALONG SAID CENTERLINE, 210.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG SAID CENTERLINE OF HOPE STREET, 89.21 FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 89° 50' 00" EAST ALONG SAID CENTERLINE OF ARCADIA STREET, 316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST ALONG SAID NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11, INCLUSIVE, 254.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 00° 10' 00" WEST ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF TRACT NO. 150, A DISTANCE OF 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, 153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURFAN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET US, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34, OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDIRT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956 IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST, 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 500.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST 1033.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1882.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT CORPORATION BY DEED RECORDED APRIL 13, 1961, IN BOOK 5989, PAGE 434, OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY

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BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OF WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 8:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" EAST, 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. LARKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTH EAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST, 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34 OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDERT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956, IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST, 1033.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LAND; THENCE NORTH 89° 50' 00" EAST, 281.06 FEET ALONG THE NORTHERLY LINE OF SAID LAND; THENCE SOUTH 00° 05' 00" EAST 619.94 FEET; THENCE SOUTH 89° 50' 00" WEST 281.06 FEET TO THE WEST LINE

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OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST, 619.94 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO RONALD JOHN BROWN AND MARYANN BROWN RECORDED JANUARY 31, 1964 IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE SOUTH 00° 05' 00" EAST, 273.10 FEET ALONG THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 89° 50' 00" EAST 55.00 FEET; THENCE NORTH 00° 05' 00" WEST 273.10 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL 1 TO THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO JOHN J. DURKIN, ET UX. RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" WEST, 55.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 AND ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 9:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE

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NORTH 438.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1, IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 558, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO A POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED C AND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 10:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, SAME TOWNSHIP AND RANGE AS SHOWN ON SAID PLAT; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE NORTH 61° 57' 00" EAST, 100.00 FEET; THENCE NORTH 28° 05' 00" EAST, 100.00 FEET; THENCE NORTH 54° 02' 00" EAST, 48.95 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JULY 23, 1957 IN BOOK 3981 PAGE 558, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 7° 34' 00" EAST, 200.00 FEET AND ON A NORTH BEARING TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID

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NORTH LINE TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED MAY 22, 1956 IN BOOK 3520 PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 11° 42' 30" EAST, TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE WEST 432.75 FEET ALONG THE NORTHERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO VIRGIN L. KING, RECORDED MAY 29, 1952 IN BOOK 2336 PAGE 622, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND, WEST 151.92 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 1.02 FEET ALONG THE WESTERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JUNE 13, 1956 IN BOOK 3941 PAGE 155, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, WEST 167.18 FEET; SOUTH 350.00 FEET AND SOUTH 7° 34' 00" WEST, 200.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 11:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN AN INSTRUMENT RECORDED APRIL 13, 1961 IN BOOK 5689, PAGE 434 OFFICIAL RECORDS.

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

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PARCEL 13:

THOSE PORTIONS OF THE SOUTHEAST QUARTER SECTION SEVENTEEN AND THE NORTHEAST QUARTER SECTION TWENTY, ALL IN THE TOWNSHIP FIVE SOUTH, RANGE SEVEN WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION TWENTY; THENCE SOUTH 0° 05' EAST 219.62 FEET; THENCE NORTH 89° 50' EAST 156.00 FEET; THENCE NORTH 74° 00' EAST 100.00 FEET; THENCE NORTH 85° 28' EAST 30.00 FEET; THENCE NORTH 74° 58' EAST 100.00 FEET; THENCE NORTH 70° 54' EAST 200.00 FEET; THENCE NORTH 49° 35' EAST 100.00 FEET; THENCE NORTH 50° 31' EAST 100.00 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 73° 07' EAST 100.00 FEET; THENCE CONTINUING NORTH 73° 07' EAST 175.00 FEET; THENCE SOUTH 0° 05' EAST 554.00 FEET; THENCE SOUTH 89° 50' WEST 167.53 FEET; THENCE NORTH 0° 05' WEST 503.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 14:

THAT PORTION OF THE NORTHEASTERLY QUARTER OF SECTION 20 AND THAT PORTION OF THE SOUTHEASTERLY QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 11° 17' 00" EAST 125.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 75° 34' 00" EAST 100.00 FEET; THENCE NORTH 438.00 FEET; THENCE WEST TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 15:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES, OVER THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA PER OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FEBRUARY 23, 1882, THAT IS INCLUDED WITHIN A STRIP OF LAND 60.00 FEET WIDE, THE CENTER LINE OF WHICH IS SHOWN AS "ROAD EASEMENT "A" ON A MAP FILED IN BOOK 69 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 16:

AN EASEMENT 60.00 FEET IN WIDTH, FOR ROAD AND UTILITY PURPOSES.

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OVER THE EASTERLY HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FEBRUARY 23, 1982, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 17, BEING DISTANT 278.00 FEET SOUTHERLY, MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THENCE SOUTH 50° 34' 19" EAST 39.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY AN ARC DISTANCE OF 181.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 16' 34" TO A TANGENT LINE; THENCE NORTH 59° 49' 07" EAST 25.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 191.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73° 16' 33" TO A TANGENT LINE; THENCE SOUTH 46° 54' 20" EAST 42.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY AN ARC DISTANCE OF 119.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 25' 00" TO A TANGENT LINE; THENCE NORTH 64° 40' 40" EAST 73.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY AN ARC DISTANCE OF 145.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 30' 58" TO A TANGENT LINE; THENCE NORTH 18° 50' 18" WEST 370.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY AN ARC DISTANCE OF 153.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 00' 00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY AN ARC DISTANCE OF 138.75 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 53° 00' 00" TO A TANGENT LINE; THENCE NORTH 27° 50' 18" WEST 33.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 316.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 02' 37" TO A POINT IN SAID CURVE DESIGNATED AS AND HEREINAFTER REFERRED TO AS POINT "A", A RADIAL LINE TO SAID POINT BEARS NORTH 3° 12' 19" EAST; THENCE CONTINUING ALONG SAID CURVE AN ARC DISTANCE OF 24.23 FEET THROUGH A CENTRAL ANGLE OF 9° 15' 17" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 400 FEET; THENCE SOUTHEASTERLY AN ARC DISTANCE OF 258.59 FEET ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 37° 02' 24" TO A TANGENT LINE; THENCE SOUTH 40° 30' 00" EAST 230.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF

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150.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY AN ARC DISTANCE OF 152.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 25' 20" TO A TANGENT LINE; THENCE SOUTH 17° 55' 20" WEST 341.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 93.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 41' 58" TO A TANGENT LINE; THENCE SOUTH 7° 13' 22" WEST 237.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE; SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY AN ARC DISTANCE OF 217.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99° 54' 26" TO A TANGENT LINE; THENCE NORTH 87° 18' 56" EAST 36.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE OF NORTHEASTERLY AN ARC DISTANCE OF 99.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 30' 00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY AN ARC DISTANCE OF 158.85 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 91° 00' 43" TO A POINT IN THE CENTER LINE OF THAT CERTAIN ROAD SHOW AS ROAD EASEMENT "A" ON A RECORD OF SURVEY FILED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, RECORDS OF SAID ORANGE COUNTY, SAID POINT BEING DISTANT NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE 20.97 FEET FROM THE SOUTHERLY LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17.

PARCEL 17:

AN EASEMENT 60.00 FEET IN WIDTH, FOR ROAD AND UTILITY PURPOSES OVER THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" AS DESCRIBED IN PARCEL 2 ABOVE; THENCE SOUTH 86° 47' 41" EAST 629.80 FEET TO A POINT IN THE EASTERLY LINE OF SAID NORTHERLY HALF OF THE SOUTHEASTERLY QUARTER OF THE NORTHEASTERLY QUARTER OF SECTION 17, DISTANT 84.00 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF THE NORTHERLY HALF OF THE SOUTHEASTERLY QUARTER OF THE NORTHEASTERLY HALF OF SECTION 17.

PARCEL 18:

AN EASEMENT FOR INGRESS, EGRESS ROADWAY AND UTILITY PURPOSES IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, OVER PORTIONS OF SECTIONS 20 AND 21, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE BEING A STRIP OF LAND, 60.00 FEET IN WIDTH, LYING 60.00 FEET SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF ARCADIA STREET, 50.00 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 150 RECORDED IN BOOK 11, PAGE 43 OF MISCELLANEOUS MAPS IN THE OFFICE OF

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THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID ARCADIA STREET, NORTH 89° 50' 00" EAST 153.11 FEET; THENCE NORTH 61° 40' 10" EAST 328.39 FEET TO THE NORTHERLY LINE OF SAID SECTION 21; THENCE, ALONG SAID NORTHERLY LINE, EASTERLY 350.00 FEET TO THE TERMINUS OF THE HEREIN DESCRIBED LINE.

PARCEL M:

THOSE STREETS SHOWN ON THE MAP OF MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, NAMED CONCORD ST., PLEASANT AVE., LOVE ST., HOPE ST., PROSPER ST., AND ARCADIA ST.

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062783

EXHIBIT "C-1" TO AGREEMENT BETWEEN LANDOWNERS
SENIOR EASEMENT HOLDERS' LAND

The land referred to herein is situated in the State of CALIFORNIA .
County of ORANGE , City of UNINCORPORATED
and is described as follows:

PARCEL 1:

THE NORTH HALF OF SECTION 21, TOWNSHIP 9 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896.

EXCEPT THEREFROM 1/8TH INTEREST IN AND TO ALL MINERAL, OIL AND GAS OR OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, AS RESERVED BY SLDAN FITZER AND WIFE, IN DEED RECORDED JANUARY 19, 1948 IN BOOK 1617 PAGE 23, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 105-270-01

PARCEL 2:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FEBRUARY 23, 1892.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 800 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 800 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT CORPORATION, BY DEED RECORDED APRIL 13, 1961 IN BOOK 5987 PAGE 434, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 105-201-04

PARCEL 3:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 SOUTH RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 00 DEGREES 20 MINUTES 57 SECONDS WEST ALONG THE EASTERLY LINE THEREOF, 2022.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 47 MINUTES 24 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF, 1322.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05 DEGREES 12 MINUTES 46 SECONDS WEST 1890.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS THAT BEARS SOUTH 78 DEGREES 17 MINUTES 30 SECONDS WEST 97.37 FEET FROM THE

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SOUTHEAST CORNER THEREOF; THENCE NORTH 78 DEGREES 17 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 97.37 FEET TO THE SOUTHEAST CORNER THEREOF, LAST SAID POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11 DEGREES 42 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 OF BLOCK 8 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78 DEGREES 17 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF LOT 9 OF SAID BLOCK 8 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38 DEGREES 42 MINUTES 30 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 81 DEGREES 17 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE, 210.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38 DEGREES 42 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE OF HOPE STREET 89.21 FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE OF ARCADIA STREET, 316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11, INCLUSIVE, 254.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF TRACT NO. 180, A DISTANCE OF 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, 153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBERS: 105-201-02, 105-201-46, 105-210-14, 105-210-16, 105-210-15, 105-210-11, 105-210-10, 105-210-09

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030203

LEGAL DESCRIPTION OF REAL PROPERTY
OWNED BY GRADY AND THE MADDOXES

The subject land is situated in the State of California, County of ORANGE, UNINCORPORATED AREA, and is described as follows:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL OF SECTION 20, TOWNSHIP 5 SCUTH, RANGE 7 WEST, OF THE SAN BERNARDINO BASE AND MERILIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

SAID LAND IS INCLUDED WITHIN THE AREA SHOWN ON A MAP FILED IN BOOK 26, PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECCORDER OF SAID COUNTY.

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85-198568LEGAL DESCRIPTION OF REAL PROPERTY
(DOMINANT TENEMENT) OWNED BY THE MADDOXES

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 300.00 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 550.00 FEET; THENCE NORTHEASTERLY IN A DIRECT LINE TO A POINT IN A LINE PARALLEL WITH AND DISTANT SOUTHERLY 300.00 FEET FROM THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; SAID POINT BEING DISTANT WESTERLY, ALONG SAID LAST MENTIONED PARALLEL LINE, 550.00 FEET FROM THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHERLY LINE OF SAID SECTION 17; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG A STRAIGHT LINE EXTENDING FROM SAID NORTHWEST CORNER TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SOUTH 43° 01' 01" WEST TO A POINT WHICH IS NORTH 43° 01' 01" EAST 1166.48 FEET ALONG SAID LINE FROM SAID LAST ABOVE MENTIONED SOUTHWEST CORNER; THENCE SOUTH 46° 58' 59" EAST 722.16 FEET TO THE POINT OF BEGINNING.

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WILLIAMSON and SCHMID
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

78293.10
04-27-82
Revised
06-07-83
06-09-83
06-16-83

BASIC EASEMENT AREAS

That portion of Fractional Sections 18 and 19 and Sections 17 and 20, Township 5 South, Range 7 West, San Bernardino Meridian, in Unincorporated Territory of the County of Orange, State of California according to the official plat of said land filed in the District Land Office together with a portion of Block 149 of Irvine's Subdivision as shown on the map recorded in Book 1, Page 88 of Miscellaneous Record Maps in the office of the County Recorder of said County together with a portion of Block A, Tract No. 150 as shown on the map recorded in Book 11, Page 43 of Miscellaneous Maps in the office of said County Recorder described in Parcels as follows:

Parcel B-1: A strip of land, 60.00 feet in width, the centerline of said strip being described as follows:

Beginning at the intersection of the centerline of Santiago Canyon Road with the centerline of Williams Canyon Road as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys in the office of said County Recorder; thence along said centerline of Williams Canyon Road, the following courses: North 87°39'18" East 292.25 feet, South 85°38'02" East 466.58 feet, South 40°06'17" East 301.68 feet, South 63°57'27" East 140.95 feet, South 66°37'42" East 147.25 feet, South 86°41'52" East 581.45 feet, South 77°18'07" East 200.00 feet, South 88°48'37" East 95.35 feet, South 75°15'27" East 144.06 feet and South 88°13'02" East 414.67 feet to the Easterly line of said Fractional Section 19.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said centerline of Santiago Canyon Road and Easterly in said Easterly line.

Parcel B-2: A strip of land, 60.00 feet in width, lying 12.00 feet Northerly and 48.00 feet Southerly of the following described line:

Commencing at the Northwest corner of said Section 20; thence South 00°11'32" East 160.25 feet along the West line of said Section 20 to the TRUE POINT OF BEGINNING; thence South 89°30'00" East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of 10°30'00"; thence North 84°00'00" East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence

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WILLIAMS CANYON MINING COMPANY

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Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of 4°49'14"; thence North 82°00'00" East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of 11°00'00"; thence South 87°00'00" East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of 25°00'00"; thence North 68°00'00" East 59.83 feet to a line parallel with and Northwesterly 48.00 feet from that certain course shown as "North 47°47'02" East 263.02 feet" on said Record of Survey 79-1162 for a portion of the Southeasterly line of Parcel 1 as described in the deed to Williams Canyon Mining Company recorded December 20, 1978 in Book 12981, Page 1739 of Official Records in the office of said County Recorder; thence along said parallel line, the following courses: North 47°47'02" East 87.25 feet and North 68°31'32" East 190.13 feet; thence South 74°04'10" East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 245.26 feet along said curve through a central angle of 38°30'00"; thence South 86°30'00" East 44.00 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 132.65 feet along said curve through a central angle of 38°00'00"; thence North 55°30'00" East 77.99 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 200.00 feet; thence Northeasterly 116.94 feet along said curve through a central angle of 33°30'00"; thence North 89°00'00" East 6.02 feet to the West line of Concord Street, 50.00 feet in width, as shown on the Map of Modjeska Mineral Springs recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps in the office of said County Recorder.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said West Line of Section 20 and Easterly in said West line of Concord Avenue.

EXCEPTING therefrom that portion lying within the land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder.

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ALSO EXCEPTING therefrom that portion lying within the land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder.

Parcel B-3: Commencing at said Northwest corner of Section 20; thence South 00°11'32" East 148.25 feet along said Westerly line to the TRUE POINT OF BEGINNING, said point being on the Northerly line of Parcel B-2, described above; thence along said last mentioned Northerly line, the following courses: South 89°30'00" East 3.21 feet to the beginning of a tangent curve, concave Southerly, having a radius of 412.00 feet, Easterly 28.76 feet along said curve through a central angle of 4°00'00" and South 85°30'00" East 170.50 feet; thence North 78°04'33" West 206.47 feet to said Westerly line; thence South 00°11'32" East 28.00 feet along said Westerly line to the true point of beginning.

Parcel B-4: Commencing at the Northwesterly terminus of that certain course shown as "South 74°04'10" East 204.08 feet" for a portion of the centerline described in Parcel B-2 above; thence South 74°04'10" East 204.08 feet along said centerline; thence South 15°55'50" West 48.00 feet to the TRUE POINT OF BEGINNING, said point being on the Southerly line of said Parcel B-2, said point being also the beginning of a non-tangent curve concave Northeasterly having a radius of 248.00 feet, a radial line to said point bears South 15°55'50" West; thence Southeasterly 61.84 feet along said curve through a central angle of 14°17'13"; thence North 88°21'23" West 97.96 feet to the Southeasterly terminus of that certain course shown as "North 72°28'28" West 169.58 feet" on said Record of Survey 79-1162; thence North 72°28'28" West 169.58 feet along said course to said Southerly line; thence along said Southerly line, the following courses: North 68°31'32" East 19.40 feet and South 74°04'10" East 187.83 feet to the true point of beginning.

Parcel B-5: Beginning at the intersection of the Southerly line of Parcel B-2 described above with the Easterly line of said land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder; thence along said Southerly line, the following courses: North 55°30'00" East 29.35 feet to the beginning of a tangent curve concave Southeasterly having a radius of 152.00 feet, Northeasterly 88.87 feet along said curve through a central angle of 33°30'00" and North 89°00'00" East 15.09 feet to said West line of Concord Street; thence South 11°42'30" East 49.32 feet along said West line to a line parallel with and Southerly 60.00 feet from the Southerly line of said land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder; thence South 88°54'37" West 132.75 feet along said last mentioned parallel line to said last mentioned Easterly line; thence North 00°00'36" West 7.22 feet along said last mentioned Easterly line to the point of beginning.

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Parcel B-6: Beginning at the intersection of the Northerly line of Arcadia Street, 50.00 feet in width, with the Northeasterly line of Hope Street, 60.00 feet in width, as shown on said Record of Survey 79-1162; thence North 38°42'30" West 349.77 feet along said Northeasterly line; thence South 42°00'00" East 46.09 feet to the beginning of a tangent curve concave Northeasterly having a radius of 220.00 feet; thence Southeasterly 136.35 feet along said curve through a central angle of 35°30'35" to the beginning of a reverse curve concave Southwesterly having a radius of 280.00 feet; thence Southeasterly 148.24 feet along said curve through a central angle of 30°20'00"; thence South 47°10'35" East 150.95 feet to said last above mentioned Northerly line; thence South 89°50'00" West 168.51 feet along said last above mentioned Northerly line to the point of beginning.

Parcel D-1: Commencing at the intersection of the Northerly line of Arcadia Street, 50.00 feet in width, with the Northeasterly line of Hope Street, 60.00 feet in width, as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys, in the office of said County Recorder; thence North 38°42'30" West 349.77 feet along said Northeasterly line; thence South 42°00'00" East 46.09 feet to the beginning of a tangent curve concave Northeasterly having a radius of 220.00 feet; thence Southeasterly 136.35 feet along said curve through a central angle of 35°30'35" to the beginning of a reverse curve concave Southwesterly having a radius of 280.00 feet; thence Southeasterly 148.24 feet along said curve through a central angle of 30°20'00"; thence South 47°10'35" East 44.86 feet to the TRUE POINT OF BEGINNING; thence continuing South 47°10'35" East 38.48 feet; thence North 81°36'00" East 20.10 feet; thence South 88°00'00" East 28.63 feet; thence North 2°00'00" East 30.00 feet; thence North 88°00'00" West 31.37 feet; thence South 81°36'00" West 46.93 feet to the true point of beginning.

Parcel D-2: Commencing at the Northwest corner of said Section 20; thence South 00°11'32" East 160.25 feet along the West line of said Section 20; thence South 89°30'00" East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of 10°30'00"; thence North 84°00'00" East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave

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Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of 4°49'14"; thence North 82°00'00" East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of 11°00'00"; thence South 87°00'00" East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of 25°00'00"; thence North 68°00'00" East 59.83 feet; thence North 47°47'02" East 87.25 feet; thence North 68°31'32" East 190.13 feet; thence South 74°04'10" East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 58.53 feet along said curve through a central angle of 9°11'18"; thence North 25°48'42" West 12.00 feet to the TRUE POINT OF BEGINNING, said point being on a curve concentric with and Northerly 12.00 feet from that certain curve described above as being concave Southerly and having a radius of 365.00 feet; thence continuing North 25°48'42" West 35.00 feet; thence North 27°58'43" East 44.42 feet; thence North 31°51'26" West 24.74 feet to the Westerly terminus of that certain course shown as "North 86°16'24" East 20.00 feet" for a portion of the Northerly line of Parcel 6 as described in the deed to Newcosta Investment Corporation recorded December 2, 1959 in Book 4996, Page 317 of Official Records in the office of said County Recorder, as shown on said Record of Survey 79-1162; thence along said Northerly line, the following courses: North 86°16'24" East 20.00 feet and South 89°20'36" East 15.00 feet; thence South 00°39'24" West 81.27 feet to a point on said concentric curve, a radial line to said point bears North 21°24'15" West; thence Westerly 29.00 feet along said curve through a central angle of 4°24'27" to the true point of beginning.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

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WILLIAMSON and SCHMID
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

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**LEGAL DESCRIPTION
SUPPLEMENTAL EASEMENT AREAS**

That portion of Sections 17 and 20, Township 5 South, Range 7 West, San Bernardino Meridian in Unincorporated Territory of the County of Orange, State of California, according to the official plat of said land filed in the District Land Office together with a portion of Lots 2 through 7 of Block 3 of the Modjeska Mineral Springs recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps in the office of the County Recorder of said County described in parcels as follows:

Parcel S-1: Beginning at the Northwest corner of said Section 20; thence South $00^{\circ}11'32''$ East 160.25 feet along the Westerly line of said Section 20; thence South $89^{\circ}30'00''$ East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of $4^{\circ}00'00''$; thence South $85^{\circ}30'00''$ East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of $10^{\circ}30'00''$; thence North $84^{\circ}00'00''$ East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 411.90 feet along said curve through a central angle of $29^{\circ}30'00''$; thence South $66^{\circ}30'00''$ East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of $31^{\circ}00'00''$; thence North $82^{\circ}30'00''$ East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of $4^{\circ}19'14''$; thence North $86^{\circ}49'14''$ East 337.71 feet to the beginning of a tangent curve, concave Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of $4^{\circ}49'14''$; thence North $82^{\circ}00'00''$ East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1500.00 feet; thence Easterly 307.18 feet along said curve through a central angle of $11^{\circ}00'00''$; thence South $87^{\circ}00'00''$ East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northwesterly 226.89 feet along said curve through a central angle of $25^{\circ}00'00''$; thence North $68^{\circ}00'00''$ East 59.83 feet to a line parallel with and Northwesterly 48.00 feet from that certain course shown as "North $47^{\circ}47'02''$ East 263.02 feet" on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Survey in the office of said County Recorder for a portion of the Southeastery line of Parcel 1 as described in the deed to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1739 of Official Records in the office of said County Recorder; thence along said parallel line, the following courses: North $47^{\circ}47'02''$ East 87.25 feet and North $68^{\circ}31'32''$ East 190.13 feet; thence South $74^{\circ}04'10''$ East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said

