



QUITCLAIM DEED
13063

Handwritten signature
THIS INDENTURE, made this 28th day of May, 1954,

between the SOUTHERN CALIFORNIA BIBLE COLLEGE, a corporation organized and existing under the laws of the State of California, Grantor, and the 32ND DISTRICT AGRICULTURAL ASSOCIATION, STATE OF CALIFORNIA, Orange County, Anaheim, California, a political subdivision of the State of California, its successors and assigns, Grantee;

WITNESSETH: That the Grantor, for and in consideration of an exchange of lands between Grantor and Grantee, and of a Release executed August 26 1954, by the United States of America as beneficiary of the exchange lands to be conveyed by Grantee herein to Grantor herein, as specifically set out in a deed dated August 12, 1949 between the UNITED STATES OF AMERICA and the said 32ND DISTRICT AGRICULTURAL ASSOCIATION, and other good and valuable considerations, the receipt of which is hereby acknowledged, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto the said Grantee, its successors and assigns, all that certain piece or parcel of land situate, lying and being in the County of Orange, State of California, to-wit:

That portion of Lot "A" of Banning Tract, in the Rancho Santiago de Santa Ana, County of Orange, State of California, as shown on a Map thereof filed in the Case of Hancock Banning vs. Mary H. Banning, for partition in Case No. 6385 upon the Register of Actions of the Superior Court of the State of California in and for the County of Los Angeles, described as follows:

Beginning at the intersection of the center line of the Old Santa Ana Road with the North line of Lot "A" of said Banning Tract; thence South 89° 56' 13" East 876.98 feet along the North line of said Lot "A", thence South 1775.86 feet to the Northerly line of the 100 foot strip of land described in deed of Right of Way for "Fair Drive" to Orange County, recorded August 2, 1950 in Book 2050, page 59 of Official Records of said Orange County; thence North 89° 56' 13" West 881.63 feet to the center line of said Old Santa Ana Road; thence North 1775.86 feet to the point of beginning.

Said land is included within the area shown on a Record

1.

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254
60-202

1 of Survey Map filed in Book 20, page 31 of Records of
 2 Surveys of said Orange County.

3 Excepting therefrom all main lines of the power system,
 4 all main lines of the water system, and all main lines of
 5 the sewage system now located thereon as shown on said map
 6 filed in Records of Survey, Book 20, Page 31, Records of
 7 Orange County, State of California, with the appurtenances
 8 pertaining to said main lines, and reserving unto the
 United States of America an easement over, under, and across
 the portions of said real property situated adjacent and
 contiguous to said power, water, and sewage system, necessary
 for the maintenance, expansion, alteration, or removal of
 said systems.

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9 And further excepting therefrom and reserving unto the United
 10 States of America ~~excepting~~ the oil, gas, and other associated hydrocarbon
 11 substances located therein, together with easements for
 12 drilling-sites adequate for drilling, operating, extracting
 13 and producing said substances, easements for necessary
 exploration, pipe lines and other structures necessary
 for the development of said reserved minerals, with ease-
 ments for necessary means of ingress to and egress from
 said improvements.

14 And further excepting from this conveyance and reserving
 15 to the United States of America, in accordance with Execu-
 16 tive Order 9908 approved December 5, 1947 (12 F.R. 8223),
 17 all uranium, thorium and all other materials determined
 18 pursuant to Section 5 (b) (1) of the Atomic Energy Act of
 19 1946 (60 Stat. 761), to be peculiarly essential to the
 20 production of fissionable material, contained, in whatever
 21 concentration, in deposits in the lands covered by this
 22 instrument, together with the right of the United States
 23 through its authorized agents or representatives at any
 24 time to enter upon the land and prospect for, mine, and
 25 remove the same, making just compensation for any damage
 26 or injury occasioned thereby. However, such land may be
 27 used, and any rights otherwise acquired by this disposition
 28 may be exercised, as if no reservation or such materials
 29 had been made; except that, when such use results in the
 30 extraction of any such material from the land in quantities
 31 which may not be transferred or delivered without a license
 under the Atomic Energy Act of 1946, as it now exists or may
 hereafter be amended, such material shall be the property of
 the United States Atomic Energy Commission, and the Com-
 mission may require delivery of such material to it by any
 possessor thereof after such material has been separated
 as such from the ores in which it was contained. If the
 Commission requires the delivery of such material to it,
 it shall pay to the person mining or extracting the same,
 or to such other person as the Commission determines to be
 entitled thereto, such sums, including profits as the Com-
 mission deems fair and reasonable for the discovery, mining,
 development, production, extraction, and other services
 performed with respect to such material prior to such
 delivery, but such payment shall not include any amounts
 on account of the value of such material before removal
 from its place of deposit in nature. If the Commission does
 not require delivery of such material to it, the reservation
 hereby made shall be of no further force or effect.

Reserving unto the grantor the oil, gas, and other associated
 hydrocarbon substances located therein, together with easements
 for drilling sites adequate for drilling, operating, extracting
 and producing said substances, easements for necessary exploration,
 pipe lines and other structures necessary for the development
 of said reserved minerals, with easements for necessary means of
 ingress to and egress from said improvements.

