

Recording Requested by and  
Return to:

Ray Thatcher, District R/W Agent  
Irvine Ranch Water District  
15600 Sand Canyon Avenue  
P. O. Box 57000  
Irvine, California 92619-7000  
IRWD Doc. E \_\_\_\_\_

ASSESSOR'S PARCEL NO(S).:  
591-132-01

FREE RECORDING REQUESTED:  
Essential to Acquisition By  
Irvine Ranch Water District  
Government Code §6103

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Exempt from Documentary Transfer Tax per  
Revenue and Taxation Code §11922

GRANT OF EASEMENT  
TO  
IRVINE RANCH WATER DISTRICT  
BY  
IRVINE UNIFIED SCHOOL DISTRICT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
IRVINE UNIFIED SCHOOL DISTRICT, a Political Subdivision of the State of California  
("Owner" herein), hereby grants and conveys to IRVINE RANCH WATER DISTRICT, a California Water District organized under and existing pursuant to Section 34000 et seq. of the California Water Code, ("Grantee" herein), a perpetual, non-exclusive easement and right-of-way for sewer pipeline and access purposes. This easement shall include, but not by way of limitation, the right to construct, reconstruct, remove and replace, renew, inspect, maintain, repair, improve, and otherwise use the hereinafter described property for these purposes, together with incidental appurtenances and connections, in, over, under, upon, along, through and across the real property located in the City of Irvine, County of Orange, State of California, as described in Exhibit "A" and depicted in Exhibit "B", which exhibits are attached hereto and made a part hereof (the "Easement Area"), as necessary in connection with the use, operation and maintenance of the facilities lying within the Easement Area. This easement shall also include the right to construct, reconstruct, remove and replace, renew, inspect, maintain, repair, improve, enter upon, and otherwise use parallel or any other facilities or appurtenances of the same general type and purpose as the originally installed facilities (collectively, the originally installed facilities and any such parallel or other facilities, and any replacements, renewals, repairs and improvements of any of the foregoing are collectively referred to as the "Facilities").

Subject to: Covenants, conditions, restrictions, easements, rights, rights-of-way and encumbrances of record or apparent.

A. Rights of Owner to Use Easement Area:

1. Rights of Use. Subject to the provisions of Paragraph A-2 below, it is understood and agreed that the easements and rights-of-way acquired herein are also acquired subject to the rights of the Owner to use the Easement Area for any purpose whatsoever to the extent that such use does not interfere with the Grantee's use of its easement. The Owner retains the rights which are not inconsistent with the easement. Such use by the Owner shall include, but not be limited to, the compatible use for streets, roadways, pipelines, fences or block walls, cuts, fills or other structures or other compatible improvements under, upon, over, and across the Easement Area.

Project	<u>Portola High School, Block 154, Irvine's Sub. (IRWD Code 6316)</u>
Title Company	<u>none</u>
Title Report No.	<u>vesting deed Inst. No. 2014000553682, O.R.</u>
Project Engineer	<u>Epic Engineers</u>

2. Concurrence of Grantee. Such use by the Owner of the Easement Area for landscaping purposes which do not involve the erection of structures or other improvements upon the Easement Area and which are consistent with the Grantee's use of the easement may be made without notification to or concurrence of Grantee except that no trees shall be planted in said Easement Area without the prior written consent of Grantee. Further, such use by the Owner of the Easement Area for roadway improvements, which do not result in cuts closer than three (3) feet above the top of Grantee's Facilities or fills greater than two (2) feet above the existing ground may be made without notification to or concurrence of Grantee. It is agreed, however, that no such use for any other purposes shall be made until plans for such proposed use by Owner have been reviewed with or submitted to Grantee, and Grantee has concurred that such proposed use will be consistent with Grantee's use of the Facilities. Grantee agrees that it shall not unreasonably withhold its concurrence.

B. Successors and Assigns:

This Grant of Easement shall be binding upon and inure to the benefit of the successors and assigns of Owner and Grantee.

C. Acceptance and Recordation:

Grantee agrees, by acceptance and recordation of this Grant of Easement from Owner, that the terms and conditions herein set forth shall be binding upon and inure to the benefit of Grantee.

IN WITNESS WHEREOF this Grant of Easement has been executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

"Owner"

IRVINE UNIFIED SCHOOL DISTRICT,  
a Political Subdivision of the State of California

By \_\_\_\_\_

Name \_\_\_\_\_

Title: \_\_\_\_\_

By \_\_\_\_\_

Name \_\_\_\_\_

Title: \_\_\_\_\_

Project	Portola High School, Block 154, Irvine's Sub. (IRWD Code 6316)
Title Company	none
Title Report No.	vesting deed Inst. No. 2014000553682, O.R.
Project Engineer	Epic Engineers

ACKNOWLEDGEMENT

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 \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_,  
a Notary Public in and for said State, personally appeared \_\_\_\_\_

\_\_\_\_\_,  
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.