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curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 245.26 feet along said curve through a central angle of 38°30'00"; thence South 86°30'00" East 44.00 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 132.65 feet along said curve through a central angle of 38°00'00"; thence North 55°30'00" East 71.73 feet to a point on that certain course shown as "North 88°54'37" East 235.25 feet" on said Record of Survey 79-1162, said course being a portion of the Northerly line of Parcel 6 as described in the deed to Newcosta Investment Corp. recorded December 2, 1959 in Book 4996, Page 317 of Official Records in the office of said County Recorder; thence along said Northerly line, the following courses: South 88°54'37" West 55.86 feet, South 60°28'24" West 95.00 feet, North 81°56'36" West 70.00 feet and North 71°09'36" West 4.26 feet to a line parallel with and Northerly 37.00 feet from that certain course described above as "South 86°30'00" East 44.00 feet;" thence North 86°30'00" West 14.44 feet along said parallel line to the beginning of a tangent curve concave Southerly having a radius of 402.00 feet, said curve being concentric with and Northerly 37.00 feet from that certain curve shown above as being concave Southerly and having a radius of 365.00 feet; thence Westerly 270.12 feet along said curve through a central angle of 38°30'00"; thence South 55°00'00" West 20.96 feet to a point on said Northerly line of Parcel 6; thence continuing along said Northerly line, the following courses: South 28°07'24" West 10.76 feet and South 62°01'24" West 100.00 feet; thence North 00°04'24" East 16.51 feet to a point on a curve concave Northerly having a radius of 163.00 feet, a radial line to said point bears South 5°40'55" East, said curve being concentric with and Northerly 37.00 feet from that certain curve described above as being concave Northerly and having a radius of 200.00 feet; thence Northwesterly 61.49 feet along said curve through a central angle of 21°36'45" to a line parallel with and Northwesterly 37.00 feet from that certain course described above as "South 74°04'10" East 204.08 feet;" thence North 74°04'10" West 62.72 feet along said last above mentioned parallel line to the Easterly line of the West one-half of said Section 20; thence North 00°00'36" West 58.63 feet along said Easterly line to the Northerly line of said Section 20; thence South 89°50'00" West 480.00 feet along said Northerly line; thence South 00°10'00" East 125.56 feet to a point on a curve concave Northwesterly having a radius of 433.00 feet, a radial line to said point bears South 21°26'21" East, said curve being concentric with and Northerly 87.00 feet from that certain curve described above as being concave Northwesterly and having a radius of 520.00 feet; thence Southwesterly 184.69 feet along said curve through a central angle of 24°26'21" to a line parallel with and Northerly 87.00 feet from that certain course described above as "South 87°00'00" East 36.97 feet;" thence North 87°00'00" West 36.97 feet along said last above mentioned parallel line to the beginning of a tangent curve concave Southerly having a radius of 1687.00 feet; thence Westerly 323.88 feet along said curve through a central angle of 11°00'00"; thence South 82°00'00" West 53.00 feet to the beginning of a tangent curve concave Northerly having a radius of 1513.00 feet; thence Westerly 127.30 feet along said curve

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through a central angle of 4°49'14"; thence South 86°49'14" West 337.71 feet to the beginning of a tangent curve concave Southerly having a radius of 887.00 feet; thence Westerly 66.89 feet along said curve through a central angle of 4°19'14"; thence South 82°30'00" West 36.50 feet to the beginning of a tangent curve concave Northerly having a radius of 133.00 feet; thence Westerly 71.96 feet along said curve through a central angle of 31°00'00"; thence North 66°30'00" West 136.00 feet to the beginning of a tangent curve concave Southerly having a radius of 887.00 feet; thence Westerly 456.69 feet along said curve through a central angle of 29°30'00"; thence South 84°00'00" West 94.97 feet to the beginning of a tangent curve concave Northerly having a radius of 313.00 feet; thence Westerly 15.37 feet along said curve through a central angle of 2°48'47"; thence North 00°10'00" West 89.35 feet to said Northerly line of Section 20; thence South 89°50'00" West 250.00 feet along said Northerly line to the point of beginning.

EXCEPTING therefrom the Southerly 12.00 feet.

ALSO EXCEPTING therefrom that portion described as follows: Commencing at said Northwest corner of Section 20; thence South 00°11'32" East 148.25 feet along said Westerly line to the TRUE POINT OF BEGINNING, said point being on a line parallel with and Northerly 12.00 feet from that certain course described above as "South 89°30'00" East 3.07 feet;" thence South 89°30'00" East 3.21 feet along said last above mentioned parallel line to the beginning of a tangent curve concave Southerly having a radius of 412.00 feet, said curve being concentric with and Northerly 12.00 feet from that certain curve described above as being concave Southerly and having a radius of 400.00 feet; thence Easterly 28.76 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet; thence North 78°04'33" West 206.47 feet to said Westerly line; thence South 00°11'32" East 28.00 feet along said Westerly line to the true point of beginning.

Parcel S-2: Commencing at said Northwest corner of Section 20; thence South 00°11'32" East 160.25 feet along said Westerly line of Section 20 to the TRUE POINT OF BEGINNING; thence South 89°30'00" East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of 4°00'00"; thence South 85°30'00" East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of 10°30'00"; thence North 84°00'00" East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle

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of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of 4°49'14"; thence North 82°00'00" East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of 11°00'00"; thence South 87°00'00" East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of 25°00'00"; thence North 68°00'00" East 59.83 feet to a line parallel with and Northwesterly 48.00 feet from that certain course shown as "North 47°47'02" East 263.02 feet" on said Record of Survey 79-1162 for a portion of the Southeasterly line of Parcel 1 as described in the deed to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1739 of Official Records in the office of said County Recorder; thence South 42°12'58" East 48.00 feet to said Southeasterly line; thence South 47°47'02" West 80.99 feet along said Southeasterly line to a line parallel with and Southwesterly 73.00 feet from that certain course described above as "North 68°00'00" East 59.83 feet;" thence South 68°00'00" West 0.50 feet along said last above mentioned parallel line to the beginning of a tangent curve concave Northwesterly having a radius of 593.00 feet, said curve being concentric with and Southerly 73.00 feet from that certain curve described above as being concave Northwesterly and having a radius of 520.00 feet; thence Southwesterly 258.75 feet along said curve through a central angle of 25°00'00"; thence North 87°00'00" West 36.97 feet to the beginning of a tangent curve concave Southerly having a radius of 1527.00 feet; thence Westerly 293.16 feet along said curve through a central angle of 11°00'00"; thence South 82°00'00" West 53.00 feet to the beginning of a tangent curve concave Northerly having a radius of 1673.00 feet; thence Westerly 140.76 feet along said curve through a central angle of 4°49'14"; thence South 86°49'14" West 337.71 feet to the beginning of a tangent curve concave Southerly having a radius of 727.00 feet; thence Westerly 54.82 feet along said curve through a central angle of 4°19'14"; thence South 82°30'00" West 36.50 feet to the beginning of a tangent curve concave Northerly having a radius of 293.00 feet; thence Westerly 158.53 feet along said curve through a central angle 31°00'00"; thence North 66°30'00" West 136.00 feet to the beginning of a tangent curve concave Southerly having a radius of 727.00 feet; thence Westerly 374.31 feet along said curve through a central angle of 29°30'00"; thence South 84°00'00" West 94.97 feet to the beginning of a tangent curve concave Northerly having a radius of 473.00 feet; thence Westerly 86.68 feet along said curve through a central angle of 10°30'00"; thence North 85°30'00" West 170.50 feet to the beginning of a tangent curve concave Southerly having a radius of 327.00 feet; thence Westerly 22.83 feet along said curve through a central angle of 4°00'00"; thence North 89°30'00" West 2.19 feet to said Westerly line of Section 20; thence North 00°11'32" West 73.01 feet along said Westerly line to the true point of beginning.

EXCEPTING therefrom the Northerly 48.00 feet.

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Parcel S-3: Commencing at the Southwesterly terminus of that certain course described as "North 68°00'00" East 59.83 feet" in Parcel S-1 above; thence North 68°00'00" East 59.83 feet along said course to a line parallel with and Northwesterly 48.00 feet from that certain course shown as "North 47°47'02" East 263.02 feet" on said Record of Survey 79-1162 for a portion of the Southeasterly line of Parcel 1 as described in the deed to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1739 of Official Records in the office of said County Recorder; thence along said parallel line, the following courses: North 47°47'02" East 87.25 feet and North 68°31'32" East 190.13 feet; thence South 74°04'10" East 204.08 feet to the TRUE POINT OF BEGINNING, said point being the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 245.26 feet along said curve through a central angle of 38°30'00"; thence South 86°30'00" East 44.00 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 132.65 feet along said curve through a central angle of 38°00'00"; thence North 55°30'00" East 13.33 feet; thence South 34°31'00" East 48.00 feet to that certain course shown as "North 50°35'24" East 100.00 feet on said Record of Survey 79-1162 for a portion of the Northerly line of the land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder; thence along said Northerly line, the following courses: South 50°35'24" West 62.33 feet, South 49°39'24" West 100.00 feet and South 70°58'24" West 62.83 feet to a line parallel with and Southerly 123.00 feet from that certain course described above as "South 86°30'00" East 44.00 feet; thence North 86°30'00" West 31.37 feet along said last above mentioned parallel line to the beginning of a tangent curve concave Southerly having a radius of 242.00 feet, said curve being concentric with and Southerly 123.00 feet from that certain curve described above as being concave Southerly and having a radius of 365.00 feet; thence Westerly 162.61 feet along said curve through a central angle of 38°30'00"; thence South 55°00'00" West 40.50 feet to the beginning of a tangent curve concave Northerly having a radius of 323.00 feet; thence Westerly 10.63 feet along said curve through a central angle of 1°53'05" to that certain course shown as "North 85°32'24" East 30.00 feet" on said Record of Survey 79-1162 for a portion of the Southerly line of the land described in Parcel 6 of the deed to Newcosta Investment Corporation, recorded December 2, 1959 in Book 4996, Page 317 of Official Records in the office of said County Recorder; thence along said Southerly line, the following courses: South 85°32'24" West 29.41 feet, South 74°04'24" West 100.00 feet and South 89°54'24" West 156.00 feet to the Easterly line of the West one-half of said Section 20; thence North 00°00'36" West 55.43 feet along said Easterly line; thence North 15°55'50" East 64.50 feet to that certain course described above as "South 74°04'10" East 204.08 feet;" thence South 74°04'10" East 33.73 feet along said course to the true point of beginning.

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EXCEPTING therefrom the Northerly 48.00 feet.

ALSO EXCEPTING therefrom that portion described as follows: Commencing at the Northwestern terminus of that certain course shown as "South 74°04'10" East 204.08 feet" described in Parcel S-3 above; thence South 74°04'10" East 204.08 feet along said course; thence South 15°55'50" West 48.00 feet to the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Northeasterly having a radius of 248.00 feet, a radial line to said point bears South 15°55'50" West; thence Southeasterly 61.84 feet along said curve through a central angle of 14°17'13"; thence North 88°21'23" West 97.96 feet to the Southeasterly terminus of that certain course shown as "North 72°28'28" West 169.58 feet" on said Record of Survey 79-1162; thence North 15°55'50" East 16.50 feet to a line parallel with and Southerly 48.00 feet from that certain course described above as "South 74°04'10" East 204.08 feet;" thence South 74°04'10" East 33.73 feet along said last above mentioned parallel line to the true point of beginning.

Parcel S-4: The Northerly 50.00 feet of said Lots 2 through 7 of Block 3 of Modjeska Mineral Springs.

Parcel S-5: Beginning at the intersection of the Easterly line of the land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder with a line parallel with and Southerly 60.00 feet from the Southerly line of the land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder; thence South 00°00'36" East 50.01 feet along said last mentioned Easterly line to a line parallel with and Southerly 110.00 feet from said last above mentioned Southerly line; thence North 88°54'37" East 143.06 feet along said last above mentioned parallel line to the Westerly line of Concord Street, 50.00 feet in width, as shown on said map of Modjeska Mineral Springs; thence North 11°42'30" West 50.87 feet along said last mentioned Westerly line to said line parallel with and Southerly 60.00 feet from said Southerly line of Easement Parcel D; thence South 88°54'37" West 132.75 feet along said last above mentioned parallel line to the point of beginning.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

EXHIBIT D
Page 11 of 11

85-198568

ROBERT BEIN, WILLIAM FROST & ASSOCIATES
1401 Quail Street
Newport Beach, California 92663

Revised October 5, 1982
Revised August 5, 1982
July 12, 1982
JN 21177
Page 1 of 2

DESCRIPTION

PARCEL 1

WILLIAMS CANYON RESERVOIR SITE

(FEE PARCEL)

That portion of Section 17, Township 5 South, Range 7 West, San Bernardino Meridian, in the unincorporated territory of the County of Orange, State of California, as per the official plat of said land, filed in the District Land Office, described as follows:

BEGINNING at a point in the south line of said Section 17, distant thereon North 89°50'00" East 1209.00 feet from the southwest corner thereof; thence North 0°10'00" West 206.00 feet; thence North 89°50'00" East 90.00 feet; thence South 19°41'00" East 218.55 feet to a point in said south line distant thereon North 89°50'00" East 163.00 feet from the POINT OF BEGINNING; thence along said south line South 89°50'00" West 163.00 feet to the POINT OF BEGINNING.

CONTAINING: 0.598 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.


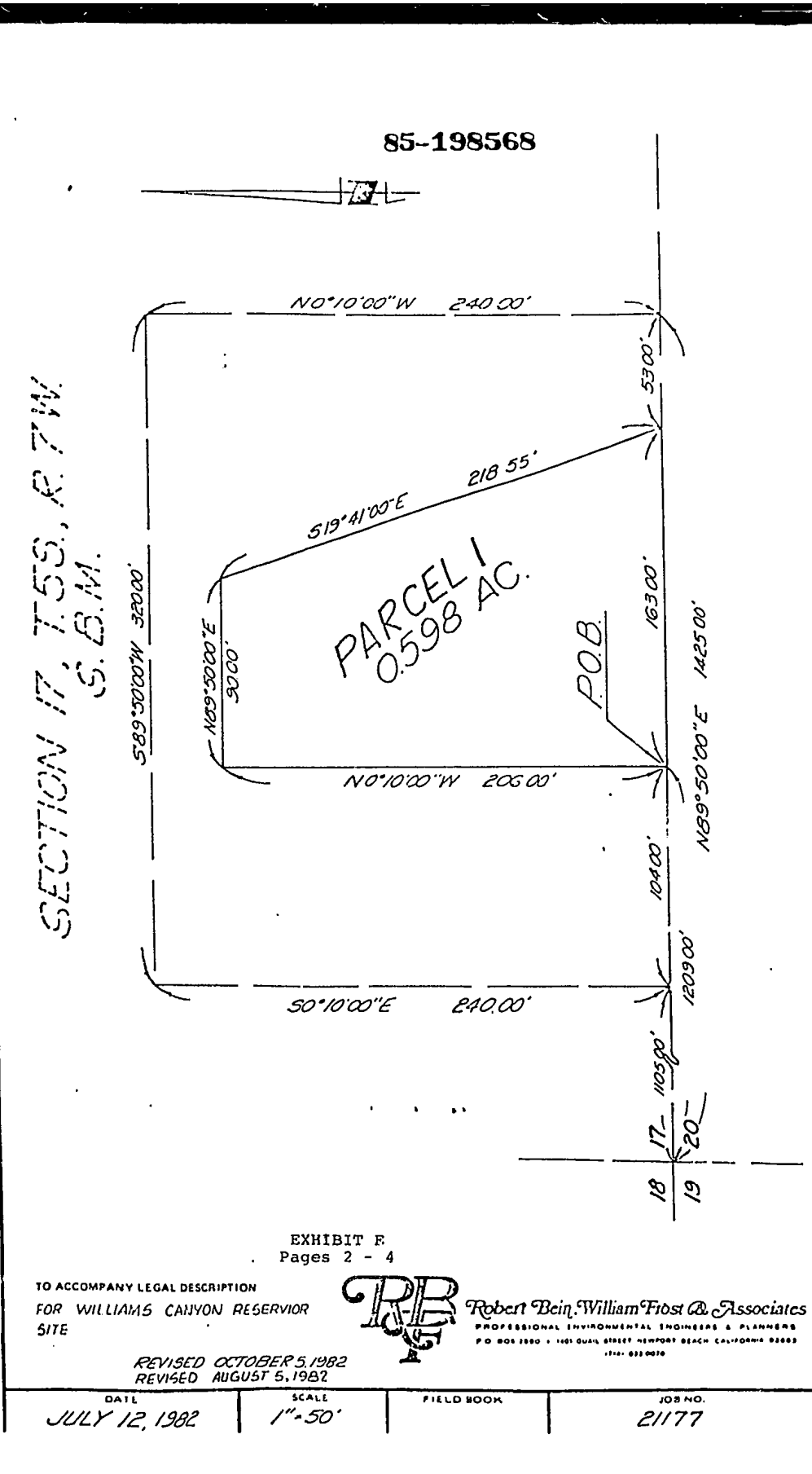

Robert W. Bein, R.C.E. #12758

EXHIBIT E
Pages 1 - 4



85-198568

ROBERT BEIN, WILLIAM FROST & ASSOCIATES
1401 Quail Street
Newport Beach, California 92663

Revised October 5, 1982
Revised August 5, 1982
July 12, 1982
JN 21177
Page 1 of 1

DESCRIPTIONPARCEL 2WILLIAMS CANYON RESERVOIR SITEGRADING, SLOPE, DRAINAGE ANDTEMPORARY CONSTRUCTION EASEMENT

That portion of Section 17, Township 5 South, Range 7 West, San Bernardino Meridian, in the unincorporated territory of the County of Orange, State of California, as per the official plat of said land, filed in the District Land Office, described as follows:

BEGINNING at a point in the south line of said Section 17, distant thereon North 89°50'00" East 1209.00 feet from the southwest corner thereof; thence North 0°10'00" West 206.00 feet; thence North 89°50'00" East 90.00 feet; thence South 19°41'00" East 218.55 feet to a point in said south line distant thereon North 89°50'00" East 163.00 feet from the POINT OF BEGINNING; thence along said south line North 89°50'00" East 53.00 feet; thence North 0°10'00" West 240.00 feet; thence South 89°50'00" West 320.00 feet; thence South 0°10'00" East 240.00 feet to said south line; thence along said south line North 89°50'00" East 104.00 feet to the POINT OF BEGINNING.

CONTAINING: 1.165 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

EXHIBIT "2A" attached and by this reference made a part hereof.


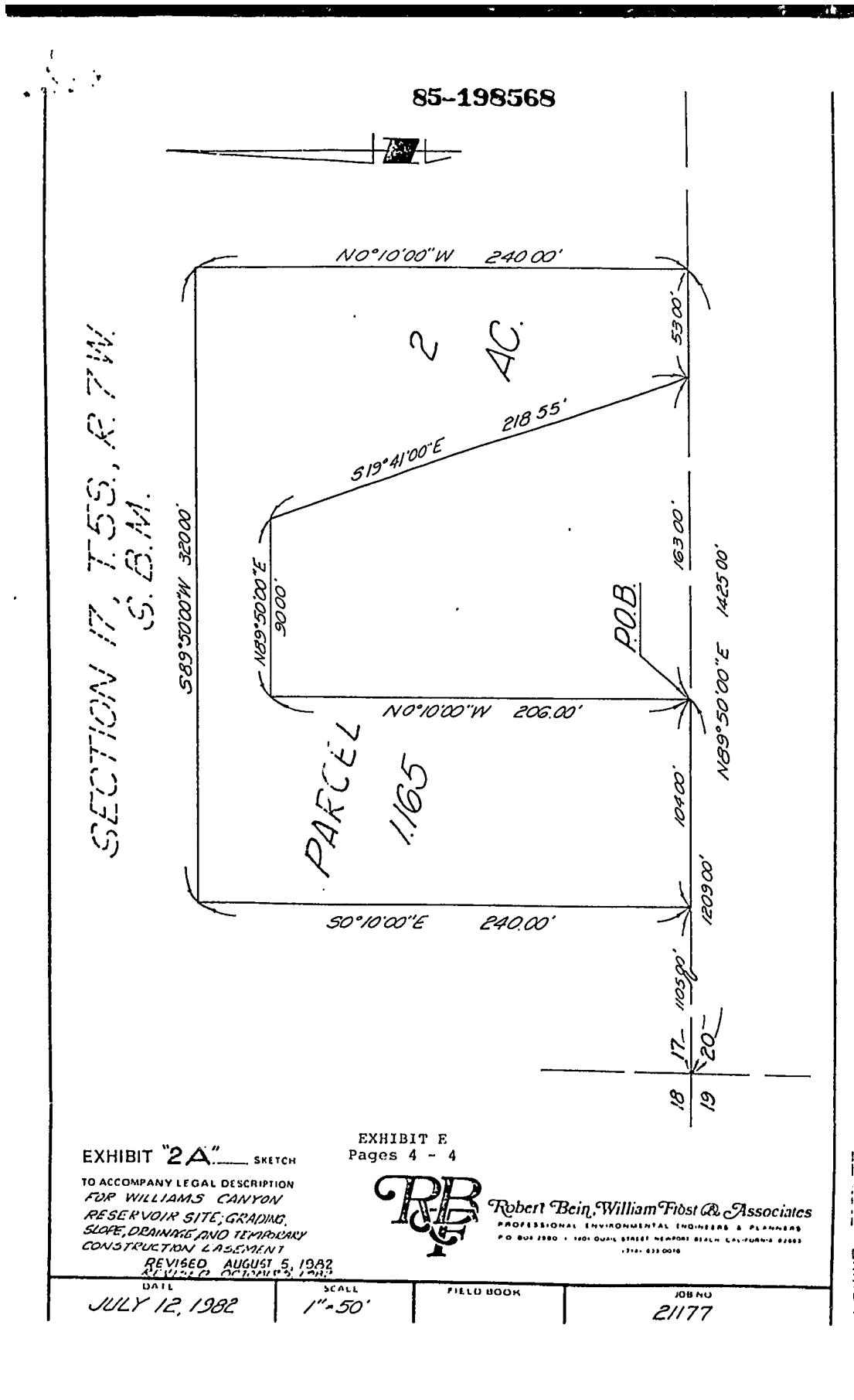

Robert W. Bein, R.C.E. #12738

EXHIBIT E
Pages 3 - 4



85-426996

RECORDED AT THE REQUEST OF:

8900
CB

Transamerica Title Insurance Company

WHEN RECORDED, MAIL TO:

Williams Canyon Mining Company
25200 La Paz Road, Suite 210
Laguna Hills, CA 92653

Recorded at the request of
TRANSAMERICA TITLE CO.

8:00
AM NOV 5 1985

Official Records
Orange County California

Shirley Branch, Recorder

AGREEMENT, GRANT OF EASEMENTS
AND QUITCLAIM DEED

TA 90208 JP

This Agreement, Grant of Easements and Quitclaim Deed ("Agreement") is made this 31ST day of October, 1985, by and between Williams Canyon Mining Company, a California corporation ("Grantor") and Benjamin F. Sloan III and Alexandra L. Sloan ("Grantee").

RECITALS

This Agreement is made with reference to the following facts:

A. Grantor is the owner of certain parcels of real property located in the Williams Canyon area of the County of Orange, State of California, and more particularly described on Exhibit "A" attached hereto (collectively referred to herein as "Grantor's Property").

B. Substantially concurrently with the execution and delivery of this Agreement, Grantor has conveyed to Grantee certain real property located in the Williams Canyon area of the County of Orange, State of California, and more particularly described on Exhibit "B" hereto ("Grantee's Property").

Now, therefore, the parties hereto agree as follows:

1. Grant of Easements

1.1 Grantor hereby grants to Grantee, its heirs, personal representatives, successors and assigns, a non-exclusive easement and right-of-way (the "Easement") for ingress, egress and roadway purposes and for the construction, operation, use, maintenance, restoration and replacement of same over, across, under and through those portions of Grantor's Property which are more particularly described on Exhibit "C" attached hereto and referred to herein as the "Easement".