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1 and appurtenances thereunto belonging, or in any wise appertain-
2 ing, and the reversion and reversions, remainder and remainders,
3 rents, issues and profits thereof, and also all the estate,
4 right, title, interest, possession, claim and demand whatsoever,
5 in law as well as in equity, of the Grantor, of, in or to the
6 foregoing described premises, and every part and parcel thereof,
7 with the appurtenances.

8 TO HAVE AND TO HOLD the said premises with its appurtenances
9 unto the said Grantee, its successors and assigns, subject to
10 the reservations, conditions and covenants herein contained,
11 which said reservations, conditions and covenants are made for
12 the use and benefit of the United States of America.

13 In the event of breach of any of the conditions and
14 covenants herein contained, by the Grantee, its successors or
15 assigns, whether caused by the legal inability of the said
16 Grantee, its successors or assigns, to perform said conditions
17 and covenants or otherwise during the period of twenty (20) years
18 from August 12, 1949, all rights, title and interest in and to
19 all of the said premises shall revert to and become the property
20 of the United States of America at its option. Provided, however,
21 that the United States of America will give notice in writing to
22 the Grantee, its successors or assigns, of the existence of any
23 breach or violation of the conditions and covenants herein con-
24 trained and if the same is not remedied or cured within thirty
25 (30) days after receipt of the notice, the United States of America
26 shall have the immediate right of entry upon said premises and
27 the Grantee, its successors or assigns, shall forfeit all right,
28 title and interest in said premises and in any and all of the
29 tenements, hereditaments and appurtenances thereunto belonging.

30 Provided, however, that the failure of the United States
31 of America acting through the General Services Administrator, or
32 his successor in function, to give notice or require in any one or

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value of \$260,390.00; which amortization shall be at the rate of five percent (5%) for each completed twelve (12) months of operation in accordance with the terms of transfer; and (b) approval of the General Services Administrator, or his successor in function.

5. The United States of America shall have the right during the existence of any national emergency declared by the President of the United States of America, or the Congress thereof, to the full, unrestricted possession, control and use of the premises, or any part thereof, without charge; Except that the United States of America shall be responsible during the period of such use, if occurring within a period of twenty (20) years from August 12, 1949, for the entire cost of maintaining the premises, or any portion thereof, so used, and shall pay a fair rental for the use of any installations or structures which have been added thereto without Federal aid; provided, however, that if such use is required after the expiration of a period of twenty (20) years from August 12, 1949, or the Grantee, its successors and assigns, have secured the abrogation of the conditions subsequent together with all rights of re-entry as hereinabove provided, the United States of America shall pay a fair rental for the entire portion of the premises so used.

6. In the event of a breach of any of the conditions or covenants herein imposed, the Administrator, or his successor in function, will notify the Grantee, its successors or assigns, of the existence of such breach or violation and if the same is not remedied or cured within thirty (30) days after receipt of the notice, the Administrator, or his successor in function, may immediately enter and possess himself of the herein conveyed premises for and on behalf of the United States of America.

7. In the event of a breach of any condition or covenant herein imposed, the Grantee, its successors or assigns, will upon demand by the Administrator, or his successor in function, take such action including the prosecution of suit, or execute such instruments as may be necessary or required to evidence transfer of title to the herein conveyed premises to the United States of America.

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

Dated this 28th day of ~~April~~^{May}, 1954



SOUTHERN CALIFORNIA BIBLE COLLEGE
By [Signature] President
By [Signature] Secretary

1 STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

2
3 On this 28th day of May, 1954, before me, the
4 undersigned, a Notary Public in and for said County and State,
5 personally appeared Irvine J. Harrison known
6 to me to be the _____ President, and _____
7 known to me to be the _____ Secretary, of the Corporation that
8 executed the within instrument, and known to me to be the
9 persons who executed the within instrument on behalf of the
10 Corporation therein named, and acknowledged to me that such
11 Corporation executed the same.

12 WITNESS my hand and official seal.

13 (SEAL)

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

17 STATE OF CALIFORNIA) ss.
18 COUNTY OF LOS ANGELES)

19 On this 28th day of May, 1954, before me, the
20 undersigned, a Notary Public in and for said County and State,
21 personally appeared L. C. Johnson known to me
22 to be the _____ Secretary of the Corporation that executed the
23 within instrument, and known to me to be the person who executed
24 the within instrument on behalf of the Corporation therein
25 named, and acknowledged to me that such Corporation executed
26 the same.

27 WITNESS my hand and official seal.

28 (SEAL)

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

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.

FILED
in the office of the Secretary of State
of the State of California

FEB 4 1955 9:00 A.M.
BOOK 2946 PAGE 325
OFFICIAL RECORDS
Orange County California

MAR 21 1957
FRANK M. JORDAN, Secretary of State
By [Signature]
Assistant Secretary of State

[Signature]
County Recorder

COMPARED
and
INDEXED