\_\_\_\_\_  
Notary Public in and for said State

(SEAL)

Project	<u>Portola High School, Block 154, Irvine's Sub. (IRWD Code 6316)</u>
Title Company	<u>none</u>
Title Report No.	<u>vesting deed Inst. No. 2014000553682, O.R.</u>
Project Engineer	<u>Epic Engineers</u>

IRVINE RANCH WATER DISTRICT

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by deed or grant dated \_\_\_\_\_  
from IRVINE UNIFIED SCHOOL DISTRICT, a Political Subdivision of the State of California  
to IRVINE RANCH WATER DISTRICT, a California Water District, is hereby accepted by the undersigned officer  
on behalf of the Board of Directors pursuant to authority conferred by Resolution 2014-40 of the Board of Directors,  
adopted on September 8, 2014, and the grantee consents to recordation thereof by its duly authorized officer.

Date: \_\_\_\_\_

IRVINE RANCH WATER DISTRICT

By: \_\_\_\_\_  
Leslie Bonkowski  
Secretary to Board of Directors

Project	<u>Portola High School, Block 154, Irvine's Sub. (IRWD Code 6316)</u>
Title Company	<u>none</u>
Title Report No.	<u>vesting deed Inst. No. 2014000553682, O.R.</u>
Project Engineer	<u>Epic Engineers</u>

## EXHIBIT "A"

### PORTOLA HIGH SCHOOL IRWD SEWER EASEMENT LEGAL DESCRIPTION

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 275 OF BLOCK 154 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE ON THE GENERAL SOUTHERLY LINE OF PARCEL A SHOWN AS SOUTH 24°38'14" EAST 49.66 FEET, IN A DOCUMENT RECORDED DECEMBER 22, 2014 AS DOCUMENT NO. 2014000553682 IN OFFICIAL RECORDS OF THE ORANGE COUNTY CLERK-RECORDER:

THENCE ALONG SAID COURSE SOUTH 24°38'14" EAST, A DISTANCE OF 23.33 FEET; TO THE **POINT OF BEGINNING**;

THENCE NORTH 65°21'46" EAST, A DISTANCE OF 16.50 FEET;

THENCE SOUTH 24°38'14" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 65°21'46" WEST, A DISTANCE OF 16.50 FEET TO SAID GENERAL SOUTHERLY LINE;

THENCE ALONG SAID GENERAL SOUTHERLY LINE NORTH 24°38'14" WEST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 248 SQUARE FEET, MORE OR LESS, WITHIN THE DESCRIBED EASEMENT.

SEE **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART THEREOF.

PREPARED BY ME OR UNDER MY DIRECTION:

DATED: 7/20/15  
Steve A Leja  
STEVE A LEJA

P. L.S. NO. 5933



LICENSE EXPIRES 12-31-16

LOT 275 BLOCK 154

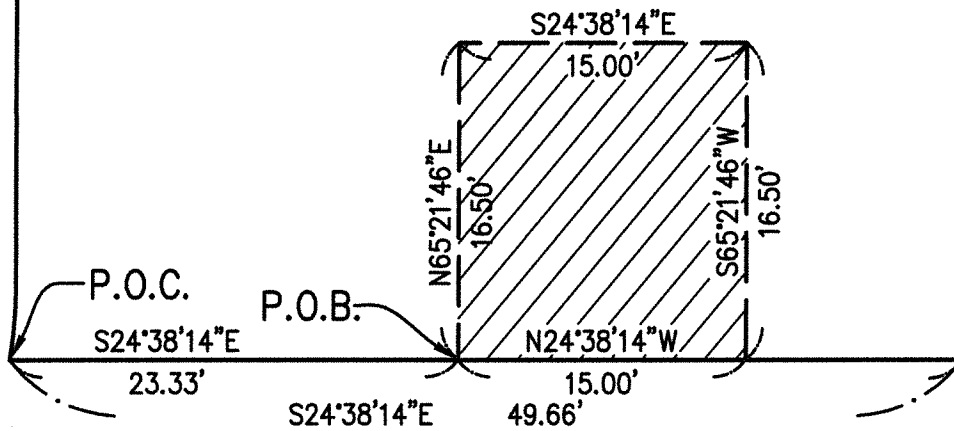
IRVINE'S SUB.

PARCEL A

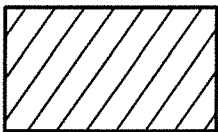
INST. NO. 2014000553682,  
RECORDED 12/22/14, O.R.

1/88

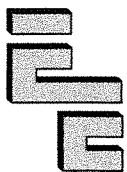
MRM



CADENCE



INDICATES EASEMENT TO I.R.W.D.  
CONTAINING 248 SQUARE FEET,  
MORE OR LESS



EPIC ENGINEERS

CIVIL ENGINEERING  
PLANNING  
101 E. REDLANDS BLVD.  
SUITE 146  
REDLANDS, CA 92373

LAND SURVEYING  
CONSTRUCTION MANAGEMENT  
TELE 909-792-5969  
FAX 909-792-8869

EXHIBIT "B"  
PORTOLA HIGH SCHOOL  
I.R.W.D.  
SEWER EASEMENT

W.O.	29.92
BY:	PDB
DATE:	7-15
SCALE:	1"=10'
SHEET	1 OF 1