1.2 Grantor reserves the right to reasonable access from Grantor's Property to any roadway developed on the Easement. If any construction or modification by Grantee adversely affects Grantor's then existing improved access to the roadway from Grantor's Property, Grantee, at its expense, shall construct for Grantor an alternative access point to such roadway in the manner and at a location which gives Grantor reasonably similar access to such roadway.

85--426996

2. Maintenance Costs

Grantor and Grantee herein each agree that their respective properties described herein shall be liable for a portion of the cost of maintenance and repair of the Easement. So long as Grantor owns any portion of Grantor's Property, Grantor may apportion the costs of maintenance and repair of the Easement among the various owners of Grantor's Property and Grantee's Property on any basis reasonably determined by Grantor to be equitable including relative usage, relative square footage of lot or relative square footage of structures. Grantee acknowledges and consents that Grantor may convey the fee interest underlying the Easement to a person or legal entity (including property owners' association or corporation) which may assess road maintenance fees on Easement owners on any basis set forth herein. If the fee interest underlying the Easement is conveyed to a property owners' association or corporation, such entity may assess such fee, whether or not Grantee is a member of such association or corporation. Grantee hereby acknowledges and agrees that Grantee will promptly pay all amounts permitted to be assessed against Grantee's Property pursuant to this Agreement. If Grantee fails to pay any such assessments within thirty (30) days following receipt of written notice that such assessments are due and payable, then the Easement granted hereby shall terminate without further action by anyone. Such assessment shall be deemed to be a debt of Grantee and an action may be brought to collect such debt, together with interest thereon at the maximum rate permitted by law plus costs of collection (including attorneys' fees).

3. Consent to Development and Protest Limitation

Grantee acknowledges for itself and for its successors and assigns that it is aware and consents to the fact that the Grantor intends to develop Grantor's Property for residential and other lawful uses. Grantee further acknowledges that Grantor or its successors and assigns may apply for authorization, permits, zoning and such other governmental authorizations as may be required to permit development of Grantor's Property and the Easement; and Grantee, for itself and its successors and assigns and any representatives who are acting for or on behalf of Grantee or its successors and assigns, covenants that Grantee will not institute, testify at or participate in any way in any action, hearing or proceeding of any type whatsoever under the jurisdiction of a public entity which might in any way limit or adversely affect any proposed development of Grantor's Property or the Easement.

4. Development Not Required

Nothing herein shall require Grantor or its successors to develop or use or attempt to develop or use Grantor's Property or the Easement for any purpose.

5. Lawful Use

Grantee agrees for itself and its successors and assigns that the Grantor's Property and any easements appurtenant thereto may be put to any lawful use whatsoever.

6. Arbitration

If there is a dispute pertaining to any of the terms and provisions of this Agreement, at the election of either party the dispute shall be submitted to binding arbitration.

85--426996

All arbitration to be conducted under the provisions of this Agreement shall be conducted upon request of either party before three arbitrators (unless the parties agree to one arbitrator), designated by the American Arbitration Association and in accordance with the Rules of such Association then in effect. The arbitrator(s) designated and acting under this Section 6 shall make their determination in strict conformity with such rules. Discovery and depositions shall be allowed in the arbitration proceedings to the full extent permitted or authorized under the provisions of Section 1280, et seq., of the California Code of Civil Procedure pertaining to arbitration. All arbitration proceedings hereunder shall be conducted in Orange County, California. The decision of the arbitrator(s) shall be final and binding on the parties. The arbitrator(s) shall award attorneys' fees and costs to the party deemed by the arbitrator(s) to be the prevailing party. The award of the arbitrator(s) shall be enforceable by legal action.

7. Covenants Running with the Land

Each of the rights, rights-of-way, easements, agreements and covenants created hereby and provided for herein, and each and all other provisions of this Agreement shall inure to the benefit of and run with the land owned by the respective parties hereto as described in the Recitals above, and shall apply to and bind and shall inure to and be for the benefit of the parties hereto and their respective successors, assigns, tenants and all other persons acquiring said land or any part thereof, either by operation of law or in any manner whatsoever.

8. Quitclaim

In return for the grant of the Easement by Grantor, Grantee hereby quitclaims to Grantor any interest of any nature whatsoever (including, without limitation, all recorded easements and all prescriptive rights) held by Grantee in Grantor's Property except that Grantee does not hereby quitclaim to Grantor Grantee's interest in Grantee's Property or the Easement.

9. Mortgage Protection

No breach of the covenants, conditions or restrictions herein contained shall affect, impair, defeat or render invalid the lien or charge of any mortgage made in good faith and for value encumbering the whole or any portion of Grantee's Property, but all said covenants, conditions and restrictions shall be binding upon and effective against any owner of any portion thereof whose title is derived through foreclosure, sale or otherwise.

10. Enforcement

The parties hereto and their respective successors and assigns may enforce the observance of the covenants, conditions and restrictions contained herein by proceedings at law or in equity against any person or entity violating or attempting to violate any covenant, condition or restriction contained herein for the purpose of either restraining such violation(s) and/or to recover damages from such violation, including but not limited to reasonable attorneys' fees and costs.

85-426996

11. Amendment and Termination

This Agreement may only be amended or terminated by the written agreement of fee owners holding at least seventy-five percent (75%) in area of the property described in Exhibit "D" hereto. The Easement and the obligation of Grantee and its successors and assigns to pay costs of maintenance and repair pursuant to Section 2 of this Agreement shall automatically terminate without further action by any person, if (a) the County of Orange or any other governmental agency or district accepts the dedication of the fee interest in or an easement over the real property described in Exhibit "C" or other real property which provides substantially similar access to Grantee's Property and (b) either before or after such dedication a roadway is constructed upon the property or easement so dedicated and (c) the then owners of Grantee's Property are entitled to use such roadway as members of the public or otherwise.

12. Notices

Every notice, demand, request, designation, consent, approval or other document or instrument required or permitted to be served hereunder shall be in writing, shall be given by personal delivery thereof or by mailing thereof by first-class, registered or certified United States mail, postage prepaid, addressed to the parties hereto as their addresses appear next to their respective signature blocks in this Agreement. Any party may change the place for serving of such papers upon it by giving the other party, as appropriate, at least ten (10) days' prior notice to such effect. Any written notice served by registered or certified mail shall be deemed to have been effectively served forty-eight (48) hours after the mailing thereof in the State of California in accordance with the foregoing provisions. Any written notice personally served shall be effective as of the time of such service.

13. Waivers

No delay or omission by either party hereto in exercising any right or power accruing upon the non-compliance or failure of performance by the other party hereto under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party hereto of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions and conditions hereof.

14. Applicable Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California. This Agreement shall be construed in accordance with its fair meaning as if prepared by both parties hereto.

15. Partial Invalidity

If any provision of this Agreement is found to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

16. Time is of the Essence

Time is of the essence in this Agreement.

85-426996

17. Attorneys' Fees

Should either party institute any action or proceeding (including arbitration) to enforce this Agreement or any provision hereof, or for damages by reason of any alleged breach of this Agreement or of any provision hereof, or for a declaration of rights hereunder, the prevailing party in any such action or proceeding shall be entitled to receive from the other party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in connection with such action or proceeding.

18. Agreement to Perform Necessary Acts

The parties shall execute and deliver all documents and perform all further acts that may be reasonably necessary to effectuate the provisions of this Agreement.

19. Exhibits

Exhibits "A", "B", "C" and "D" are attached hereto and by this reference are incorporated herein and made a part hereof.

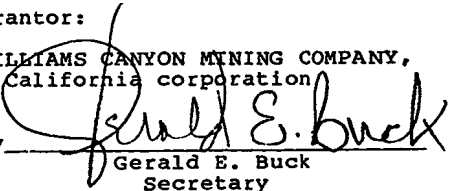
IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

25200 La Paz Road
Suite 210
Laguna Hills, CA 92653

Grantor:

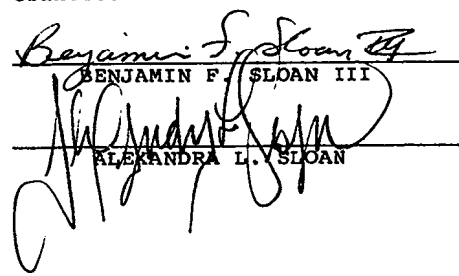
WILLIAMS CANYON MINING COMPANY,
a California corporation

By


Gerald E. Buck
Secretary

5722 Mezzanine Way
Long Beach, CA

Grantee:


BENJAMIN F. SLOAN III


ALEXANDRA L. SLOAN

85-426996

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On October 31, 1985, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Benjamin F. Sloan III and Alexandra L. Sloan, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.



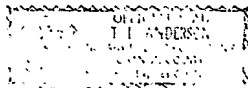
(Seal)

John M. Lowe
Notary Public in and for said State

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On October 22, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ President, and GERALD E. BUCK, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ Secretary of the Corporation that executed the within instrument 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.



(Seal)

J. L. Anderson
Notary Public in and for said State

85-426996

GRANTOR'S PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER, THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30' 00" WEST, 169.86 FEET; SOUTH 62° 30' 00" 145.70 FEET; SOUTH 47° 45' 30" WEST, 260.02 FEET; SOUTH 32° 06' 00" WEST, 268.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46" WEST, 29.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET; THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27° 30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST, 99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST, 230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF 220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING TO SAID POINT BEARS SOUTH 64° 25' 41" EAST); THENCE ALONG SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 297.06 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS; NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

EXHIBIT A
Page 1 of 14

0800185C

.....

85-426996

OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

85-426996**PARCEL 3:**

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN. ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1976 IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND

OFFICE, DESCRIBED AS FOLLOWS: **85-426996**

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 219.62 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 50' 00" EAST 156.00 FEET; THENCE NORTH 74° 00' 00" EAST, 100.00 FEET; THENCE NORTH 85° 29' 00" EAST, 30.00 FEET; THENCE NORTH 74° 58' 00" EAST, 100.00 FEET; THENCE NORTH 70° 54' 00" EAST, 200.00 FEET; THENCE NORTH 49° 35' 00" EAST, 100.00 FEET; THENCE NORTH 50° 31' 00" EAST, 100.00 FEET; THENCE NORTH 73° 07' 00" EAST, 100.00 FEET TO A 2 X 2 REDWOOD STAKE; THENCE CONTINUING NORTH 73° 07' 00" EAST, 75.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 89° 05' 00" WEST, 236.50 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN THE DEED TO NORVA T. BOURSIN, RECORDED MAY 22, 1956 IN BOOK 3520, PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 60° 24' 00" WEST, 95.00 FEET; THENCE NORTH 82° 01' 00" WEST, 70.00 FEET; THENCE NORTH 71° 14' 00" WEST, 100.00 FEET; THENCE NORTH 89° 25' 00" WEST, 100.00 FEET; THENCE SOUTH 66° 12' 00" WEST, 20.00 FEET; THENCE SOUTH 44° 02' 00" WEST, 48.95 FEET; THENCE SOUTH 28° 03' 00" WEST, 100.00 FEET; THENCE SOUTH 61° 57' 00" WEST, 100.00 FEET; THENCE SOUTH 75° 34' 00" WEST, 100.00 FEET; THENCE SOUTH 89° 55' 00" WEST, 24.28 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 97.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF SAID LAND IS SHOWN ON A MAP FILED IN BOOK 24, PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 5:

LOTS 1 TO 7 INCLUSIVE, IN BLOCK 3 OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 6 INTENTIONALLY OMITTED

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PARCEL 7:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF TRACT NO. 150, AS PER MAP RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 20' 57" WEST, 2651.59 FEET ALONG THE EASTERLY LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTH HALF TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT SOUTHERLY 1270.00 FEET ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 1, IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED JANUARY 21, 1964, IN BOOK 6905, PAGE 618, OFFICIAL RECORDS; THENCE ALONG THE BOUNDRY OF SAID LAND NORTH 89° 50' 00" EAST, 281.06 FEET AND NORTH 00° 05' 00" WEST, 346.84 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED MAY 21, 1973, IN BOOK 10705, PAGE 573, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 55.00 FEET AND NORTH 00° 06' 30" WEST, 273.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2, AS DESCRIBED IN THE DEED TO JOHN J. DURKIN, RECORDED DECEMBER 12, 1952, IN BOOK 2423, PAGE 326, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND, NORTH 89° 50' 00" EAST, 137.09 FEET AND NORTH 00° 05' 00" WEST, 14.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES O. ROSE AND WIFE, RECORDED JUNE 30, 1972, IN BOOK 10202, PAGE 523, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 247.85 FEET AND NORTH 00° 05' 00" WEST, 182.13 FEET TO THE SOUTHWESTERLY

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CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED JANUARY 6, 1957, IN BOOK 3760, PAGE 358, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 167.53 FEET AND ENTERING INTO SAID SECTION 17 NORTH 00° 05' 00" WEST, 554.00 FEET TO THE SOUTHWESTERLY LINE OF CONCORD STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, LEAVING SAID SECTION 17 AND ENTERING INTO SAID SECTION 20, TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINES OF LOTS 4, 5, 6 AND 7 IN BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG SAID PROLONGATION AND SAID SOUTHEASTERLY LINE, NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 3; THENCE ALONG THE BOUNDARY OF SAID LOT, SOUTH 11° 42' 30" EAST, 40.00 FEET AND NORTH 78° 17' 30" EAST, 140.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT ON THE WESTERLY LINE OF LOVE STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST, 60.00 FEET ALONG SAID WESTERLY LINE OF LOVE STREET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 IN BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST, 120.27 FEET ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE TO THE MOST WESTERLY CORNER OF LOT 9 IN SAID BLOCK 5; THENCE SOUTH 38° 42' 30" EAST, 122.35 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND ITS SOUTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF PROSPER STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST, 210.00 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOPE STREET, AS SHOWN ON SAID MAP; THENCE SOUTH 38° 42' 30" EAST, 89.21 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET, AS SHOWN ON SAID MAP; THENCE NORTH 89° 50' 00" EAST, 316.27 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 IN BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST, 165.00 FEET ALONG SAID PROLONGATION AND SAID WESTERLY LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST, 254.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 TO 11 INCLUSIVE IN SAID BLOCK 9 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11 AND ITS NORTHERLY PROLONGATION, BEING ALSO THE WESTERLY LINE OF BLOCK "C" OF SAID TRACT NO. 150, NORTH 00° 10' 00" WEST, 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST, 153.11 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST, 262.06 FEET ALONG SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150 AS PER MAP THEREOF RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS

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MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN. AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH $00^{\circ} 20' 57''$ WEST ALONG THE EASTERLY LINE THEREOF; 2022.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH $89^{\circ} 47' 24''$ WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF. 1322.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH $05^{\circ} 12' 46''$ WEST 1890.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS THAT BEARS SOUTH $78^{\circ} 17' 30''$ WEST 97.37 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH $78^{\circ} 17' 30''$ EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 97.37 FEET TO THE SOUTHEAST CORNER THEREOF, LAST SAID POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH $11^{\circ} 42' 30''$ EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 OF BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH $78^{\circ} 17' 30''$ EAST ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF LOT 9 OF SAID BLOCK 5 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH $38^{\circ} 42' 30''$ EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH $51^{\circ} 17' 30''$ EAST ALONG SAID CENTERLINE, 210.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH $38^{\circ} 42' 30''$ EAST ALONG SAID CENTERLINE OF HOPE STREET, 89.21 FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH $89^{\circ} 50' 00''$ EAST ALONG SAID CENTERLINE OF ARCADIA STREET, 316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH $00^{\circ} 10' 00''$ EAST ALONG SAID NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH $89^{\circ} 50' 00''$ EAST ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11, INCLUSIVE, 254.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH $00^{\circ} 10' 00''$ WEST ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF TRACT NO. 150, A DISTANCE OF 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH $89^{\circ} 50' 00''$ EAST ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, 153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH $89^{\circ} 50' 00''$ EAST ALONG SAID NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2446, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 29° 50' 00" EAST, 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET US, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34, OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDIRT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956 IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST, 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST 1033.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1882.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT CORPORATION BY DEED RECORDED APRIL 13, 1961, IN BOOK 5989, PAGE 434, OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY

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BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OF WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 8:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" EAST, 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST, 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34 OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDERT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CAST NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956, IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 30' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST, 1033.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LAND; THENCE NORTH 89° 50' 00" EAST, 281.06 FEET ALONG THE NORTHERLY LINE OF SAID LAND; THENCE SOUTH 00° 05' 00" EAST 619.94 FEET; THENCE SOUTH 89° 50' 00" WEST 281.06 FEET TO THE WEST LINE

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OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST,
619.94 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING
TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
OFFICE, APRIL 27, 1896, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED AS
PARCEL 1 IN THE DEED TO RONALD JOHN BROWN AND MARYANN BROWN
RECORDED JANUARY 31, 1964 IN BOOK 6905, PAGE 818, OFFICIAL
RECORDS; THENCE SOUTH 00° 05' 00" EAST, 273.10 FEET ALONG
THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 89° 50' 00"
EAST 55.00 FEET; THENCE NORTH 00° 05' 00" WEST 273.10 FEET
ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL 1 TO
THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED
TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK
2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00"
WEST, 55.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL
2 AND ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE
OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO JOHN J.
DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE
9, OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL,
SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER,
OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL
GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND
ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY
BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED
LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL,
EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT
OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL
NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING,
GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE
OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY
OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR
WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM
GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J.
MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED
DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 9:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF
THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT
OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27,
1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP
5 SOUTH, RANGE 7 WEST; THENCE SOUTH 11° 17' 00" EAST, 125.00
FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE

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NORTH 438.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1, IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 558, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO A POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED C AND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 10:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, SAME TOWNSHIP AND RANGE AS SHOWN ON SAID PLAT; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE NORTH 61° 57' 00" EAST, 100.00 FEET; THENCE NORTH 28° 05' 00" EAST, 100.00 FEET; THENCE NORTH 54° 02' 00" EAST, 49.95 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JULY 23, 1957 IN BOOK 3981 PAGE 558, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 7° 34' 00" EAST, 200.00 FEET AND ON A NORTH BEARING TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID

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NORTH LINE TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED MAY 22, 1956 IN BOOK 3520 PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 11° 42' 30" EAST, TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE WEST 432.75 FEET ALONG THE NORTHERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO VIRGIN L. KING, RECORDED MAY 29, 1952 IN BOOK 2356 PAGE 622, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND, WEST 151.92 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 1.02 FEET ALONG THE WESTERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JUNE 13, 1956 IN BOOK 3941 PAGE 155, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, WEST 167.18 FEET; SOUTH 350.00 FEET AND SOUTH 7° 34' 00" WEST, 200.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 66° 12' 00" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 11:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN AN INSTRUMENT RECORDED APRIL 13, 1961 IN BOOK 5689, PAGE 434 OFFICIAL RECORDS.

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

PARCEL 13:

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THOSE PORTIONS OF THE SOUTHEAST QUARTER SECTION SEVENTEEN AND THE NORTHEAST QUARTER SECTION TWENTY, ALL IN THE TOWNSHIP FIVE SOUTH, RANGE SEVEN WEST, SAN BERNARDINO MERIDIAN. ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION TWENTY; THENCE SOUTH 0° 05' EAST 219.62 FEET; THENCE NORTH 89° 50' EAST 156.00 FEET; THENCE NORTH 74° 00' EAST 100.00 FEET; THENCE NORTH 65° 28' EAST 30.00 FEET; THENCE NORTH 74° 28' EAST 100.00 FEET; THENCE NORTH 70° 54' EAST 200.00 FEET; THENCE NORTH 49° 35' EAST 100.00 FEET; THENCE NORTH 50° 31' EAST 100.00 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 73° 07' EAST 100.00 FEET; THENCE CONTINUING NORTH 73° 07' EAST 175.00 FEET; THENCE SOUTH 0° 05' EAST 554.00 FEET; THENCE SOUTH 89° 50' WEST 167.53 FEET; THENCE NORTH 0° 05' WEST 503.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 14:

THAT PORTION OF THE NORTHEASTERLY QUARTER OF SECTION 20 AND THAT PORTION OF THE SOUTHEASTERLY QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 11° 17' 00" EAST 125.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 75° 34' 00" EAST 100.00 FEET; THENCE NORTH 438.00 FEET; THENCE WEST TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.25 FEET TO THE TRUE POINT OF BEGINNING.

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GRANTEE'S PROPERTY

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 TO 7 INCLUSIVE IN BLOCK 3 OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

EXHIBIT "B"

09/20/83

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WILLIAMSON and SCHMID
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

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Revised
06-37-83
06-09-83
06-16-83

BASIC EASEMENT AREAS

That portion of Fractional Sections 18 and 19 and Sections 17 and 20, Township 5 South, Range 7 West, San Bernardino Meridian, in Unincorporated Territory of the County of Orange, State of California according to the official plat of said land filed in the District Land Office together with a portion of Block 149 of Irvine's Subdivision as shown on the map recorded in Book 1, Page 88 of Miscellaneous Record Maps in the office of the County Recorder of said County together with a portion of Block A, Tract No. 150 as shown on the map recorded in Book 11, Page 43 of Miscellaneous Maps in the office of said County Recorder described in Parcels as follows:

Parcel B-1: A strip of land, 60.00 feet in width, the centerline of said strip being described as follows:

Beginning at the intersection of the centerline of Santiago Canyon Road with the centerline of Williams Canyon Road as shown on Record of Survey 79-1162 filed in Book 101, Pages 30 through 34 of Record of Surveys in the office of said County Recorder; thence along said centerline of Williams Canyon Road, the following courses: North $87^{\circ}39'18''$ East 292.25 feet, South $85^{\circ}38'02''$ East 466.58 feet, South $40^{\circ}06'17''$ East 301.68 feet, South $63^{\circ}57'27''$ East 140.95 feet, South $66^{\circ}37'42''$ East 147.25 feet, South $86^{\circ}41'52''$ East 581.45 feet, South $77^{\circ}18'07''$ East 200.00 feet, South $86^{\circ}48'37''$ East 95.35 feet, South $75^{\circ}15'27''$ East 144.06 feet and South $88^{\circ}13'02''$ East 414.67 feet to the Easterly line of said Fractional Section 19.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said centerline of Santiago Canyon Road and Easterly in said Easterly line.

Parcel B-2: A strip of land, 60.00 feet in width, lying 12.00 feet Northerly and 48.00 feet Southerly of the following described line:

Commencing at the Northwest corner of said Section 20; thence South $00^{\circ}11'32''$ East 160.25 feet along the West line of said Section 20 to the TRUE POINT OF BEGINNING; thence South $89^{\circ}30'00''$ East 3.07 feet to the beginning of a tangent curve, concave Southerly, having a radius of 400.00 feet; thence Easterly 27.93 feet along said curve through a central angle of $4^{\circ}00'00''$; thence South $85^{\circ}30'00''$ East 170.50 feet to the beginning of a tangent curve, concave Northerly, having a radius of 400.00 feet; thence Easterly 73.30 feet along said curve through a central angle of $10^{\circ}30'00''$; thence North $84^{\circ}00'00''$ East 94.97 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence

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Easterly 411.90 feet along said curve through a central angle of 29°30'00"; thence South 66°30'00" East 136.00 feet to the beginning of a tangent curve concave Northerly, having a radius of 220.00 feet; thence Easterly 119.03 feet along said curve through a central angle of 31°00'00"; thence North 82°30'00" East 36.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 800.00 feet; thence Easterly 60.33 feet along said curve through a central angle of 4°19'14"; thence North 86°49'14" East 337.71 feet to the beginning of a tangent curve, concave Northerly, having a radius of 1600.00 feet; thence Easterly 134.62 feet along said curve through a central angle of 4°49'14"; thence North 82°00'00" East 53.00 feet to the beginning of a tangent curve, concave Southerly, having a radius of 1600.00 feet; thence Easterly 307.18 feet along said curve through a central angle of 11°00'00"; thence South 87°00'00" East 36.97 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 520.00 feet; thence Northeasterly 226.89 feet along said curve through a central angle of 25°00'00"; thence North 68°00'00" East 59.83 feet to a line parallel with and Northwesterly 48.00 feet from that certain course shown as "North 47°47'02" East 263.02 feet" on said Record of Survey 79-1162 for a portion of the Southeasterly line of Parcel 1 as described in the deed to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1739 of Official Records in the office of said County Recorder; thence along said parallel line, the following courses: North 47°47'02" East 87.25 feet and North 68°31'32" East 190.13 feet; thence South 74°04'10" East 204.08 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 177.78 feet along said curve through a central angle of 50°55'50"; thence North 55°00'00" East 40.50 feet to the beginning of a tangent curve, concave Southerly, having a radius of 365.00 feet; thence Easterly 245.26 feet along said curve through a central angle of 38°30'00"; thence South 86°30'00" East 44.00 feet to the beginning of a tangent curve, concave Northerly, having a radius of 200.00 feet; thence Easterly 132.65 feet along said curve through a central angle of 38°00'00"; thence North 55°30'00" East 77.99 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 200.00 feet; thence Northeasterly 116.94 feet along said curve through a central angle of 33°30'00"; thence North 89°00'00" East 6.02 feet to the West line of Concord Street, 50.00 feet in width, as shown on the Map of Modjeska Mineral Springs recorded in Book 6, Pages 1 and 2 of Miscellaneous Maps in the office of said County Recorder.

The sidelines of said strip to be prolonged or shortened to terminate Westerly in said West line of Section 20 and Easterly in said West line of Concord Avenue.

EXCEPTING therefrom that portion lying within the land described in the deed to John M. Ephland and Eatharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder.

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ALSO EXCEPTING therefrom that portion lying within the land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder.

Parcel B-3: Commencing at said Northwest corner of Section 20; thence South $00^{\circ}11'32''$ East 148.25 feet along said Westerly line to the TRUE POINT OF BEGINNING, said point being on the Northerly line of Parcel B-2, described above; thence along said last mentioned Northerly line, the following courses: South $89^{\circ}30'00''$ East 3.21 feet to the beginning of a tangent curve, concave Southerly, having a radius of 412.00 feet, Easterly 28.76 feet along said curve through a central angle of $4^{\circ}00'00''$ and South $85^{\circ}30'00''$ East 170.50 feet; thence North $78^{\circ}04'33''$ West 206.47 feet to said Westerly line; thence South $00^{\circ}11'32''$ East 28.00 feet along said Westerly line to the true point of beginning.

Parcel B-4: Commencing at the Northwesterly terminus of that certain course shown as "South $74^{\circ}04'10''$ East 204.08 feet" for a portion of the centerline described in Parcel B-2 above; thence South $74^{\circ}04'10''$ East 204.08 feet along said centerline; thence South $15^{\circ}55'50''$ West 48.00 feet to the TRUE POINT OF BEGINNING, said point being on the Southerly line of said Parcel B-2, said point being also the beginning of a non-tangent curve concave Northeasterly having a radius of 248.00 feet, a radial line to said point bears South $15^{\circ}35'50''$ West; thence Southeasterly 61.84 feet along said curve through a central angle of $14^{\circ}17'13''$; thence North $88^{\circ}21'23''$ West 97.96 feet to the Southeasterly terminus of that certain course shown as "North $72^{\circ}28'28''$ West 169.58 feet;" on said Record of Survey 79-1162; thence North $72^{\circ}28'28''$ West 169.58 feet along said course to said Southerly line; thence along said Southerly line, the following courses: North $68^{\circ}31'32''$ East 19.40 feet and South $74^{\circ}04'10''$ East 187.83 feet to the true point of beginning.

Parcel B-5: Beginning at the intersection of the Southerly line of Parcel B-2 described above with the Easterly line of said land described in the deed to John M. Ephland and Katharin Ephland recorded June 30, 1972 in Book 10202, Page 523 of Official Records in the office of said County Recorder; thence along said Southerly line, the following courses: North $55^{\circ}30'00''$ East 29.35 feet to the beginning of a tangent curve concave Southeasterly having a radius of 152.00 feet, Northeasterly 88.87 feet along said curve through a central angle of $33^{\circ}30'00''$ and North $89^{\circ}00'00''$ East 15.09 feet to said West line of Concord Street; thence South $11^{\circ}42'30''$ East 49.32 feet along said West line to a line parallel with and Southerly 60.00 feet from the Southerly line of said land described as "Easement Parcel D" of the Short Form Lease to Williams Canyon Mining Company recorded December 29, 1978 in Book 12981, Page 1722 of Official Records in the office of said County Recorder; thence South $88^{\circ}54'37''$ West 132.75 feet along said last mentioned parallel line to said last mentioned Easterly line; thence North $00^{\circ}00'36''$ West 7.22 feet along said last mentioned Easterly line to the point of beginning, subject to covenants, conditions, reservations, restrictions, right-of-way, and easements, if any, of record.

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THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM FROM SAID NORTH HALF OF THE NORTHWEST QUARTER, THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT 60 FEET IN WIDTH, SHOWN AS ROAD EASEMENT "D" ON A RECORD OF SURVEY, RECORDED IN BOOK 69, PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING BEARINGS AND DISTANCES: NORTH 72° 30' 00" WEST, 169.86 FEET; SOUTH 68° 30' 00" WEST, 145.70 FEET; SOUTH 47° 45' 30" WEST, 263.02 FEET; SOUTH 32° 08' 00" WEST, 268.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 7° 55' 46" WEST, 89.53 FEET; THENCE SOUTH 85° 32' 47" WEST, 219.42 FEET; THENCE SOUTH 15° 45' 29" WEST, 87.92 FEET; THENCE SOUTH 27° 30' 35" EAST, 341.48 FEET; THENCE NORTH 16° 36' 55" EAST, 99.21 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 57' 24" AN ARC LENGTH OF 226.06 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 34' 19" EAST, 230.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 00' 00", AN ARC LENGTH OF 220.09 FEET TO A POINT IN A NON-TANGENT LINE (A RADIAL BEARING TO SAID POINT BEARS SOUTH 84° 25' 41" EAST); THENCE ALONG SAID NON-TANGENT LINE, NORTH 88° 34' 19" EAST, 287.06 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EASTERLY LINE NORTH 0° 07' 40" WEST, 660.71 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERALS RIGHTS, NATURAL GAS; NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE

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OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY B. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 2:

A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORDS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTION 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTER LINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST, 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 381.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 89° 14' 00" EAST, 95.33 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

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A STRIP OF LAND 60.00 FEET IN WIDTH, IN BLOCK 149 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND ACROSS FRACTIONAL SECTIONS 18 AND 19, IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE CENTERLINE OF THE SANTIAGO CANYON ROAD, AS CONVEYED TO THE COUNTY OF ORANGE, IN DEED RECORDED APRIL 14, 1932 IN BOOK 546, PAGE 373, OFFICIAL RECORDS, SAID POINT BEING LOCATED 289.88 FEET NORTH 18° 06' 55" WEST, FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS SOUTH 18° 06' 55" EAST, 927.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTH 88° 13' 55" EAST, 292.25 FEET; THENCE SOUTH 85° 03' 25" EAST, 466.58 FEET; THENCE SOUTH 39° 31' 40" EAST, 301.68 FEET; THENCE SOUTH 63° 22' 50" EAST, 140.95 FEET; THENCE SOUTH 66° 03' 05" EAST 147.25 FEET; THENCE SOUTH 86° 07' 15" EAST, 581.45 FEET; THENCE SOUTH 76° 43' 30" EAST, 200.00 FEET; THENCE SOUTH 88° 14' 00" EAST, 95.35 FEET; THENCE SOUTH 74° 40' 50" EAST, 144.06 FEET; THENCE SOUTH 87° 38' 25" EAST, 407.06 FEET, TO THE EAST LINE OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY LINE OF SAID BLOCK 149.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHT, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 4:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, BOTH IN TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND

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OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 219.62 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 50' 00" EAST 156.00 FEET; THENCE NORTH 74° 00' 00" EAST, 100.00 FEET; THENCE NORTH 85° 29' 00" EAST, 30.00 FEET; THENCE NORTH 74° 58' 00" EAST, 100.00 FEET; THENCE NORTH 70° 54' 00" EAST, 200.00 FEET; THENCE NORTH 49° 35' 00" EAST, 100.00 FEET; THENCE NORTH 50° 31' 00" EAST, 100.00 FEET; THENCE NORTH 73° 07' 00" EAST, 100.00 FEET TO A 2 X 2 REDWOOD STAKE; THENCE CONTINUING NORTH 73° 07' 00" EAST, 75.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 2 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 89° 05' 00" WEST, 236.50 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN THE DEED TO NORVA T. BOURSIN, RECORDED MAY 22, 1956 IN BOOK 3520, PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 60° 24' 00" WEST, 95.00 FEET; THENCE NORTH 82° 01' 00" WEST, 70.00 FEET; THENCE NORTH 71° 14' 00" WEST, 100.00 FEET; THENCE NORTH 89° 25' 00" WEST, 100.00 FEET; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET; THENCE SOUTH 44° 02' 00" WEST, 48.95 FEET; THENCE SOUTH 28° 03' 00" WEST, 100.00 FEET; THENCE SOUTH 61° 57' 00" WEST, 100.00 FEET; THENCE SOUTH 75° 34' 00" WEST, 100.00 FEET; THENCE SOUTH 89° 55' 00" WEST, 24.28 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00° 05' 00" EAST, 97.00 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF SAID LAND IS SHOWN ON A MAP FILED IN BOOK 24, PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 5:

LOTS 1 TO 7 INCLUSIVE, IN BLOCK 3 OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

FARCEL 6:

THAT PORTION OF BLOCK "A" OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11 PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF ARCADIA STREET WITH THE NORTHEASTERLY LINE OF HOPE STREET, AS SHOWN ON SAID MAP AND ALSO SHOWN ON A MAP OF THE MODJESKA MINERAL SPRINGS, RECORDED IN BOOK 6 PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA; THENCE ALONG SAID NORTHERLY LINE OF ARCADIA STREET, NORTH 89° 54' 00" EAST, 404.94 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID BLOCK "A"; THENCE ALONG THE BOUNDARY OF SAID BLOCK "A", THE FOLLOWING BEARINGS AND DISTANCES: NORTH 155.00 FEET; THENCE NORTH 89° 50' 00" EAST, 182.06 FEET; THENCE NORTH 00° 10' 00" WEST, 330.37 FEET; THENCE NORTH 80° 27' 30" WEST, 657.25 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK "A"; THENCE CONTINUING NORTH 80° 27' 30" WEST, 140.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 1 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1, SOUTH 09° 32' 30" WEST, 309.65 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING ON SAID NORTHEASTERLY LINE OF THE HOPE STREET; THENCE SOUTH 38° 42' 30" EAST, ALONG SAID NORTHEASTERLY LINE OF HOPE STREET, 402.22 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL

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NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 7:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS, AS PER MAP RECORDED IN BOOK 6 PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OF TRACT NO. 150, AS PER MAP RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 20' 57" WEST, 2651.59 FEET ALONG THE EASTERLY LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTH HALF TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT SOUTHERLY 1270.00 FEET ALONG SAID WEST LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 1, IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED JANUARY 21, 1964, IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE ALONG THE BOUNDRY OF SAID LAND NORTH 89° 50' 00" EAST, 281.06 FEET AND NORTH 00° 05' 00" WEST, 346.84 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO RONALD JOHN BROWN AND WIFE, RECORDED MAY 21, 1973, IN BOOK 10705, PAGE 573, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 55.00 FEET AND NORTH 00° 06' 30" WEST, 273.00 FEET TO THE NORTHEASTERLY CORNER THEREOF, BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2, AS DESCRIBED IN THE DEED TO JOHN J. DURKIN, RECORDED DECEMBER 12, 1952, IN BOOK 2423, PAGE 326, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LAND, NORTH 89° 50' 00" EAST, 137.09 FEET AND NORTH 00° 05' 00" WEST, 14.00 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES O. ROSE AND WIFE, RECORDED JUNE 30, 1972, IN BOOK 10202, PAGE 523, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 247.85 FEET AND NORTH 00° 05' 00" WEST, 182.13 FEET TO THE SOUTHWESTERLY

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CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED JANUARY 6, 1957, IN BOOK 3763, PAGE 358, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, NORTH 89° 50' 00" EAST, 167.53 FEET AND ENTERING INTO SAID SECTION 17 NORTH 00° 05' 00" WEST, 554.00 FEET TO THE SOUTHWESTERLY LINE OF CONCORD STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, LEAVING SAID SECTION 17 AND ENTERING INTO SAID SECTION 20, TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINES OF LOTS 4, 5, 6 AND 7 IN BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS; THENCE ALONG SAID PROLONGATION AND SAID SOUTHEASTERLY LINE, NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 3; THENCE ALONG THE BOUNDARY OF SAID LOT, SOUTH 11° 42' 30" EAST, 40.00 FEET AND NORTH 78° 17' 30" EAST, 140.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING A POINT ON THE WESTERLY LINE OF LOVE STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST, 60.00 FEET ALONG SAID WESTERLY LINE OF LOVE STREET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 IN BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST, 120.27 FEET ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE TO THE MOST WESTERLY CORNER OF LOT 9 IN SAID BLOCK 5; THENCE SOUTH 38° 42' 30" EAST, 123.35 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND ITS SOUTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF PROSPER STREET, AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST, 210.00 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOPE STREET, AS SHOWN ON SAID MAP; THENCE SOUTH 38° 42' 30" EAST, 89.21 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET, AS SHOWN ON SAID MAP; THENCE NORTH 89° 50' 00" EAST, 316.27 FEET ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 IN BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST, 165.00 FEET ALONG SAID PROLONGATION AND SAID WESTERLY LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST, 254.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 TO 11 INCLUSIVE IN SAID BLOCK 9 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11 AND ITS NORTHERLY PROLONGATION, BEING ALSO THE WESTERLY LINE OF BLOCK "C" OF SAID TRACT NO. 150, NORTH 00° 10' 00" WEST, 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST, 153.11 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST, 262.06 FEET ALONG SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF MODJESKA MINERAL SPRINGS AS PER MAP THEREOF RECORDED IN BOOK 6, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, OF TRACT NO. 150 AS PER MAP THEREOF RECORDED IN BOOK 11, PAGE 43 OF SAID MISCELLANEOUS

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- MAPS, AND OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 00° 20' 57" WEST ALONG THE EASTERLY LINE THEREOF; 2022.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89° 47' 24" WEST ALONG THE SOUTHERLY LINE OF SAID NORTH ONE-HALF, 1322.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05° 12' 46" WEST 1890.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 1 OF BLOCK 3 OF SAID MODJESKA MINERAL SPRINGS THAT BEARS SOUTH 78° 17' 30" WEST 97.37 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 78° 17' 30" EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 97.37 FEET TO THE SOUTHEAST CORNER THEREOF, LAST SAID POINT ALSO BEING IN THE WESTERLY LINE OF LOVE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 11° 42' 30" EAST ALONG SAID WESTERLY LINE OF LOVE STREET, 60.00 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 10 OF BLOCK 5 OF SAID MODJESKA MINERAL SPRINGS; THENCE NORTH 78° 17' 30" EAST ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 120.27 FEET TO THE MOST WESTERLY CORNER OF LOT 9 OF SAID BLOCK 5 OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 AND THE SOUTHEASTERLY PROLONGATION THEREOF, 122.35 FEET TO AN INTERSECTION WITH THE CENTERLINE OF PROSPER STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 51° 17' 30" EAST ALONG SAID CENTERLINE, 210.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF HOPE STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE SOUTH 38° 42' 30" EAST ALONG SAID CENTERLINE OF HOPE STREET, 89.21 FEET TO AN INTERSECTION WITH THE CENTERLINE OF ARCADIA STREET AS SHOWN ON SAID MAP OF MODJESKA MINERAL SPRINGS; THENCE NORTH 89° 50' 00" EAST ALONG SAID CENTERLINE OF ARCADIA STREET, 316.27 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 OF BLOCK 9 OF SAID MODJESKA MINERAL SPRINGS; THENCE SOUTH 00° 10' 00" EAST ALONG SAID NORTHERLY PROLONGATION AND SAID WESTERLY LINE OF LOT 6, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 50' 00" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY LINES OF LOTS 7 THROUGH 11, INCLUSIVE, 254.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 00° 10' 00" WEST ALONG THE EASTERLY LINE OF SAID LOT 11 AND THE NORTHERLY PROLONGATION THEREOF, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF BLOCK "C" OF TRACT NO. 150, A DISTANCE OF 190.00 FEET TO THE NORTHERLY LINE OF SAID ARCADIA STREET; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, 153.11 FEET; THENCE NORTH 155.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 20; THENCE NORTH 89° 50' 00" EAST ALONG SAID NORTHERLY LINE, 262.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE NE EAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURMIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 473.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET US, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34, OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 3 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDIRT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956 IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST, 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST 1033.06 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 23, 1882.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY NEWCOSTA INVESTMENT CORPORATION BY DEED RECORDED APRIL 13, 1961, IN BOOK 5989, PAGE 434, OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY

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BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OF WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978 IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 8:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1996, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00° 05' 00" EAST, 650.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953 IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST 475.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, ITS EASTERLY PROLONGATION AND ALONG THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 05' 00" WEST, 14.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO NEVALL ROBERT MC COY, ET UX, RECORDED OCTOBER 20, 1952 IN BOOK 2399, PAGE 34 OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" EAST, 247.85 FEET TO THE SOUTHEAST CORNER OF SAID MC COY LAND; THENCE NORTH 00° 05' 00" WEST 164.63 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 IN ORDER AUTHORIZING CONVEYANCE OF REAL PROPERTY IN PURSUANCE OF CONTRACT TO PAUL F. GOEDERT, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, CAST NO. 343560, A COPY OF WHICH WAS RECORDED NOVEMBER 9, 1956, IN BOOK 3706, PAGE 504, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 50' 00" EAST 367.53 FEET ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AND ITS EASTERLY PROLONGATION; THENCE SOUTH 11° 22' 15" EAST 643.75 FEET; THENCE SOUTH 00° 05' 00" EAST, 580.57 FEET; THENCE SOUTH 80° 50' 00" WEST 1214.53 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST, 1033.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LAND; THENCE NORTH 89° 50' 00" EAST, 291.06 FEET ALONG THE NORTHERLY LINE OF SAID LAND; THENCE SOUTH 00° 05' 00" EAST 619.94 FEET; THENCE SOUTH 89° 50' 00" WEST 281.06 FEET TO THE WEST LINE

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OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 05' 00" WEST,
619.94 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1996, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO RONALD JOHN BROWN AND MARYANN BROWN RECORDED JANUARY 31, 1964 IN BOOK 6905, PAGE 818, OFFICIAL RECORDS; THENCE SOUTH 00° 05' 00" EAST, 273.10 FEET ALONG THE EAST LINE OF SAID PARCEL 1; THENCE NORTH 89° 50' 00" EAST 55.00 FEET; THENCE NORTH 00° 05' 00" WEST 273.10 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID PARCEL 1 TO THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS; THENCE NORTH 89° 50' 00" WEST, 55.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 AND ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO JOHN J. DURKIN, ET UX, RECORDED FEBRUARY 6, 1953, IN BOOK 2448, PAGE 9, OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 9:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 27, 1996, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE

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NORTH 436.00 FEET TO POINT "A"; THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER TO THE WEST LINE OF THE LAND DESCRIBED IN PARCEL 1. IN A DEED TO GEORGE C. KALASH, RECORDED JULY 23, 1957, IN BOOK 3981, PAGE 556, OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN AN EXECUTOR'S DEED TO CHARLES W. PEARSON, RECORDED JULY 23, 1957, IN BOOK 3981 PAGE 565, OF SAID OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF SAID LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND OF PEARSON TO A POINT "A" ABOVE DESCRIBED; THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS WHICH CONSENT SHALL NOT BE UNREASONABLE WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981, PAGE 1739, OFFICIAL RECORDS.

PARCEL 10:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 20, SAME TOWNSHIP AND RANGE AS SHOWN ON SAID PLAT; THENCE SOUTH 11° 17' 00" EAST, 125.00 FEET; THENCE NORTH 75° 34' 00" EAST, 100.00 FEET; THENCE NORTH 61° 57' 00" EAST, 100.00 FEET; THENCE NORTH 28° 05' 00" EAST, 100.00 FEET; THENCE NORTH 54° 02' 00" EAST, 48.95 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JULY 23, 1957 IN BOOK 3981 PAGE 556, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 7° 34' 00" EAST, 200.00 FEET AND ON A NORTH BEARING TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID

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PARCEL 13:

THOSE PORTIONS OF THE SOUTHEAST QUARTER SECTION SEVENTEEN AND THE NORTHEAST QUARTER SECTION TWENTY, ALL IN THE TOWNSHIP FIVE SOUTH, RANGE SEVEN WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 27, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION TWENTY; THENCE SOUTH 0° 05' EAST 219.62 FEET; THENCE NORTH 89° 50' EAST 156.00 FEET; THENCE NORTH 74° 00' EAST 100.00 FEET; THENCE NORTH 85° 28' EAST 30.00 FEET; THENCE NORTH 74° 58' EAST 100.00 FEET; THENCE NORTH 70° 54' EAST 200.00 FEET; THENCE NORTH 49° 35' EAST 100.00 FEET; THENCE NORTH 50° 31' EAST 100.00 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 73° 07' EAST 100.00 FEET; THENCE CONTINUING NORTH 73° 07' EAST 175.00 FEET; THENCE SOUTH 0° 05' EAST 554.00 FEET; THENCE SOUTH 89° 50' WEST 167.53 FEET; THENCE NORTH 0° 05' WEST 503.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 14:

THAT PORTION OF THE NORTHEASTERLY QUARTER OF SECTION 20 AND THAT PORTION OF THE SOUTHEASTERLY QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 11° 17' 00" EAST 125.00 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 75° 34' 00" EAST 100.00 FEET; THENCE NORTH 438.00 FEET; THENCE WEST TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 0° 05' 00" EAST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 122.62 FEET; THENCE NORTH 89° 55' 00" EAST 24.28 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 19 - ZAHN CABIN - LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

LOTS 6 THROUGH 11, INCLUSIVE IN BLOCK 9 OF MODJESKA MINERAL SPRINGS IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 6 PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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NORTH LINE TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED, RECORDED MAY 22, 1956 IN BOOK 3520 PAGE 463, OFFICIAL RECORDS; THENCE SOUTH 11° 42' 30" EAST, TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE WEST 432.75 FEET ALONG THE NORTHERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO VIRGINIA L. KING, RECORDED MAY 29, 1952 IN BOOK 2336 PAGE 622, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND, WEST 151.92 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 1.02 FEET ALONG THE WESTERLY LINE OF SAID LAND TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE EXECUTOR'S DEED RECORDED JUNE 13, 1956 IN BOOK 3741 PAGE 155, OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, WEST 167.18 FEET; SOUTH 350.00 FEET AND SOUTH 7° 34' 00" WEST, 200.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 86° 12' 00" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED TEN PERCENT INTEREST IN AND TO ALL GRAVEL, SAND, DIRT, FILL, SILT, SHALE, CLAY, LIMESTONE, MINERAL WATER, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE ON, UNDER, WITHIN OR PRODUCED FROM THE ABOVE-DESCRIBED LAND; WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, REMOVAL, EXTRACTION OR PRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. NOTWITHSTANDING THE FOREGOING, GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NEITHER HAVE THE OBLIGATION NOR THE DUTY TO REMOVE, EXTRACT OR PRODUCE ANY OF THE AFOREMENTIONED SUBSTANCES THAT MAY BE ON, UNDER OR WITHIN THE ABOVE-DESCRIBED LAND, AS RESERVED BY G. WILLIAM GRADY AND SYLVIA M. GRADY, HUSBAND AND WIFE, AND PAUL J. MADDOX AND LUCILLE P. MADDOX, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 29, 1978, IN BOOK 12981 PAGE 1739, OFFICIAL RECORDS.

PARCEL 11:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN AN INSTRUMENT RECORDED APRIL 13, 1961 IN BOOK 5689, PAGE 434 OFFICIAL RECORDS.

PARCEL 12:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

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RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

DRUMMY GARRETT KING & HARRISON
3200 Park Center Drive
Twelfth Floor
P. O. Box 5080
Costa Mesa, California 92628
Attn: Marcello F. DeFrenza, Esq.

RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

-1:55 PM DEC 17 '90

Lee A. Branch RECORDER



(Space Above This Line For Recorder's Use Only)

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EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made as of the 4th day of December, 1990, between JACK C. ELVIS and EDITH B. ELVIS (collectively, the "Elvises"), ERNEST D. MODLIN and NEWTON M. LEE (collectively, "Modlin and Lee"), JAMES E. MASON ("Mason"), and HOWLAND H. BAILEY and ANNE M. BAILEY (collectively, the "Baileys"). As used in this Agreement "Owner" shall refer to the Elvises, Modlin and Lee, Mason, and the Baileys, individually and "Owners" shall collectively refer to the Elvises, Modlin and Lee, Mason, and the Baileys, and their respective successors to and assigns of any of the Parcels (as defined below), or any portion thereof.

A. Each of the Owners owns a parcel of real property (individually, a "Parcel" and collectively, the "Parcels") located in the unincorporated area of the County of Orange, State of California commonly known as Williams Canyon, as follows:

1. The Elvises own the Parcel described on attached Exhibit A ("Parcel A");
2. Modlin and Lee own the Parcel described on attached Exhibit B ("Parcel B");
3. Mason owns the Parcel described on attached Exhibit C ("Parcel C"); and
4. The Baileys own the Parcel described on attached Exhibit D ("Parcel D").

No consideration

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B. Parcels A, B and C include within each of their boundaries a portion of the dirt road and truck trail commonly known as Road Easement "A," which is more particularly described on attached Exhibit E (the "Road"). The portion of the Road included within the boundaries of Parcels A, B and C is referred to herein as the "Easement Area".

C. Each Owner desires to confirm its non-exclusive right to use the Easement Area (i) for vehicular and pedestrian ingress and egress to and from its respective Parcel and (ii) for utility purposes, and each Owner of Parcels A, B and C is willing to grant such rights to the other Owners over that portion of the Easement Area which is included within the boundaries of its Parcel.

In consideration of the mutual covenants set forth in this Agreement, the Owners agree as follows:

1. Grant of Easement. Each Owner of Parcels A, B and C hereby grants to the other Owners a non-exclusive easement (collectively, the "Easement") appurtenant to, and for the use and benefit of, the Parcel of each of the other Owners for the uses specified in Paragraph 3 below over, under and across that portion of the Easement Area included within the boundaries of its own Parcel.

2. Term. The term of the Easement shall begin on the date written above and shall continue in perpetuity.

3. Use of the Easement Area. The Easement Area may be used by the Owners and their respective tenants, invitees, licensees and employees, for vehicular and pedestrian ingress and egress to and from their respective Parcels and for utility purposes. The Owners shall not erect or permit any obstructions or do any other acts which would interfere with the exercise of the others' rights confirmed or created under this Agreement. Except as expressly provided in this Agreement, no other use of the Easement Area is permitted without the prior written consent of the other Owners, which consent shall not be unreasonably withheld. Improvements to the Easement Area shall be limited to grading, paving, installing curbs, stripping, drainage and other work which is consistent with use of the Easement Area for ingress and egress and for utility purposes.

4. Indemnity. Each of the Owners (the "Indemnitor") shall indemnify, defend (with counsel reasonably acceptable to the indemnified party) and hold the other Owners, and their respective directors, officers, agents and employees harmless from and against any and all claims, liabilities, causes-of-action, expenses, losses, and costs (including, without limitation, attorney's and other professionals' fees and court

costs), arising from or in connection with the Indemnitor's use of the Easement Area, or from any activity, work, or other things done, or permitted or suffered to be done, by the Indemnitor in or about the Easement Area.

5. Covenants Running With the Land. The Easement granted, restrictions imposed and agreements contained in this Agreement shall be easements, restrictions and covenants running with the land and shall inure to the benefit of and be binding on the present holders of fee title to the Parcels and their respective successors to and assigns of the Parcels, or any portion thereof.

6. Enforcement/Arbitration. Each of the Owners and their respective successors and assigns shall have the right to enforce the covenants, restrictions and easements imposed by this Agreement through arbitration in accordance with the rules of the American Arbitration Association, subject to this paragraph. If there is a controversy or claim arising out of or relating to this Agreement, provisional injunctive relief may, but need not, be sought in a court of law while arbitration proceedings are pending, and any provisional injunctive relief granted shall remain effective until the matter is finally resolved through arbitration. Final resolution through arbitration may include any remedy or relief in addition to damages which the arbitrator deems just and equitable, including permanent injunctive relief or specific performance relief, or both, and the arbitrator is specifically empowered to award such relief. Judgment may be entered on the arbitrator's award in any court having jurisdiction and the parties consent to the jurisdiction of the California courts for this purpose. In the event of any arbitration involving this Agreement, the parties shall have the right to discovery as provided in Section 1283.05 of the California Code of Civil Procedure, which is incorporated herein by reference.

7. Amendment. This Agreement may be cancelled, changed, modified or amended, in full or in part, only by agreement of all the Owners or their respective assigns or successors in interest. The Owners agree to execute (in recordable form) any instrument necessary or appropriate to reflect such cancellation, change, modification or amendment.

8. Attorneys' Fees. If any legal proceeding arises concerning the provisions of this Agreement, in addition to any other remedy at law or in equity, sought or obtained by the prevailing party, the losing party shall pay the reasonable attorneys' fees of the prevailing party incurred both at trial or on appeal.

9. **Notice.** Any notice (a "Notice") required under this Agreement or which any party may desire to give to the other parties must be in writing and may be given by personal delivery or by registered or certified mail, return receipt requested, to the party to whom the Notice is directed at the address of the parties set forth below or at any other address as the parties may later designate.

The Elvises: Mr. and Mrs. Jack C. Elvis
19781 Waterview Lane
Huntington Beach, California 92148

Modlin and Lee: Mr. Ernest P. Modlin
P.O. Box 1182
Manhattan Beach, California 90266

With a copy to: Mr. Newton M. Lee
920 E. Harpole Road
Argyle, Texas 76226

Mason: James E. Mason, Esq.
8111 Westminster Ave.
Westminster, California 92683-3389

The Baileys: Mr. and Mrs. Howland H. Bailey
28791 Via Los Arboles
San Juan Capistrano, California 92675

Any Notice under this Paragraph, whether served personally, or delivered by mail, shall be deemed given only on the date of actual receipt by the intended party.

10. **Exhibits.** Exhibits A through E attached to this Agreement are incorporated in this Agreement by reference as if set forth in full in this Agreement.

11. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

This Agreement is executed as of the day and year first written above.

THE ELVISES:

Jack C. Elvis

JACK C. ELVIS, an individual

Edith B. Elvis

EDITH B. ELVIS, an individual

(Signatures Continued on Next Page)



MODLIN and LEE:

Ernest D. Modlin
ERNEST D. MODLIN, an individual

NEWTON M. LEE, an individual

MASON:

JAMES E. MASON, an individual

THE BAILEYS:

HOWLAND H. BAILEY, an individual

ANNE M. BAILEY, an individual

104-(10-662R/1.1.1)120390.5 -5-





MODLIN and LEE:

ERNEST D. MODLIN, an individual

Newton M. Lee
NEWTON M. LEE, an individual

MASON:

JAMES E. MASON, an individual

THE BAILEYS:

HOWLAND H. BAILEY, an individual

ANNE M. BAILEY, an individual

104-(10-662R/1.1.1)120390.5 -5-





MODLIN and LEE:

ERNEST D. MODLIN, an individual

NEWTON M. LEE, an individual

MASON:

James E Mason
JAMES E. MASON, an individual

THE BAILEYS:

HOWLAND H. BAILEY, an individual

ANNE M. BAILEY, an individual

104-(10-662R/1.1.1)120390.5 -5-





MODLIN and LEE:

ERNEST D. MODLIN, an individual

NEWTON M. LEE, an individual

MASON:

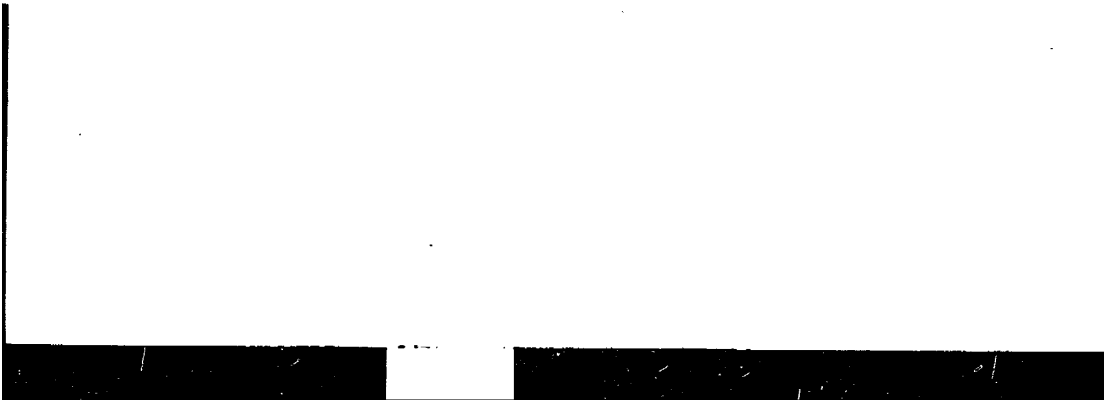
JAMES E. MASON, an individual

THE BAILEYS:

Howland H. Bailey
HOWLAND H. BAILEY, an individual

Anne M. Bailey
ANNE M. BAILEY, an individual

104-(10-662R/1.1.1)120390.5 -5-





LEGAL DESCRIPTION OF PARCEL A

The East one-half of the North one-half of the South one-half of the Southeast quarter of Section 17, Township 5 South, Range 7 West, S.B.S. & M. A portion of said land has been subdivided and is a part of Tract No. 150 as shown on a Map recorded in Book 11, Page 43 of Miscellaneous Maps, records of Orange County, California.

EXHIBIT A



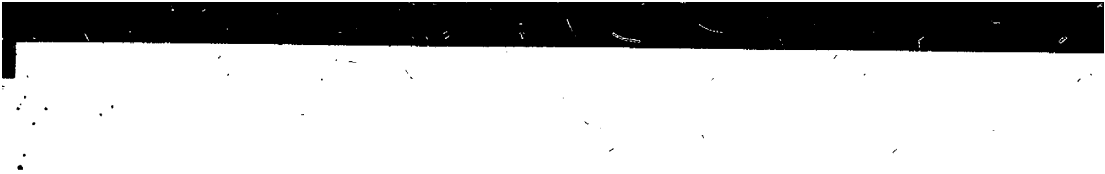


LEGAL DESCRIPTION OF PARCEL B

The South one-half of the North one-half of the Southeast quarter of Section 17, Township 5 South, Range 7 West, S.B.B. & M. A portion of said land has been subdivided and is a part of Tract No. 150 as shown on a Map recorded in Book 11, Page 43 of Miscellaneous Maps, records of Orange County, California.

EXHIBIT B





LEGAL DESCRIPTION OF PARCEL C

**The North half of the Northeast quarter of the
Southeast quarter of Section 17, Township 5
South, Range 7 West, S.B.B. & M.**

**Excepting therefrom, the East half of the East
half.**

EXHIBIT C





LEGAL DESCRIPTION OF PARCEL D

**The North half of the Northwest quarter of the
Southeast quarter of Section 17, Township 5
South, Range 7 West, S.B.B. & M.**

EXHIBIT D





LEGAL DESCRIPTION OF THE ROAD

That portion of the Southeast quarter of the Southeast quarter of Section 17, Township 5 South, Range 7 West, S.B.B. & M., included within a strip of land 60 feet in width, the center line of said strip being described as follows:

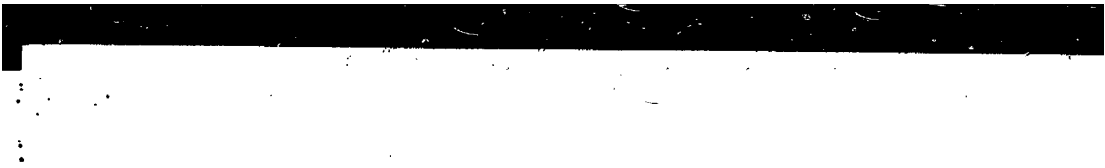
Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 17; thence North 0 degrees 17 minutes 41 seconds East 168.47 feet; thence North 78 degrees 18 minutes 41 seconds East 76.79 feet; thence North 19 degrees 02 minutes 11 seconds East 83.12 feet; thence North 7 degrees 57 minutes 11 seconds East 138.00 feet; thence North 3 degrees 09 minutes 09 seconds West 189.28 feet; thence North 9 degrees 17 minutes 46 seconds East 170.98 feet; thence North 5 degrees 45 minutes 14 seconds West 112.78 feet; thence North 28 degrees 12 minutes 09 seconds East 80.98 feet; thence North 3 degrees 05 minutes 09 seconds East 337.62 feet; thence North 6 degrees 49 minutes 51 seconds West 143.91 feet; thence North 29 degrees 33 minutes 24 seconds East 103.70 feet; thence North 10 degrees 13 minutes 16 seconds West 213.75 feet; thence North 24 degrees 59 minutes 14 seconds East 228.54 feet; thence North 56 degrees 47 minutes 43 seconds West 261.83 feet; thence North 64 degrees 32 minutes 27 seconds East 70.80 feet; thence South 79 degrees 25 minutes 33 seconds East 62.71 feet; thence North 28 degrees 40 minutes 57 seconds East 170.35 feet; thence North 12 degrees 38

EXHIBIT E
Page 1 of 2

minutes 03 seconds West 234.00 feet; thence South 56 degrees 50 minutes 33 seconds East 182.83 feet; thence South 23 degrees 21 minutes 33 seconds East 129.80 feet; thence North 58 degrees 52 minutes 57 seconds East 232.31 feet; thence South 61 degrees 03 minutes 33 seconds East 142.64 feet; thence North 40 degrees 28 minutes 22 seconds East 120.73 feet; thence North 12 degrees 53 minutes 42 seconds East 94.32 feet; thence North 50 degrees 09 minutes 32 seconds East 93.34 feet; thence South 37 degrees 08 minutes 38 seconds East 114.64 feet; thence North 64 degrees 27 minutes 58 seconds East 311.70 feet; thence North 53 degrees 28 minutes 22 seconds East 68.02 feet to a point in the North line of said Southeast one-quarter of Section 17, said point being located 29.99 feet North 89 degrees 53 minutes 37 seconds West from the Northeast corner of the said Southeast one-quarter.

The centerline of the Road is shown as ROAD EASEMENT "A" on a map filed in Book 69, Page 30 of Records of Survey, in the Office of the County Recorder of Orange County, California.

EXHIBIT E
Page 2 of 2



CONSENT OF SPOUSE
(MODLIN)

I certify that:

1. I am the spouse of ERNEST D. MODLIN, who signed the foregoing Easement Agreement as one of the Owners of Parcel B (as defined in the Easement Agreement).

2. I have read the provisions of the Easement Agreement relating to Parcel B and, to the extent I may have any interest in Parcel B, I agree to be bound by and accept those provisions of the Easement Agreement affecting Parcel B.

DATED: December 6, 1990.

Shirley J. Modlin

SHIRLEY J. MODLIN

104-(10-662R/1.1.1)120390.5





CONSENT OF SPOUSE
(MASON)

I certify that:

1. I am the spouse of JAMES E. MASON, who signed the foregoing Easement Agreement as one of the Owners of Parcel C (as defined in the Easement Agreement).

2. I have read the provisions of the Easement Agreement relating to Parcel C and, to the extent I may have any interest in Parcel C, I agree to be bound by and accept those provisions of the Easement Agreement affecting Parcel C.

DATED: December 6, 1990.


LINDA L. MASON

104-(10-662R/1.1.1)120390.5

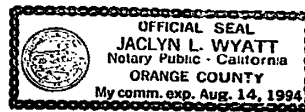


STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On December 5, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared JACK C. ELVIS, an individual, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature Jaclyn L. Wyatt
[SEAL]

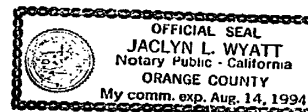


STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On December 5, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared EDITH B. ELVIS, an individual, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Signature Jaclyn L. Wyatt
[SEAL]



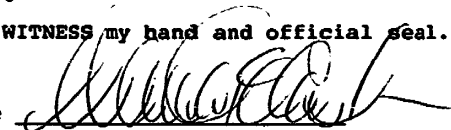
104-(10-662R/1.1.1)120390.5

STATE OF CALIFORNIA)
COUNTY OF California ss.

On December 6, 1990, before me, the undersigned,
a Notary Public in and for said State, personally appeared
ERNEST D. MODLIN, an individual, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature



[SEAL]

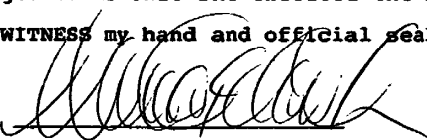


STATE OF CALIFORNIA)
COUNTY OF California ss.

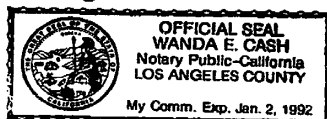
On December 6, 1990, before me, the undersigned,
a Notary Public in and for said State, personally appeared
SHIRLEY J. MODLIN, an individual, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within instrument and
acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Signature



[SEAL]



104-(10-662R/1.1.1)120390.5

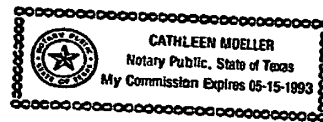
STATE OF TEXAS)
) ss.
COUNTY OF DENTON)

On Newton M Lee, before me, the undersigned,
a Notary Public in and for said State, personally appeared
NEWTON M. LEE, an individual, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and
acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature Cathleen Moeller

[SEAL]



STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, before me, the undersigned,
a Notary Public in and for said State, personally appeared
JAMES E. MASON, an individual, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and
acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature _____

[SEAL]

104-(10-662R/1.1.1)120390.5

STATE OF TEXAS)
) ss.
COUNTY OF DENTON)

On _____, before me, the undersigned,
a Notary Public in and for said State, personally appeared
NEWTON M. LEE, an individual, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and
acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature _____

[SEAL]

STATE OF CALIFORNIA)
) ss.
COUNTY OF Orange)

On December 6, 1990, before me, the undersigned,
a Notary Public in and for said State, personally appeared
JAMES E. MASON, an individual, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and
acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature Barbara L. Rice

[SEAL]



104-(10-662R/1.1.1)120390.5



STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On December 6, 1990, before me, the undersigned,
a Notary Public in and for said State, personally appeared
LINDA L. MASON, an individual, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and
acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Signature Barbara L. Kue

[SEAL]



STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On _____, before me, the undersigned,
a Notary Public in and for said State, personally appeared
HOWLAND H. BAILEY, an individual, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature _____

[SEAL]

104-(10-662R/1.1.1)120390.5



STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, before me, the undersigned,
a Notary Public in and for said State, personally appeared
LINDA L. MASON, an individual, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and
acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Signature _____

[SEAL]

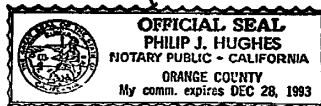
STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On 6 December 1990, before me, the undersigned,
a Notary Public in and for said State, personally appeared
HOWLAND H. BAILEY, an individual, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature Philip J. Hughes

[SEAL]



104-(10-662R/1.1.1)120390.5

30

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder

RECORDING REQUESTED BY:
Santiago County Water District.



No Fee

19960223129 11:55am 05/03/96

WHEN RECORDED MAIL TO:)
Charles L. Cron)
c/o Santiago County Water Dist)
7431 Santiago Canyon Rd.)
P.O. Box 575)
Silverado, CA 92676)

005 18000491 18 30
E01 4 7.00 9.00 0.00 0.00 0.00 0.00

) Above For Recorder's Use Only This document recorded for the benefit of the SANTIAGO COUNTY WATER DISTRICT and the recording fee exempt under Section 6103 of the Government Code. NO CONSIDERATION.

GRANT OF EASEMENT
TO
SANTIAGO COUNTY WATER DISTRICT

IT
4P
2N
NF

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Francis Benner and Debra Benner, husband and wife, (herein "Grantor"), hereby grants and conveys to the SANTIAGO COUNTY WATER DISTRICT, a public corporation (herein "Grantee"), a perpetual non-exclusive easement and right-of-way for a pipeline or pipelines, together with incidental appurtenances, and connections under the surface, through and across the respective portions of the real property hereinafter described in Exhibit "A" attached hereto and by this reference made a part hereof, in which said Grantor has an interest of record.

Said easement shall lie in, over, under, upon, along, through and across such certain real property situated in the County of Orange, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof; together with the right to enter upon and to pass and repass over and along said strip of land for the construction, reconstruction, enlargement,

improvement, repair, operation and maintenance of the pipeline or pipelines in said easement and for ingress and egress.

IN WITNESS WHEREOF, this instrument has been executed this 12 day of 4, 1996.



Francis A. Benner



Debra J. Benner

EXHIBIT A
D E S C R I P T I O N
SANTIAGO COUNTY WATER DISTRICT PIPELINE EASEMENT

A NON-EXCLUSIVE EASEMENT, OVER A STRIP OF LAND 60.00 FEET WIDE, OVER THAT PORTION OF REAL PROPERTY DESCRIBED AS FOLLOWS: THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. & M; A PORTION OF SAID LAND HAS BEEN SUBDIVIDED AND IS PART OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11, PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF A 60 FOOT EASEMENT SHOWN AS ROAD EASEMENT "A" ON THE MAP RECORDED IN BOOK 69 PAGE 30 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ORANGE, THAT CERTAIN COURSE SHOWN IN SAID CENTERLINE AS HAVING A BEARING AND DISTANCE OF NORTH 9 DEGREES 17 MINUTES 46 SECONDS EAST 101.11 FEET; THENCE NORTH 5 DEGREES 45 MINUTES 14 SECONDS WEST 112.78 FEET; THENCE NORTH 28 DEGREES 12 MINUTES 9 SECONDS EAST 80.98 FEET; THENCE NORTH 3 DEGREES 5 MINUTES 9 SECONDS EAST 337.62 FEET; THENCE NORTH 6 DEGREES 49 MINUTES 51 SECONDS WEST 36.71 FEET.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

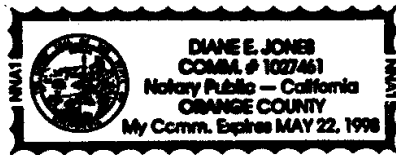
State of CALIFORNIA

County of ORANGE

On APRIL 12, 1996 before me, DIANE E. JONES, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared FRANCIS A. BENNER AND DEBRA J. BENNER
Name(s) of Signer(s)

personally known to me - **OR** - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT & EASEMENT TO SANTIAGO COUNTY WATER DISTRICT

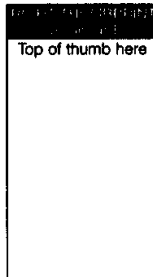
Document Date: 4-12-96 Number of Pages: 3

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

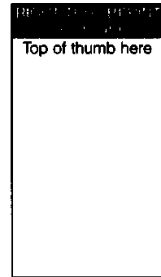
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Recorded in the County of Orange, California
 Gary L. Granville, Clerk/Recorder
 16.00
 19970062535 1:03pm 02/10/97
 005 22019940 22 21
 E01 4 7.00 9.00 0.00 0.00 0.00 0.00

RECORDED AT REQUEST OF:	CF0057-1(11-79)
WHEN RECORDED RETURN TO: Pacific Bell Right of Way Office 3939 E. Coronado St., 1st Floor Anaheim, California 92807	<p align="center"><u>NO CONSIDERATION</u></p> <p>NO DOCUMENTARY TRANSFER TAX DUE.</p> <p>BY <u><i>Jean Mac James</i></u> PACIFIC BELL AGENT</p>

Handwritten: 42
31
CF

Orange

Sec 17, T5S, R7W
 CB(34)7489R
 Page 1 of 1
 E018711

GRANT OF EASEMENT

The undersigned Grantor(s) hereby grant(s) to Pacific Bell, Grantee, its successors and assigns an easement to construct and maintain (place, operate, inspect, repair, replace and remove) such underground communication facilities as Grantee may from time to time require (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, manholes, handholes and aboveground markers, pedestals, terminal equipment cabinets, other associated electrical conductors and necessary fixtures and appurtenances in, under and upon that certain real property in the Unincorporated territory, County of Orange, State of California, described as:

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 5 South, Range 7 West, S. B. M.

The above-described easement shall be located on that portion of said Section 17 described as "A NON-EXCLUSIVE APPURTENANT EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITY PURPOSES ---" in Parcel 5 of Deed recorded as Document No. 93-0484778 on July 21, 1993, in the Office of the County Recorder of Orange County.

 SEE PAGE 2

PACIFIC BELL
Page 2 of 4
CB(34)7489R

This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

Grantor covenants for himself, his successors and assigns not to place or maintain any building or structure on said easement.

Grantee shall be responsible for damage caused intentionally or by any negligent act or omission of Grantee, its agents or employees while exercising the rights granted herein.

Executed this 16 day of 11 1997

FRANCIS A. BENNER and DEBRA J. BENNER, Trustees of the Francis and Debra Benner Family Trust dated June 22, 1993

BY: Francis A. Benner, Trustee
FRANCIS A. BENNER, TRUSTEE

BY: Debra J. Benner, Trustee
DEBRA J. BENNER, TRUSTEE

SEE PAGE 3

PACIFIC BELL
Page 3 of 4
CB(34)7489R
E019711

ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of ORANGE

On JANUARY 15, 1997 before me, DIANE E. JONES NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER-E.G., "JANE DOE, NOTARY PUBLIC"

Personally appeared DEBRA J. BENNER
NAME(S) OF SIGNER(S)

Personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Diane E. Jones
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document GRANT OF EASEMENT
Number of Pages 2 Date of Document _____
Signer(s) Other Than Named Above FRANCIS A. BENNER

PAGE 4 of 4

PACIFIC BELL

CB(34) 7489 R

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

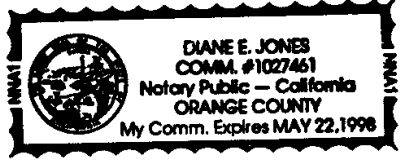
State of CALIFORNIA

County of ORANGE

On JANUARY 16, 1997 before me, DIANE E. JONES, Notary Public

personally appeared FRANCIS A. BRENNER

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Diane E. Jones
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT OF EASEMENT

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

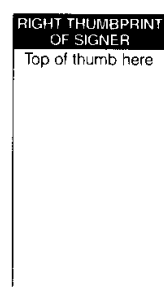
- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

9

Recording requested by and when recorded return to:

Santiago County Water District
7431 Santiago Canyon Road
P.O. Box 575
Silverado, California 92676-0575
Attn: General Manager

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

NO FEE

2003000447567 01:08pm 04/22/03

115 59 A12 10
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

(Space above this line for Recorder's use)

Documentary Transfer Tax \$ none
Exempt per Rev. & Tax Code § 11922
Exempt from Recording Fees, Gov't. Code § 6103

IT
100
NF

**LICENSE AGREEMENT
FOR USE OF STEEL TANK RESERVOIR**

THIS LICENSE IS ENTERED INTO, this 19th day of April, 2002, by and between FRANCIS A. BENNER and DEBRA J. BENNER, Trustees of the Francis and Debra Benner Family Trust, ("Licensors") and the SANTIAGO COUNTY WATER DISTRICT, a county water district formed and existing under Division 12 of the Water Code of the State of California, ("Licensee").

RECITALS

WHEREAS, Licensee is a public agency which operates and maintains a water system for the transmission, storage, treatment and distribution of water for domestic use within its service area which is located in an unincorporated area of the County of Orange, State of California; and,

WHEREAS, Licensors own certain real property in Williams Canyon, within the area served by Licensee, located at 28751 Williams Canyon Road, which real property is more particularly described on Exhibit "A" hereto which description is incorporated herein by this reference, (the "Property"). The Williams Canyon Water Users Association caused to be erected on the Property and dedicated to Licensee, a bolted steel tank water reservoir at an elevation of 1503 feet, and an inlet/outlet pipeline to connect the reservoir to the Licensee's water system which serves Williams Canyon; and,

WHEREAS, there is currently no written agreement between Licensors and Licensee for the use of the Property by Licensee, and the parties desire to set forth in this License Agreement the terms and conditions of said use.

NOW THEREFORE, in consideration of the promises and covenants of the parties hereto, the parties agree as follows:

1. **LICENSE:** Licensors hereby grant Licensee a perpetual non-exclusive license in the Property, for the purpose of maintaining, using, operating, inspecting, repairing, improving, and altering, Licensee's 85,000± gallon bolted steel tank reservoir ("Reservoir"), and 8-inch inlet outlet pipeline which connects said reservoir to the water main in Williams Canyon Road ("Pipeline"). Said license shall include the right to enter upon the Property, pass and repass over the Property, transport, operate, deposit and use, vehicles, tools, equipment, materials, and implements, on the Property necessary or convenient for the purposes set forth herein. To the extent practicable, Licensee's activities shall be confined to the portion of the Property within 40 feet of the Reservoir and overlying the Pipeline within fifteen feet on each side of the Pipeline ("License Area") as shown on the drawing attached hereto as Exhibit "B". With respect to the License Area, Licensee shall have the right to excavate soil from or place additional soil over the surface of the Property, in order to gain access to the Pipeline for inspection, maintenance, repair, replacement, or improvement of the Reservoir and Pipeline, and to install paving and fencing within fifteen (15) feet of the reservoir with final design subject to Licensee's approval in writing, and make other improvements necessary or convenient for access and security.
2. **MAINTENANCE:** So long as this License remains in effect, Licensee shall maintain the Reservoir and Pipeline in good condition and repair at Licensee's sole cost and expense. Licensors shall not be responsible to Licensee for destruction of or damage to the Reservoir or Pipeline due to circumstances or occurrences outside the Licensors' reasonable control, and not resulting from Licensors' gross negligence or willful misconduct, including, but not limited to, earthquake, vandalism, or accident.
3. **LICENSE FEE:** As full consideration for the granting of this license, Licensee shall pay to Licensors an annual fee in the sum of One Dollar (\$1.00). Said license fee shall be paid on or before June 30th of each year as long as this license remains in effect. If any license fee is not paid within thirty (30) days after it is due, a late fee of One Dollar (\$1.00) shall be added to the license fee. The license shall not terminate for failure to pay the license fee or any late fees unless Licensors have given Licensee sixty (60) days written notice to pay any delinquent license fees and late fees, and Licensee has failed to pay all past due fees in full prior to the expiration of the sixty days. Licensee also agrees to make a one-time payment to Licensors to cover a

portion of Licensors' attorney's fees related to the negotiation of this License in the amount of \$1,000.00.

4. TERMINATION: The license granted hereunder to Licensee shall continue in perpetuity, unless or until terminated by one of the following events:
- a. One hundred eighty (180) days after Licensors give Licensee written notice of Licensors' intent to terminate the license, provided Licensee has acquired a site, and has constructed a reservoir which is adequate to replace the Reservoir and Pipeline which are the subject of this License.
 - b. Sixty (60) days after Licensors give written notice to Licensee to pay delinquent license fees, if Licensee has not paid all delinquent fees on or before the end of the sixty days.
 - c. Sixty (60) days after Licensee gives Licensors written notice of Licensee's intent to terminate the license.
 - d. Upon the destruction or damage to the Reservoir or Pipeline which renders the Reservoir or Pipeline unsuitable for the purposes of the Licensee, if Licensee determines that the Reservoir or Pipeline cannot be economically repaired or restored.
 - e. If Licensee discontinues use of the Reservoir and/or Pipeline for a period of one hundred eighty (180) days or more, except that the 180 days shall not begin to run if the discontinuance of use is caused by damage or destruction of the Reservoir, and Licensee has made, or is making reasonable efforts to repair or restore the Reservoir to service.

If the license is terminated pursuant to subsection b., c., d., or e., of this section, Licensee shall, on or before the effective date of the termination, remove all of Licensee's equipment, vehicles, tools, and materials from the Property and disconnect the Reservoir and Pipeline from Licensee's system, but otherwise leave the Property in as good condition as at the commencement of this license. Upon termination pursuant to subsections b., c., d., or e., Licensee shall at Licensors' option, and at no cost to Licensors, either (a) remove the Reservoir and Pipeline from the Property and restore the surface of the property disturbed by the removal of the facilities, or (b) convey title to the Reservoir and Pipeline to Licensors by appropriate bill of sale or other conveyance document and disconnect the Pipeline from the Licensee's system.

If this license is terminated pursuant to subsection a. of this section, then ownership of the Reservoir and Pipeline will revert to the Licensors, and Licensee shall have no obligation to remove the Reservoir or Pipeline or to restore the Property.

5. OWNERSHIP: The ownership of the Reservoir and Pipeline shall remain in the Licensee and Licensee shall be responsible for obtaining and paying the premiums for any fire and casualty insurance, deemed necessary by the Licensee to protect Licensee's interest in the Reservoir and Pipeline.
6. LICENSE TO RUN WITH THE LAND: The license granted hereunder shall inure to the benefit of and bind Licensors and Licensee and their successors and assigns, and shall run with the Property and be binding upon any subsequent owner of the Property until terminated as provided herein.
7. INDEMNIFICATION/ INSURANCE: Licensee shall defend, indemnify, and hold harmless Licensors for any damage or injury to persons or property arising from Licensee's activities on the Property or Licensee's failure to maintain the Reservoir and Pipeline including any claims arising from the existence of the Reservoir and Pipeline on the Property. Licensee shall maintain comprehensive commercial general liability insurance with coverages for combined bodily/personal injury, death and property damage with limits not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate, for liability arising from Licensee's activities on the Property, and the maintenance and operation of the Reservoir and Pipeline. Said insurance shall name Licensors as additional insureds and shall not be cancelable without 30 days written notice to Licensors. Licensee shall maintain, or require its contractors to maintain, worker's compensation insurance covering all employees of Licensee, or of Licensee's contractors, who enter the Property in connection with the operation of the Reservoir or Pipeline or any other activity authorized by Licensee on the Property.
8. NOTICE: All notices or other communications between Licensors and Licensee required or permitted under this License Agreement shall be in writing and shall be personally delivered or sent by certified mail, postage prepaid with return receipt requested, or sent by reputable overnight delivery service (such as Federal Express, UPS or DHL), to the party to whom directed at the following address:

If to Licensors:

Francis A. Benner and Debra J. Benner, Trustees of the Francis
and Debra Benner Family Trust dated June 22, 1993
28521 Pleasant Avenue
Silverado, California 92676

If to Licensee:

Santiago County Water District

7431 Santiago Canyon Road
P.O. Box 575
Silverado, California 92676

Notice shall be effective on the date of personal delivery, or two business days after the date the notice is postmarked, if mailed, or on the day following deposit with a reputable overnight delivery service if sent by overnight delivery.

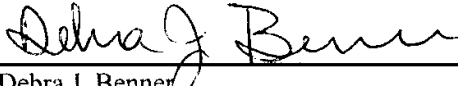
- 9. MODIFICATION: This License Agreement, including the Exhibits attached hereto, constitutes the entire agreement between the Parties, and supersedes all prior understandings, agreements, representations, and negotiations whether written or oral, concerning the matters contained herein. No modification or amendment of this License shall be valid unless in writing and signed by both parties.

IN WITNESS WHEREOF, the Parties have executed this License Agreement effective APRIL 19th, 2002.

FRANCIS A. BENNER and DEBRA J. BENNER,
TRUSTEES OF THE FRANCIS AND DEBRA
BENNER FAMILY TRUST DATED JUNE 22,
1993
"LICENSORS"

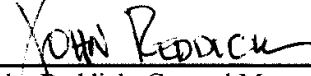


Francis A. Benner



Debra J. Benner

SANTIAGO COUNTY WATER DISTRICT
"LICENSEE"



John Reddick, General Manager

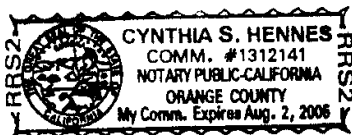
ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

ON April 19th, 2002, before me, Cynthia S. Hennes, Notary Public, personally appeared, Francis A. Benner and Debra J. Benner, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

(SEAL)



Cynthia S. Hennes
NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE
Government Code § 26281

This is to certify that the interest in real property conveyed by the License Agreement for Use of Steel Tank Reservoir, from Francis A. Benner and Debra J. Benner, Trustees of the Francis and Debra Benner Family Trust Dated June 22, 1993("Licensors") to SANTIAGO COUNTY WATER DISTRICT, a county water district, ("Licensee"), is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors pursuant to authority conferred by action of the Board of Directors on APRIL 16th, 2002, and Licensee consents to recordation thereof by its duly authorized officer.

SANTIAGO COUNTY WATER DISRICT

By John Reddick
John Reddick, General Manager

EXHIBIT "A"

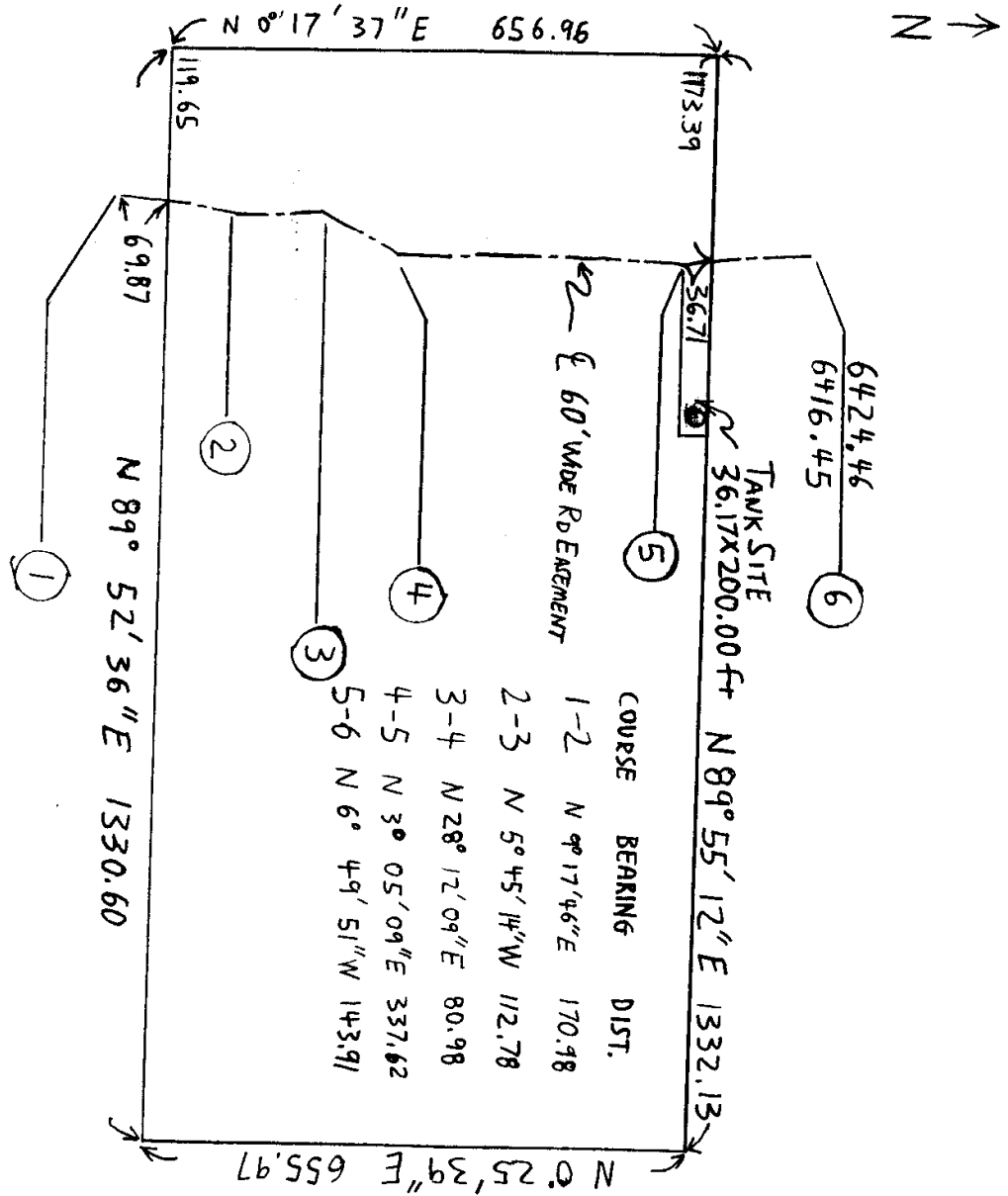
APN: 876-021-16

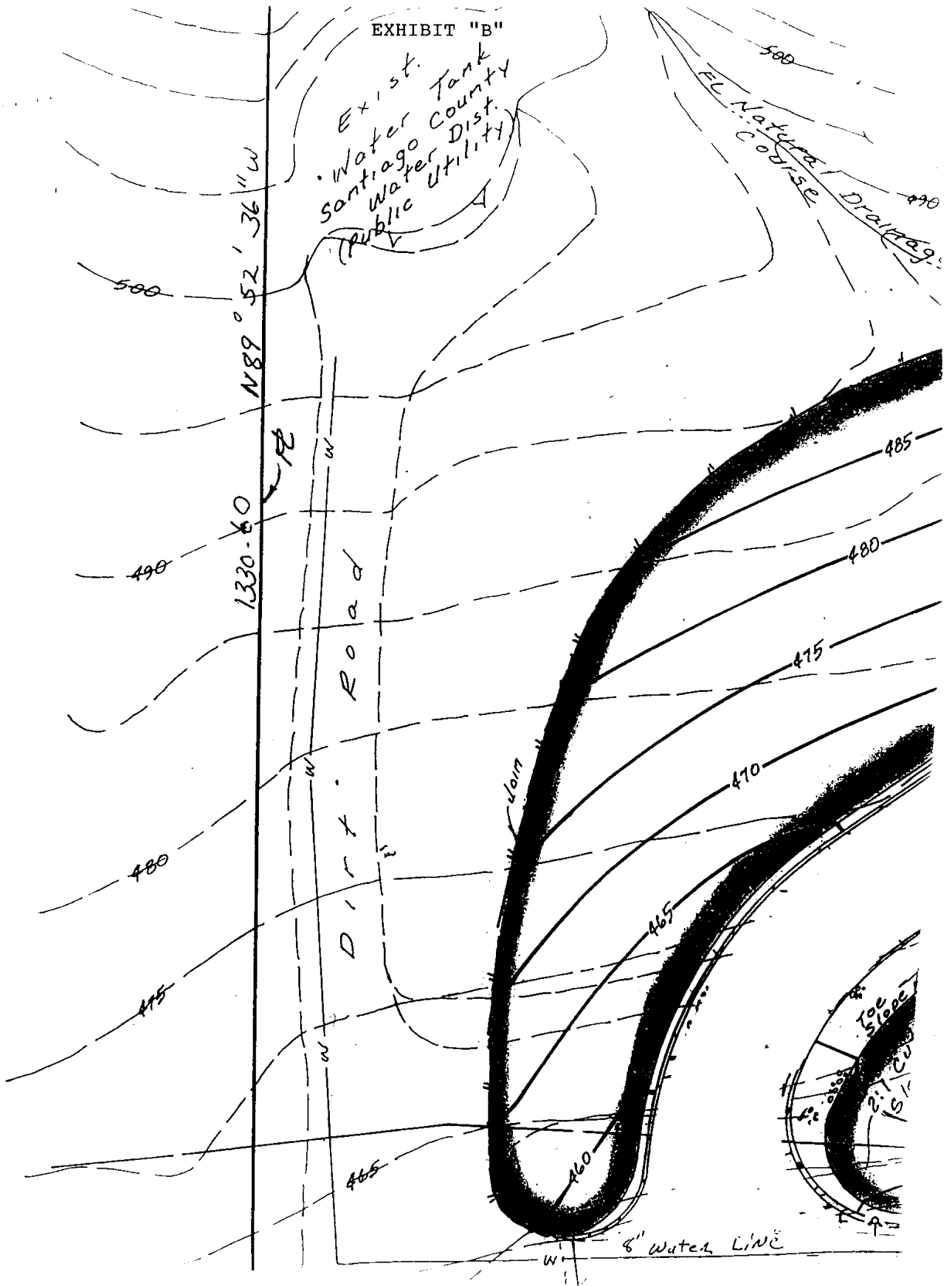
ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF ORANGE, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST,
S.B.B. & M. A PORTION OF SAID LAND HAS BEEN SUBDIVIDED AND IS PART
OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11, PAGE 43
OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS,
MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500
FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF
ENTRY UPON ANY PORTION OF SURFACE ABOVE A DEPTH OF 500 FEET FOR
ANY PURPOSE WHATSOEVER.

EXHIBIT "B"





RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
COMMERCIAL/INDUSTRIAL DIVISION

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Hatem Hajali and Tenice E. Hajali
856 North Carew Drive
Placentia, CA 92870

Recorded in Official Records, County of Orange

Tom Daly, Clerk-Recorder



12.00

2003001492956 02:09pm 12/17/03

121 4 G02 4

935.00 0.00 0.00 0.00 6.00 0.00 0.00 0.00

1242754-JP

Space Above This Line for Recorder's Use Only

A.P.N.: 876-021-16

File No.: OSA-1243754 (RCB)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$935.00; CITY TRANSFER TAX \$0.00;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Francis A. Benner and Debra J. Benner, Trustees of the Francis and Debra Benner Family Trust dated June 22, 1993**

hereby GRANTS to **Hatem Hajali and Tenice E. Hajali, husband and wife as joint tenants**

the following described property in the Unincorporated Area of Orange, County of **Orange**, State of **California**:

PARCEL 1:

THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B AND M; A PORTION OF SAID LAND HAS BEEN SUBDIVIDED AND IS PART OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11, PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER ALONG AND ACROSS THE FOLLOWING STRIPS OF LAND AS FOLLOWS:

1 . A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE OF THE CENTERLINE OF THAT CERTAIN EXISTING ROAD, COMMONLY KNOWN AS THE WILLIAM'S CANYON ROAD, LOCATED UPON AND TRAVERSING THROUGH THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. AND M, ORANGE COUNTY OF CALIFORNIA.

2 . A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEEL ON EACH SIDE OF THE CENTER LINE OF THAT CERTAIN EXISTING ROADS AND TRUCK TRAILS LOCATED UPON AND TRAVERSING THROUGH THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO BASE AND MERIDIAN, AS FOLLOWS:

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: 876-021-16

Grant Deed - continued

File No.: OSA-1243754
(RCB)

Date: 12/02/2003

(A) THAT CERTAIN ROAD AND TRAIL COMMENCING IN THE SOUTHWEST CORNER ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; RUNNING IN A NORTHERLY DIRECTION TO THE NORTHEAST CORNER ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 17.

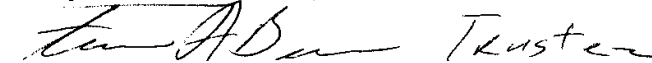
(B) THAT CERTAIN ROAD AND TRUCK TRAIL COMMENCING IN THE NORTHWEST CORNER ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE IN A RUNNING IN AN EASTERLY, THENCE IN A NORTHERLY DIRECTION TO THE APPROXIMATE CENTER OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 17.

3. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE OF THE CENTER LINE OF THAT EXISTING ROAD AND TRAIL LOCATED UPON AND TRAVERSING THROUGH THE SOUTH HALF OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE S.B.B AND M AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. AND M.; COMMENCING AND CONNECTING THAT CERTAIN ROAD AND TRAIL DESCRIBED IN A 2 (B) ABOVE; AND RUNNING IN A SOUTHERLY DIRECTION TO AND CONNECTING WITH THE ROAD COMMONLY KNOWN AS THE WILLIAM'S CANYON ROAD.

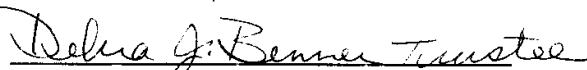
EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 1 ABOVE DESCRIBED.

Dated: 12/02/2003

Francis A. Benner and Debra J. Benner,
Trustees of the Francis and Debra Benner
Family Trust dated June 22, 1993



Francis A. Benner, Trustee



Debra J. Benner, Trustee

A.P.N.: 876-021-16

Grant Deed - continued

File No.: OSA-1243754
(RCB)
Date: 12/02/2003

STATE OF CALIFORNIA }
 } ss.
COUNTY OF ORANGE }

On DECEMBER 16, 2003, before me, NARENDRA A SHAH - NOTARY PUBLIC personally appeared FRANCIS A BENNER TRUSTEE AND DEBRA J. BENNER TRUSTEE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

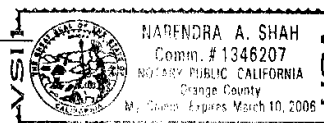
WITNESS my hand and official seal.

This area for official notarial seal

Signature

Narendra A. Shah

My Commission Expires: MARCH 10, 2006



GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOW:

NAME OF NOTARY: NARENDRA A SHAH

COUNTY WHERE BOND IS FILED: ORANGE

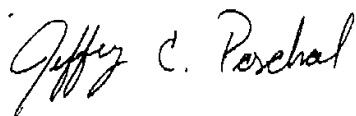
DATE COMMISSION EXPIRES: MARCH 10,2006

COMMISSION NO.: 1346207

MANUFACTURERS/VENDOR NO.: VSI1

PLACE OF EXECUTION: SANTA ANA, CALIFORNIA

DATE: 12/17/03



**BY: _____
FIRST AMERICAN TITLE INSURANCE COMPANY**

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
COMMERCIAL/INDUSTRIAL DIVISION

Recorded in Official Records, County of Orange

Tom Daly, Clerk-Recorder



40.00

2003001492957 02:09pm 12/17/03

121 4 D11 18

0.00 0.00 0.00 0.00 34.00 0.00 0.00 0.00

AFTER RECORDING RETURN TO:
Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841

[Space Above This Line For Recording Data]

First American Title 1243754

DEED OF TRUST

03-2090-065027496-2

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated December 12, 2003, together with all Riders to this document.
(B) "Borrower" is HATEM HAJALI AND TENICE HAJALI, HUABAND AND WIFE

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA, a federal association. Lender is a Bank organized and existing under the laws of United States of America. Lender's address is 400 East Main Street Stockton, CA 95290.

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY.

(E) "Note" means the promissory note signed by Borrower and dated December 12, 2003. The Note states that Borrower owes Lender Six Hundred Thirty-Seven Thousand Five Hundred & 00/100

Dollars (U.S. \$ 637,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 1, 2024.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

03-2090-065027496-2

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Other(s) [specify] | | |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds, whether by way of judgment, settlement or otherwise, paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably

03-2090-065027496-2

grants and conveys to Trustee, in trust, with power of sale, the following described property located in Orange County, California:

LEGAL DESCRIPTION IS HEREBY ATTACHED AND MADE A PART HEREOF.

which currently has the address of 28741 WILLIAMS CANYON ROAD,
[Street]
SILVERADO, California 92676 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one of more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic

03-2090-065027496-2

Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance of the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke

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the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than twelve monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than twelve monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

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5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Lender may purchase such insurance from or through any company acceptable to Lender including, without limitation, an affiliate of Lender, and Borrower acknowledges and agrees that Lender's affiliate may receive consideration for such purchase. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the holder of the Note up to the amount of the outstanding loan balance. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

Borrower hereby absolutely and irrevocably assigns to Lender all of Borrower's right, title and interest in and to all proceeds from any insurance policy (whether or not the insurance policy was required by Lender) that are due, paid or payable with respect to any damage to such property, regardless of whether the insurance policy is established before, on or after the date of this Security Instrument. By absolutely and irrevocably assigning to Lender all of Borrower's rights to receive any and all proceeds from any insurance policy, Borrower hereby waives, to the full extent allowed by law, all of Borrower's rights to receive any and all of such insurance proceeds.

Borrower hereby absolutely and irrevocably assigns to Lender all of Borrower's right, title and interest in and to (a) any and all claims, present and future, known or unknown, absolute or contingent, (b) any and all causes of action, (c) any and all judgments and settlements (whether through litigation, mediation, arbitration or otherwise), (d) any and all funds sought against or from any party or parties whosoever, and (e) any and all funds received or receivable in

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connection with any damage to such property, resulting from any cause or causes whatsoever, including but not limited to, land subsidence, landslide, windstorm, earthquake, fire, flood or any other cause.

Borrower agrees to execute, acknowledge if requested, and deliver to Lender, and/or upon notice from Lender shall request any insurance agency or company that has issued any insurance policy to execute and deliver to Lender, any additional instruments or documents requested by Lender from time to time to evidence Borrower's absolute and irrevocable assignments set forth in this paragraph.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, or remove or demolish any building thereon, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in good condition and repair in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property in good and workmanlike manner if damaged to avoid further

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deterioration or damage. Lender shall, unless otherwise agreed in writing between Lender and Borrower, have the right to hold insurance or condemnation proceeds. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause. Lender does not make any warranty or representation regarding, and assumes no responsibility for, the work done on the Property, and Borrower shall not have any right to rely in any way on any inspection(s) by or for Lender or its agent. Borrower shall be solely responsible for determining that the work is done in a good, thorough, efficient and workmanlike manner in accordance with all applicable laws.

Borrower shall (a) appear in and defend any action or proceeding purporting to affect the security hereof, the Property or the rights or powers of Lender or Trustee; (b) at Lender's option, assign to Lender, to the extent of Lender's interest, any claims, demands, or causes of action of any kind, and any award, court judgement, or proceeds of settlement of any such claim, demand or cause of action of any kind which Borrower now has or may hereafter acquire arising out of or relating to any interest in the acquisition or ownership of the Property. Lender and Trustee shall not have any duty to prosecute any such claim, demand or cause of action. Without limiting the foregoing, any such claim, demand or cause of action arising out of or relating to any interest in the acquisition or ownership of the Property may include (i) any such injury or damage to the Property including without limit injury or damage to any structure or improvement situated thereon, (ii) or any claim or cause of action in favor of Borrower which arises out of the transaction financed in whole or in part by the making of the loan secured hereby, (iii) any claim or cause of action in favor of Borrower (except for bodily injury) which arises as a result of any negligent or improper construction, installation or repair of the Property including without limit, any surface or subsurface thereof, or of any building or structure thereon or (iv) any proceeds of insurance, whether or not required by Lender, payable as a result of any damage to or otherwise relating to the Property or any interest therein. Lender may apply, use or release such monies so received by it in the same manner as provided in Paragraph 5 for the proceeds of insurance.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting

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and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage

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insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is

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less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgement, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgement, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. This Security Instrument cannot be changed or modified except as otherwise provided herein or by agreement in writing signed by Borrower, or any Successor in interest to Borrower and Lender. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successor in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy. No waiver by Lender of any right under this Security Instrument shall be effective unless in writing. Waiver by Lender of any right granted to Lender under this Security Instrument or of any provision of this Security Instrument as to any transaction or occurrence shall not be deemed a waiver as to any future transaction or occurrence.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by

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Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. Borrower shall pay such other charges as Lender may deem reasonable for services rendered by Lender and furnished at the request of Borrower, any Successor in interest to Borrower or any agent of Borrower. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note.) Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the

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conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgement enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument,

03-2090-065027496-2

and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substance in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use, or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence. If Borrower or any successor in interest to Borrower files (or has filed against Borrower or any successor in interest to Borrower) a bankruptcy petition under Title 11 or any successor title of the United States Code which provides for the curing of prepetition default due on the Note, interest at a rate determined by the Court shall be paid to Lender on post-petition arrears.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of and event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender or the Trustee (whether or not the Trustee is affiliated with Lender) may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

03-2090-065027496-2

24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution. Trustee may destroy the Note and the Security Instrument three (3) years after issuance of a full reconveyance or release (unless directed in such request to retain them).

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

X H. Hajali
HATEM HAJALI

X Tenice Hajali
TENICE HAJALI

03-2090-065027496-2

(Space Below This Line For Acknowledgment)

State of CALIFORNIA)
County of ORANGE) SS.

On DECEMBER 15, 2003, before me, THOMAS L. MORAN, a Notary Public in and for the State of

California, personally appeared HATEM HAJALI AND TENICE E HAJALI

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~they~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal

Signature *Thomas L. Moran*

Notary Public in and for the State of California

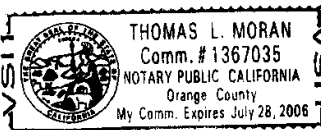


Exhibit "A"

Real property in the unincorporated area of the County of Orange, State of California, described as follows:

PARCEL 1:

THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B AND M; A PORTION OF SAID LAND HAS BEEN SUBDIVIDED AND IS PART OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11, PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER ALONG AND ACROSS THE FOLLOWING STRIPS OF LAND AS FOLLOWS:

1 . A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE OF THE CENTERLINE OF THAT CERTAIN EXISTING ROAD, COMMONLY KNOWN AS THE WILLIAM'S CANYON ROAD, LOCATED UPON AND TRAVERSING THROUGH THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. AND M, ORANGE COUNTY OF CALIFORNIA.

2 . A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEEL ON EACH SIDE OF THE CENTER LINE OF THAT CERTAIN EXISTING ROADS AND TRUCK TRAILS LOCATED UPON AND TRAVERSING THROUGH THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO BASE AND MERIDIAN, AS FOLLOWS:

(A) THAT CERTAIN ROAD AND TRAIL COMMENCING IN THE SOUTHWEST CORNER ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; RUNNING IN A NORTHERLY DIRECTION TO THE NORTHEAST CORNER ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 17.

(B) THAT CERTAIN ROAD AND TRUCK TRAIL COMMENCING IN THE NORTHWEST CORNER ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE IN A RUNNING IN AN EASTERLY, THENCE IN A NORTHERLY DIRECTION TO THE APPROXIMATE CENTER OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 17.

3. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE OF THE CENTER LINE OF THAT EXISTING ROAD AND TRAIL LOCATED UPON AND TRAVERSING THROUGH THE SOUTH HALF OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE S.B.B AND M AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. AND M.; COMMENCING AND CONNECTING THAT CERTAIN ROAD AND TRAIL DESCRIBED IN A 2 (B) ABOVE; AND RUNNING IN A SOUTHERLY DIRECTION TO AND CONNECTING WITH THE ROAD COMMONLY KNOWN AS THE WILLIAM'S CANYON ROAD.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 1 ABOVE DESCRIBED.

APN: 876-021-16

First American Title

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
JPMorgan Chase Bank, NA
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 0650274962

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



12.00

2015000401144 10:05 am 08/03/15

232 407 A32 F13 2

0.00 0.00 0.00 0.00 3.00 0.00 0.00 0.00



CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, THE FEDERAL DEPOSIT INSURANCE CORPORATION, a CORPORATION ORGANIZED AND EXISTING UNDER AN ACT OF CONGRESS (FDIC), WHOSE ADDRESS IS 1601 BRYAN STREET, DALLAS, TX 75201, AND ACTING IN ITS RECEIVERSHIP CAPACITY AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, (ASSIGNOR) by these presents does convey, grant, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by HATEM HAJALI AND TENICE HAJALI and recorded on 12/17/2003 as Book n/a, Page n/a and Instrument # 2003001492957 in the office of the ORANGE County Recorder, CA.

Property is more commonly known as: 28741 WILLIAMS CANYON ROAD, SILVERADO, CA 92676.

This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(II) of the Federal Deposit Insurance Act, 12 U.S.C. §1821 (d)(2)(G)(i)(II)

IN WITNESS WHEREOF, this Assignment is executed on 07/28/2015 (MM/DD/YYYY),
THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A
WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS
ATTORNEY-IN-FACT

By: Jamie N. Louis
Jamie N. Louis
VPC president

JPCAS 392322209 -- WAMU T2715071709 [C-1] FRMCA1_JPCAS3



Loan #: 0650274962
@(74, 161, 240)



ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF OUACHITA

On 01 28 2015 (MM/DD/YYYY), before me appeared Jamie N Louis, to me personally known, who did say that he/she/they is/are the VICE president of THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY-IN-FACT and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Eva Reese
Eva Reese
Notary Public - State of LOUISIANA
Commission expires: Upon My Death

EVA REESE
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID # 17070

Document Prepared By: Jamie N Louis, JPMorgan Chase Bank, N.A., 780 Kansas Lane, Suite A,
Monroe, LA, 71203, 800-401-6587

JPCAS 392322209 -- WAMU T2715071709 [C-1] FRMCA1_JPCAS3



RECORDING REQUESTED BY:

Daniel J. Donahue and Brenda J. Donahue

WHEN RECORDED MAIL TO:
Mr. and Mrs. Daniel J. Donahue
1205 North Broadway
Santa Ana, CA 92701-3466

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder
12.00
2009000504847 12:06pm 09/23/09
116 8 E01 3
0.00 0.00 0.00 0.00 6.00 0.00 0.00 0.00
ABOVE THIS LINE IS FOR RECORDERS USE

GRANT OF EASEMENT

FOR A VALUE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED:

Hatem Hajali and Tenice E. Hajali. Husband and wife as joint tenants.

HEREBY GRANT(S) TO:

Daniel J. Donahue and Brenda J. Donahue, Husband and wife as community property.

A NONEXCLUSIVE EASEMENT FOR THE SOLE PURPOSE OF MAINTAINING FUEL MODIFICATION OF GROWTH PER FUEL MODIFICATION PLAN ON FILE WITH THE ORANGE COUNTY FIRE AUTHORITY WITH RIGHT OF ACCESS TO PERFORM SAME.

LOCATED IN THE UNINCORPORATED COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED PER EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS EASEMENT TO RUN IN PERPETUITY UNLESS QUITCLAIM AUTHORIZED BY THE ORANGE COUNTY FIRE AUTHORITY.

Dated September 22, 2009

STATE OF CALIFORNIA
COUNTY OF ORANGE

On September 22, 2009 before me Sharon Murphy, Notary Public
Personally appeared Hatem Hajali and Tenice E. Hajali
who proved to me on the basis of satisfactory evidence to be the
persons whose names are subscribed to the within instrument and
acknowledged to me that they executed the same in their authorized
capacities, and that by ~~his~~ their signature(s) on the instrument the
persons, or the entity upon behalf of which the persons acted,
executed the instrument.

Hatem Hajali
Hatem Hajali

Tenice E. Hajali
Tenice E. Hajali

I certify under the PENALTY OF PERJURY under the laws of the
State of California the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Sharon Murphy (Notary Seal)
Signature

EXHIBIT "A" LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE SAN BERNARDINO MERIDIAN, AS PER THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AND THAT PORTION OF BLOCK A OF TRACT 150, AS SHOWN ON A MAP RECORDED IN BOOK 11 PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, ALL IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUATER SECTION 17, T5S, R7W, SAN BERNARDINO BASE AND MERIDIAN ;

THENCE NORTHELY ALONG THE WESTERLY LINE OF SAID EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUATER SECTION 17, T5S, R7W A DISTANCE OF 111.73 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 170.00 FEET. RADIAL BEARING TO SAID POINT OF BEGINNING OF NONTANGENT CURVE BEARS NORTH 03°21'35" WEST;

THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 38.28 FEET THROUGH A CENTRAL ANGLE OF 12°54'05" TO A TANGENT LINE;

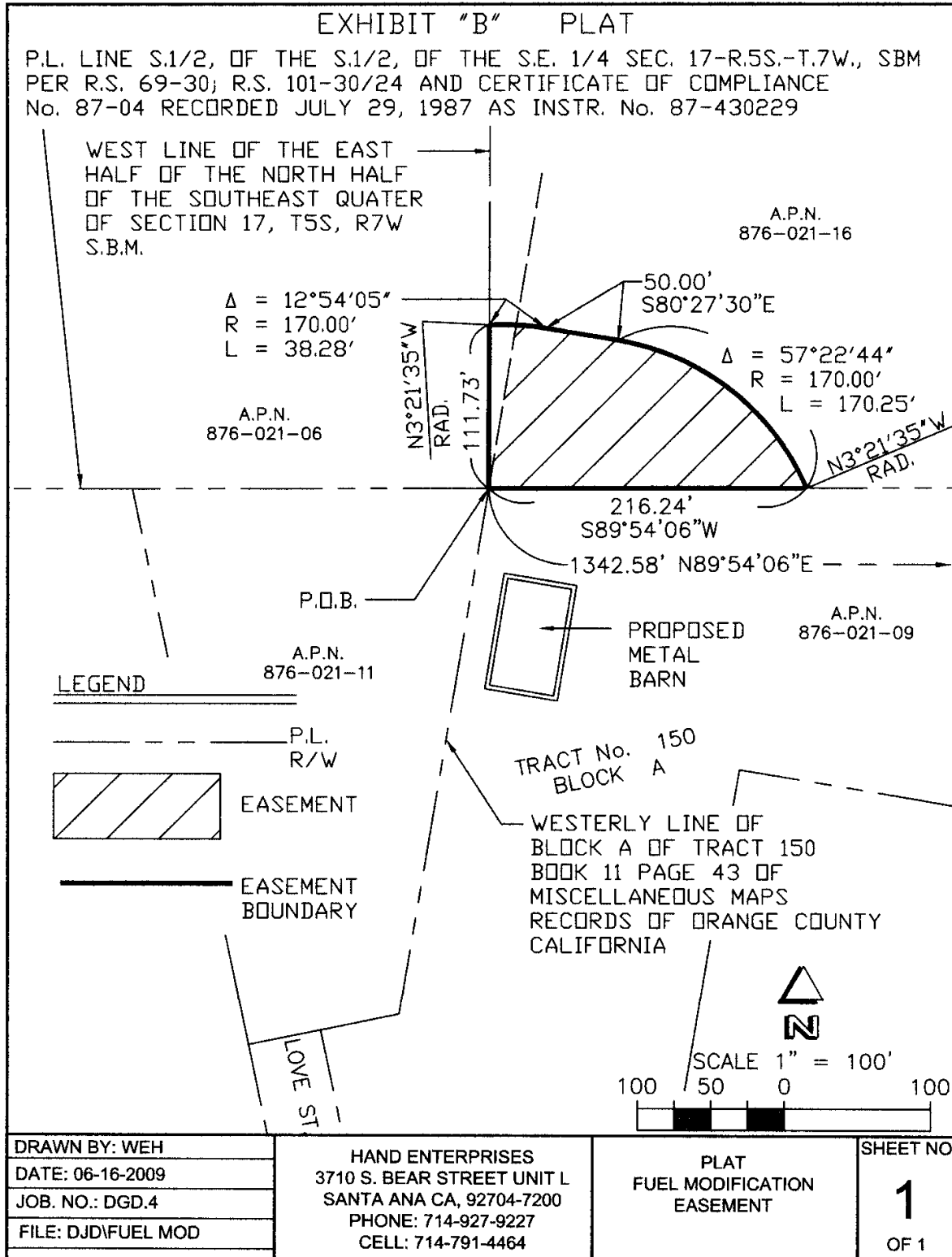
THENCE ALONG SAID TANGENT LINE SOUTH 80°27'30" EAST A DISTANCE OF 50.00 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 170.00 FEET;

THENCE ALONG SAID TANGENT CURVE A DISTANCE OF 170.25 FEET MORE OR LESS THROUGH A CENTRAL ANGLE OF 57°22'44" TO THE SOUTHERLY LINE OF SAID EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUATER SECTION 17, T5S, R7W;

THENCE ALONG SAID SOUTHERLY LINE OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUATER SECTION 17, T5S, R7W DISTANCE OF 216.24 FEET MORE OR LESS TO THE **POINT OF BEGINNING**. SAID POINT LYING ON SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUATER OF SAID SECTION 17.

THE ABOVE DESCRIBED PARCEL CONTAINS 18,267.79 SQUARE FEET (0.419 ACRES) MORE OR LESS.

DRAWN BY: WEH	HAND ENTERPRISES 3710 S. BEAR STREET UNIT L SANTA ANA CA, 92704-7200 PHONE: 714 557-1701 FAX: 714-557-1701	LEGAL DESCRIPTION MODIFICATION EASEMENT	SHEET NO.
DATE: 08-16-2005			1 OF 1
JOB. NO.: DGD.2			
FILE: DGD\LLA.DWG			



RECORDING REQUESTED BY
HATEM HAJALI & TENICE HAJALI
28741 WILLIAMS CANYON ROAD
SILVERADO, CA 92676
AND WHEN RECORDED MAIL TO

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

9.00
2011000576986 3:30 pm 11/14/11
227 415 C34 2
0.00 0.00 0.00 0.00 3.00 0.00 0.00 0.00

Name TENICE HAJALI
Street Address 1701 S. STATE COLLEGE BLVD.
City, State Zip ANAHEIM, CA 92806

APN: 876-021-16

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2p

“CONSENT TO USE OF LAND” C.C. § 813

WHEREAS, HATEM HAJALI AND TENICE HAJALI OWNERS OF REAL PROPERTY LEGALLY DESCRIBED AS:
APN: 876-021-16; 28741 WILLIAMS CANYON ROAD, SILVERADO, CA 92676; The following described property in the Unincorporated Area of Orange, County of Orange, State of California:

PARCEL 1:

THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF , SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B AND M; A PORTION OF SAID LAND HAS BEEN SUBDIVIDED AND IS PART OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11, PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER ALONG AND ACROSS THE FOLLOWING STRIPS OF LAND AS FOLLOWS:

1. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE OF THE CENTERLINE OF THAT CERTAIN EXISTING ROAD, COMMONLY KNOWN AS THE WILLIAM'S CANYON ROAD, LOCATED UPON AND TRAVERSING THROUGH THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. AND M, ORANGE COUNTY OF CALIFORNIA.
2. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE OF THE CENTERLINE OF THAT CERTAIN EXISTING ROADS AND TRUCK TRAILS LOCATED UPON AND TRAVERSING THROUGH THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN BERNARDINO BASE AND MERIDIAN, AS FOLLOWS:
 - (A) THAT CERTAIN ROAD AND TRAIL COMMENCING IN THE SOUTHWEST CORNER ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; RUNNING IN A NORTHERLY DIRECTION TO THE NORTHEAST CORNER ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 17.
 - (B) THAT CERTAIN ROAD AND TRUCK TRAIL COMMENCING IN THE NORTHWEST CORNER ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE IN A RUNNING IN AN EASTERLY, THENCE IN A NORTHERLY DIRECTION TO THE APPROXIMATE CENTER OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 17.
3. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE OF THE CENTER LINE OF THAT EXISTING ROAD AND TRAIL LOCATED UPON AND TRAVERSING THROUGH THE SOUTH HALF OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE S.B.B AND M AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. AND M.; COMMENCING AND CONNECTING THAT CERAIN ROAD AND TRAIL DESCRIBED IN A 2 (B) ABOVE; AND RUNNING IN A SOUTHERLY DIRECTION TO AND CONNECTING WITH THE ROAD COMMONLY KNOWN AS THE WILLIAM'S CANYON ROAD.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 1 ABOVE DESCRIBED.

Do hereby declare and record the following notice:

“The right of the public or any person to make any use whatsoever of the above described land or any portion thereof (other than any use expressly allowed by a written or recorded map, agreement, deed or dedication) is by permission, and subject to the control, of owner: Section 813, Civil Code”

Dated: 11/14/11

Hatem Hajali
HATEM HAJALI

Tenice E. Hajali
TENICE E. HAJALI

STATE OF CALIFORNIA
COUNTY OF ORANGE

} S.S.

On 14th November, 2011 before me,
J. Bhandari - Notary Public

a Notary Public, personally appeared

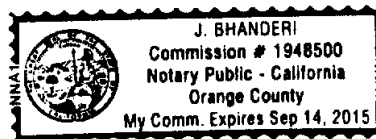
HATEM HAJALI AND TENICE HAJALI

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Bhandari



(Seal)

37

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2018000137168 3:39 pm 04/17/18

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AND WHEN RECORDED MAIL TO:

LAW OFFICE OF EUGENE V. ZECH
1301 DOVE
#1050
NEWPORT BEACH, CA.
92660

THIS SPACE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

NOTICE OF FAMILY LAW ATTORNEYS REAL PROPERTY LIEN

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SD

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

ORIGINAL

1 Eugene V. Zech, Esq., SBN 73274
 2 LAW OFFICE OF EUGENE V. ZECH
 3 1301 Dove Street, Suite 1050
 4 Newport Beach, Ca 92660
 5 Telephone: (949) 851-8036
 6 Facsimile: (949) 851-8954
 7 Email: evzechlaw@aol.com

FILED
 SUPERIOR COURT OF CALIFORNIA
 COUNTY OF ORANGE
 LAMOREAUX JUSTICE CENTER

APR 16 2018

DAVID H. YAMASAKI, Clerk of the Court

BY: DORIA HANZICH DEPUTY

ATTORNEYS FOR PETITIONER

SUPERIOR COURT OF CALIFORNIA

COUNTY OF ORANGE, LAMOREAUX JUSTICE CENTER

11 IN RE MARRIAGE OF:
 12
 13 PETITIONER: TENICE HAJALI
 14 And
 15 RESPONDENT: HATEM HAJALI

CASE NO. 15D002041
 Assigned to: The Honorable Erick L. Larsh,
 Judge Presiding, Dept. C-59

NOTICE OF FAMILY LAW ATTORNEY'S REAL PROPERTY LIEN

[Family Code §2033]

19 TO RESPONDENT HATEM HAJALI AND HIS ATTORNEYS OF RECORD:

22 PLEASE TAKE NOTICE that TENICE HAJALI, Petitioner in the above-entitled
 23 action, has granted her counsel, EUGENE V. ZECH, ESQ. of the Law Office of Eugene V.
 24 Zech, a Family Law Attorney's Real Property Lien in the amount of \$250,000.00, against my
 25 community property interests in the real properties, located and described herein as follows:

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9401 HILLVIEW ROAD, ANAHEIM, CA 92804

The property is more particularly described as:

Lot 6 Of Tract No 1129, In The City Of Anaheim, As Per Map Recorded In Book 38
Page 6 Of Miscellaneous In The Office Of The County Recorder Of Said Orange County,
State Of California,
More Commonly Known As 9401 Hillview Rd. Anaheim, CA 92806;
APN NO. 127-121-21

28741 WILLIAMS CANYON ROAD, SILVERADO, CALIFORNIA

The property is more particularly described as:

TR 150 LOT BLK A POR OF BLK AND POR SEC/4 SEC 17T 5 R 7
(APN: 876-021-16)

PARCEL 1

THE EAST HALF OF THE NORTH .HALF OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST,
S.B.B AND M; A PORTION OF SAID LAND HAS BEEN SUBDIVIDED AND IS
PART OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11,
PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY,
CALIFORNIA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND
EGRESS AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS
OVER ALONG AND ACROSS THE FOLLOWING STRIPS OF LAND AS
FOLLOWS:

1. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE OF
THE CENTERLINE OF THAT CERTAIN EXISTING ROAD, COMMONLY KNOWN
AS THE WILLIAM'S CANYON ROAD, LOCATED UPON AND TRAVERSING
THROUGH THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF

1 SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. AND M, ORANGE
2 COUNTY OF CALIFORNIA.

3 2 . A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEEL ON EACH SIDE OF
4 THE CENTER LINE OF THAT CERTAIN EXISTING ROADS AND TRUCK TRAILS
5 LOCATED UPON AND TRAVERSING THROUGH THE SOUTHEAST QUARTER
6 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE SAN
7 BERNARDINO BASE AND MERIDIAN, AS FOLLOWS:

8 (A) THAT CERTAIN ROAD AND TRAIL COMMENCING IN THE SOUTHWEST
9 CORNER ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID
10 SECTION 17; RUNNING IN A NORTHERLY DIRECTION TO THE NORTHEAST
11 CORNER ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID
12 SECTION 17.

13 (B) THAT CERTAIN ROAD AND TRUCK TRAIL COMMENCING IN THE
14 NORTHWEST CORNER ON THE WEST LINE OF THE SOUTHEAST QUARTER
15 OF SAID SECTION 17; THENCE IN A NORTHERLY DIRECTION TO THE
16 APPROXIMATE CENTER OF THE NORTH LINE OF SAID SOUTHEAST
17 QUARTER OF SAID SECTION 17.

18 3. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ONE EACH SIDE OF
19 THE CENTER LINE OF THAT EXISTING ROAD AND TRAILLOCATED UPON
20 AND TRAVERSING THROUGH THE SOUTH HALF OF SECTION 17, TOWNSHIP
21 5 SOUTH, RANGE 7 WEST OF THE S.B.B. AND M AND NORTHEAST QUARTER
22 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B. AND M.;
23 COMMENCING AND CONNECTING THAT CERTAIN RAOD AND TRAIL
24 DESCRIBED IN A2(B) ABOVE; AND RUNNING IN A SOUTHERLY DIRECTION
25 TO AND CONNECTING WITH THE ROAD COMMONLY KNOWN AS THE
26 WILLIAM'S CANYON ROAD.

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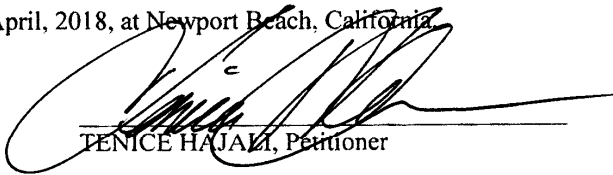
EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 1
ABOVE DESCRIBE

22610 HIDDEN HILLS ROAD, YORBA LINDA, CALIFORNIA

The property is more particularly described as:
LOT 12, TRACT NO. 11709, AS PER MAP RECORDED IN BOOK 634 PAGE 38 TO
47, MISCELLANEOUS MAPS OF SAID ORANGE COUNTY.
APN 353-562-04, PARCEL NO. 25-107

I declare under penalty of perjury under the laws of the State of California that the
foregoing is true and correct.

Executed this 10 day of April, 2018, at Newport Beach, California



TENICE HAJAZI, Petitioner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

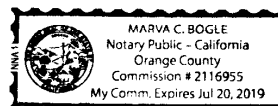
On April 10, 2018 before me, Marva C Bogle, Notary Public
(insert name and title of the officer)

personally appeared TENICE HAJALI
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marva C Bogle (Seal)



PROOF OF SERVICE

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STATE OF CALIFORNIA, COUNTY OF ORANGE

I am employed in the County of Orange, State of California. I am over the age of 18 and not a party to the within action. My business address is 1301 Dove Street, Suite 1050, Newport Beach, California, 92660.

On April 16, 2018, I served the foregoing document (s) described as:
NOTICE OF FAMILY LAW ATTORNEY’S REAL PROPERTY LIEN
on all interested parties in this action by placing a true copy or copies thereof enclosed in sealed envelopes addressed as follows:

Peter Porter, Esq.
Law Offices of Peter J. Porter
3 MacArthur Place, Suite 770
Santa Ana, CA 92707
(714) 835-2777 (fax)

(X) **BY MAIL:** I deposited such envelope in the mail at Newport Beach, California. The envelope was mailed with postage thereon fully prepaid. I am “readily familiar” with the firm’s practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the United States Postal Service on that same day in the ordinary course of business. I am aware that on motion of party(ies) served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposition for mailing in affidavit.

() **BY PERSONAL SERVICE** - I caused such envelope to be delivered by a process server or messenger employed by DDS ATTORNEY SERVICES.

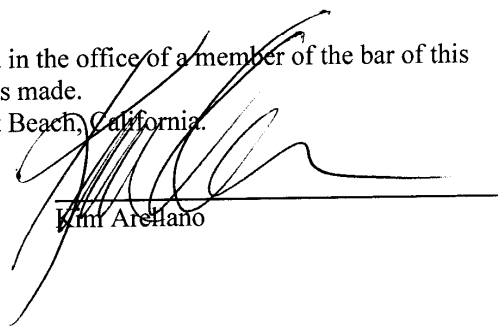
() **BY ELECTRONIC TRANSMISSION** – I transmitted a PDF version of this document by electronic mail to the party(ies) identified above using the email address(es) indicated.

() **BY FACSIMILE:** I caused to be transmitted to the above listed facsimile number the aforementioned documents. The transmission was complete and reported no errors. My facsimile number is (949) 851-8954..

() **BY FEDERALEXPRESS:** I caused a true copy of such document to be Federal Expressed to the recipient listed below in a FedEx Letter at Newport Beach, California

(X) (State) I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

() (Federal) I declare that I am employed in the office of a member of the bar of this Court at whose direction the service was made.
Executed on April 16, 2018, at Newport Beach, California.



Kim Arellano

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State bar number, and address): EUGENE V. ZECH 73274 LAW OFFICES OF EUGENE V. ZECH 1500 QUAIL STREET, SUITE 460 NEWPORT BEACH, CA 92660 TELEPHONE NO.: (949) 851-8036 FAX NO. (Optional): (949) 851-8954 E-MAIL ADDRESS (Optional): evzechlaw@aol.com ATTORNEY FOR (Name): PETITIONER		<h1>ATTACHMENT TO PLEADING</h1>
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE JUSTICE CENTER: <input checked="" type="checkbox"/> Lamoreaux - 341 The City Drive South, Orange, CA 92868-3205		
PETITIONER/PLAINTIFF: TENICE HAJALI RESPONDENT/DEFENDANT: HATEM HAJALI OTHER:		HEARING DATE: DEPARTMENT: C-59
DOCUMENT COVER SHEET (FAMILY LAW)		CASE NUMBER: 15D002041

This cover sheet must be attached to each document not submitted on a Judicial Council or Local form.

Please mark one box that best describes the attached document. Additional title information may be added.

- | | | | |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Answer | <input type="checkbox"/> Response | <input type="checkbox"/> Opposition | <input type="checkbox"/> Objection |
| <input type="checkbox"/> Brief: | <input type="checkbox"/> Settlement | <input type="checkbox"/> Trial/Hearing | <input type="checkbox"/> Order / Ruling |
| <input type="checkbox"/> Complaint / Petition | | <input type="checkbox"/> Points & Authorities | |
| <input type="checkbox"/> Declaration | | <input type="checkbox"/> Proof of Service | |
| <input type="checkbox"/> Demand | | <input type="checkbox"/> Proposed Statement of Decision/Order/Judgment | |
| <input type="checkbox"/> Errata | | <input type="checkbox"/> Qualified Domestic Relations Order | |
| <input type="checkbox"/> List: | <input type="checkbox"/> Exhibit | <input type="checkbox"/> Witness | <input type="checkbox"/> Reply |
| <input type="checkbox"/> Memorandum | | <input type="checkbox"/> Report | |
| <input type="checkbox"/> Motion: | <input type="checkbox"/> Limine | <input type="checkbox"/> Sanctions | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Notice | | <input type="checkbox"/> Request | <input type="checkbox"/> Application |
| of FAMILY LAW ATTORNEYS REAL PROPERTY LIEN | | <input type="checkbox"/> Statement of Issues | |
| <input type="checkbox"/> Other | | <input type="checkbox"/> Stipulation Re: | <input type="checkbox"/> Stipulation & Order Re: |
| | | <input type="checkbox"/> Support Schedule/Worksheet | |

Adopted for Mandatory Use
L-0771 Revised 10/1/14
Orange County Rule 700.6



**DOCUMENT COVER SHEET
(FAMILY LAW)**

Page 1 of 1

37

WHEN RECORDED MAIL TO:

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2018000230541 2:33 pm 06/22/18

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1 PETER J. PORTER, (SBN# 132269)
LAW OFFICE OF PETER J. PORTER
2 19700 FAIRCHILD RD, SUITE 200
IRVINE, CA 92612
3 PH 714-835-2700
FAX 714-835-2777
4

5 Attorney for Plaintiff, HATEM HAJALI

6 SUPERIOR COURT OF THE STATE OF CALIFORNIA,

7 FOR THE COUNTY OF ORANGE, CENTRAL JUSTICE CENTER

8 TENICE HAJALI,

9 Petitioner,

10 vs.

11 HATEM HAJALI,

12 Respondent.

) Case No.: 15D002041

) FAMILY LAW ATTORNEY'S REAL

) PROPERTY LIEN;

) DECLARATION OF HATEM HAJALI

) [CALIFORNIA FAMILY CODE §2033]

IT
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TFF
S/D

15 TO PETITIONER TENICE HAJALI AND HER ATTORNEY OF RECORD:

16 PLEASE TAKE NOTICE that Respondent, HATEM HAJALI, in the above
17 entitled action, has granted his counsel, PETER J. PORTER, ESQ., of the Law Offices of
18 Peter J. Porter, a Family Law Attorney's Real Property Lien in the amount of \$200,000.00,
19 against my community property interests in the real properties, located and described herein
20 as follows:

21 28741 WILLIAMS CANYON ROAD, SILVERADO, CALIFORNIA

22 A. The property is more particularly described as:

23 TR 150 LOT BLK A POR OF BLK AND POR SEC/4 SEC 17T 5 R 7

24 (APN: 876-021-16)

25 PARCEL 1

NOTICE OF FAMILY LAW ATTORNEY'S REAL PROPERTY LIEN

1 THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE
 2 SOUTHEAST QUARTER SECTION 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST,
 3 S.B.B AND M; A PORTION OF SAID LAND HAS BEEN SUBDIVIDED AND IS
 4 PART OF TRACT NO. 150, AS SHOWN ON A MAP RECORDED IN BOOK 11,

5 PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY,
 6 CALIFORNIA.

7 PARCEL 2:

8 A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND
 9 EGRESS AND UTILITY PURPOSES TO BE USED IN COMMON WITH
 10 OTHERS OVER ALONG AND ACROSS THE FOLLOWING STRIPS OF LAND
 11 AS FOLLOWS:

12 1. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE
 13 OF THE CENTERLINE OF THAT CERTAIN EXISTING ROAD, COMMONLY
 14 KNOWN AS THE WILLIAM'S CANYON ROAD, LOCATED UPON AND
 15 TRAVERSING THROUGH THE NORTHWEST QUARTER AND NORTHEAST
 16 QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7 WEST, S.B.B.
 17 AND M, ORANGE COUNTY OF CALIFORNIA.

18 2. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE
 19 OF THE CENTER LINE OF THAT CERTAIN EXISITING ROADS AND TRUCK
 20 TRAILS LOCATED UPON AND TRAVERSING THROUGH THE SOUTHEAST
 21 QUARTER OF SECTON 17, TOWNSHIP 5 SOUTH, RANGE 7 WEST, OF THE
 22 SAN BERNARDINO BASE AND MERIDIAN, AS FOLLOWS:

23 (A) THAT CERTAIN ROAD AND TRAIL COMMENCING IN THE SOUTHEAST
 24 CORNER ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID
 25 SECTION 17; RUNNING IN A NORTHERLY DIRECTION TO THE

NOTICE OF FAMILY LAW ATTORNEY'S REAL PROPERTY LIEN

1 NORTHEAST CORNER ON THE EAST LINE OF SAID SOUTHEAST
 2 QUARTER OF SAID SECTION 17.

3 (B) THAT CERTAIN ROAD AND TRUCK TRAIL COMMENCING IN THE
 4 NORTHWEST CORNER ON THE WEST LINE OF THE SOUTHEAST

5 QUARTER OF SAID SECTION 17; THENCE IN A NORTHERLY DIRECTION
 6 TO THE APPROXIAMTE CENTER OF THE NORTH LINE OF SAID
 7 SOUTHEAST QUARTER OF SAID SECTION 17.

8 3. A STRIP OF LAND 60 FEET WIDE, MEASURING 30 FEET ON EACH SIDE
 9 OF THE CENTER LINE OF THAT EXISITING ROAD AND TRAIL LOCATED
 10 UPON AND TRAVERSING THROUGH THE SOUTH HALF OF SECTION 17,
 11 TOWNSHIP 5 SOUTH, RANGE 7 WEST OF THE S.B.B. AND M AND
 12 NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 7
 13 WEST, S.B.B. AND M.; COMMENCING AND CONNECTING THAT CERTAIN
 14 ROAD AND TRAIL DESCRIBED IN A2(B) ABOVE; AND RUNNING IN A
 15 SOUTHERLY DIRECTION TO AND CONNECTING WITH THE ROAD
 16 COMMONLY KNOWN AS THE WILLIAM'S CANYON ROAD.

17 EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 1
 18 ABOVE DESCRIBED.

19 **22610 HIDDEN HILLS ROAD, YORBA LINDA, CALIFORNIA**

20 The property is more particularly described as:
 21 LOT 12, TRACT NO. 11709, AS PER MAP RECORDED IN BOOK 634 PAGE 38
 22 TO 47, MISCELLANEOUS MAPS OF SAID ORANGE COUNTY.

23 APN (353-562-04)

24 PARCEL NO. 25-107

25 B. Respondent believes that the real property commonly known as 28741 Williams

1 Canyon Road, Silverado, California has a fair market value of \$1,500,000.00, based on the
 2 Memorandum of Points and Authorities and Declaration of Petitioner, TENICE HAJALI,
 3 filed with this court on or about December 1, 2017, a copy of which is attached hereto, made
 4 a part of and marked as Exhibit "A".

5 C. Respondent believes that the real property commonly known as 22610 Hidden
 6 Hills Road, Yorba Linda, California has a fair market value of \$1,500,000.00, based on the
 7 Memorandum of Points and Authorities and Declaration of Petitioner, TENICE HAJALI,
 8 filed with this court on or about December 1, 2017, a copy of which is attached hereto, made
 9 a part of and marked as Exhibit "A".

10 D. The real property commonly known as 28741 Williams Canyon Road, Silverado,
 11 California is encumbered by a first trust deed held by JP Morgan Chase Bank with a current
 12 balance of approximately \$276,280.00 (Exhibit "B"). The real property commonly known
 13 22610 Hidden Hills Road, Yorba Linda, California is unencumbered.

14 E. In addition to the foregoing real properties, the other community assets and liabilities
 15 are as follows:

16 i. The real property commonly known as 9401 Hillview Road, Anaheim,
 17 California. The property has a fair market value of \$1,900,000.00 and is encumbered by a
 18 first trust deed, two(2) separate judgments and a mechanic's lien, the total of which approach
 19 if not exceed the properties fair market value.

20 ii. Miscellaneous personal property including household furnishings, vehicles,
 21 jewelry, and cash having a total approximate value of \$1,000,000.00.

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1 F. The Family Law Attorney's Real Property Lien given my attorney, **PETER J.**
2 **PORTER, ESQ.**, is \$200,000.00.

3 I declare under penalty of perjury under the laws of the State of California that the
4 foregoing is true and correct.

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DATED: 6/21 2018


HATEM HAJALI

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

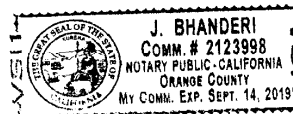
State of California
County of Orange

On 21st June, 2018 before me, J. Bhandari - Notary Public
(insert name and title of the officer)

personally appeared Hatem Hajali
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

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PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Corporation Service Company
801 Adlai Stevenson Drive
Springfield, IL 62703-4261

WHEN RECORDED MAIL TO:

Corporation Service Company
801 Adlai Stevenson Drive
Springfield, IL 62703-4261

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2018000319026 9:09 am 08/30/18

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Handwritten initials: FF, SV, CF

FINANCING STATEMENT

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

(Govt. Code 27361.6)
(Additional recording fee applies)

275-214
[Rev. 8/94]



UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) CSC 1-800-858-5294	
B. E-MAIL CONTACT AT FILER (optional) SPRFiling@cscglobal.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	
1494 18049 CSC 801 Adlai Stevenson Drive Springfield, IL 62703	Filed In: California (Orange)

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME					
OR	1b. INDIVIDUAL'S SURNAME Hajali		FIRST PERSONAL NAME Tenice	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 2255 W. Ball Rd. #2967		CITY Anaheim	STATE NY	POSTAL CODE 92814	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME					
OR	2b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME New Chapter Capital, Inc					
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 60 West 57th		CITY New York	STATE NY	POSTAL CODE 10019	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

28741 William Canyon Road
 Silverado, CA
 TR 150 Lot BLK A POR of BLK AND POR SEC/4SEC 17T 5R 7
 APN: 876-021-16

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

1494 18049

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 04/20/11)

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME	
OR	
9b. INDIVIDUAL'S SURNAME	
Hajali	
FIRST PERSONAL NAME	
Tenice	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME				
OR				
10b. INDIVIDUAL'S SURNAME				
INDIVIDUAL'S FIRST PERSONAL NAME				
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
 covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):
 Tenice Hajali
 2255 W. Ball Rd. #2967
 Anaheim, CA 92814

16. Description of real estate:
 28741 William Canyon Road
 Silverado, CA
 TR 150 Lot BLK A POR of BLK AND POR SEC/4SEC 17T 5R 7
 APN: 876-021-16

17. MISCELLANEOUS:
 28741 William Canyon Road

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 04/20/11)

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement, if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME	
OR	
9b. INDIVIDUAL'S SURNAME	
Hajali	
FIRST PERSONAL NAME	
Tenice	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

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16. Description of real estate:

17. MISCELLANEOUS:
Silverado, CA

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UCC FINANCING STATEMENT ADDENDUM

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10c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

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UCC FINANCING STATEMENT ADDENDUM

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17. MISCELLANEOUS:
 APN: 876-021-16

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