

The Irvine Ranch (A Chronological History)

- 1769 Spanish Crown began colonization of California with Gaspar de Portola's expedition from Mexico to San Francisco. Over the next 30 years Spain strengthened its hold on the New World by building Presidios and Missions along California's coast. Over 200,000 Indians roamed the "area's fertile plains and valleys." But by the end of the century most of the Indians had come under the jurisdiction of the Catholic missions.
- 1810 On July 1, 1810 the Spanish provincial governor granted the 62,516 acres Rancho Santiago de Santa Ana to Jose Antonio Yorba and his nephew, Juan Peralta. One of the few Spanish land grants made to private citizens it extended from the Santa Ana Mountains to the Pacific Ocean and bordered on the northern boundary of the future Irvine Ranch. Today the cities of Orange, Tustin, Santa Ana and Costa Mesa lie within the former Rancho.
- 1822/33 In 1822 Mexico gains independence from Spain and claims California. Over the next ten years Mexico repossessed most of the lands Spain had allocated to California Missions
- 1827 James Irvine, Company founder, born in Belfast, Ireland.
- 1833/7 Mexico repossesses some of the land Spain had allocated to the California Missions under "Secularization Act" including the Cienega de las Ranas (Swamp or Hill of the Frogs) and Rancho San Joaquin.
- 1837 The Mexican governor Alvarado granted both ranchos (48,803 acres) to Don Jose Andres Sepulveda and the two ranchos were combined and became known only as Rancho San Joaquin.
- 1846 Teodosio Yorba (younger brother of Don Bernardo) petitioned to Pio Pico (Mexican Governor of the Province) for the rancho El Rancho Lomas de Santiago (Hills of St. James) which was approved on May 26, 1846. 47,266 acres in size, the rancho covered the portion of the Irvine Ranch not included in Sepulveda's two ranchos.
- On the same day Yorba's grant was approved the American Flag was raised in Monterey Bay and California proclaimed as part of the United States.
- 1848 Although the United States claimed California in 1846 it wasn't until 1848 that the treaty of Guadalupe Hidalgo was signed with the Mexican government, ending the Mexican War and officially giving California to the US. The treaty provided that the US. Would protect native Californians by recognizing "legitimate titles to property."
- 1849 Seeking his fortune in the gold fields, James Irvine reaches San Francisco in the ship Humbolt.
- 1851 On March 3, 1851 the Act of 1851 was passed by Congress, which established the procedure for "ascertaining and settling private land claims in California." Thus the former grantees of ranchos had to present evidence of their grants to a commission.
- 1860 Just nine years after the Act of 1851 Don Teodosio Yorba and his wife sold their 47,227 acres Rancho Lomas de Santiago to William Wolfskill for \$7,000. Wolfskill was a contemporary of Don Jose Sepulveda and owned land throughout California. He was one of the outstanding pioneers of California's wine industry. He also was a cultivator of tropical and domestic fruits and the founder of the commercial orange industry in California.

1864 By 1864 Jose Sepulveda had owned and operated the 50,000 acre Rancho San Joaquin for over 37 years. But Sepulveda was a gambler, had expensive taste and together with the impact on his cattle business of the "great drought of 1860-64, he had reached the end of his financial rope. Cattle that had sold for \$8 a head in January 1863 only a few months later could only be sold for the value of their hides and horns (\$2 to \$3 per head.) So on December 6, 1864 Sepulveda sold his Rancho to a partnership of Lewellyn Bixby, Dr. Thomas and Benjamin Flint, and James Irvine for \$18,000.

1866 Unfortunately for Wolfskill, the drought that finally sunk Sepulveda also devastated his cattle operation. So in March of 1866, 15 months after acquiring Rancho San Joaquin, the Lewellyn Bixby, Dr. Thomas and Benjamin Flint, and James Irvine partnership acquired the 47,227 acre Rancho Lomas de Santiago from Wolfskill. As part of that acquisition they also received notes Wolfskill held in Rancho Santiago de Santa Ana. The acquisition price was \$7,000 (the same price Wolfskill paid the Yorba family six years earlier.)

On July 25, 1866 James Irvine married Nettie Rice of Cleveland, Ohio. The couple made their home at the corner of Folsom and Eleventh streets, in San Francisco.

James Irvine, Jr. born in San Francisco.

1868 The 1860-64 drought also devastated the owners of the Rancho Santiago de Santa Ana which bordered the northern boundaries of both Rancho San Joaquin and Lomas de Santiago. However, by 1866 its ownership was in the hands of many Yorba heirs and "aliens" (Americans) owning fractional interests in the property. As a result, in 1866 a lawsuit was brought by one of the Americans (Sterns) for a distribution and division of the Rancho to cover outstanding debts. Due to the fact that the Irvine, Flint, Bixby interest had become holders of some of the Rancho Santa Ana debt as part of their purchase of Rancho Santiago they joined in the suit. In a judgement recorded on Feb. 24, 1868, they were awarded 3800 acres (8 miles long and $\frac{3}{4}$ mile wide) on Rancho Santa Ana's southern edge.

Over a two-year period the four partners (James Irvine was listed as $\frac{1}{2}$ owner) had acquired two large Ranchos and a piece of a third and began operating it as one 99,830 acres ranch. It was over 20 miles long and nearly 10 miles wide. Total cost of the three acquisitions was \$25,000 (averaging twenty-five cents per acre.) Shortly thereafter the partners converted the cattle ranch to a sheep ranch. Within a short time over 100,000 sheep were grazing on the ranch.

1868-76 Partners acquired numerous adjacent tracts bringing the ranch to over 100,000 acres.

1876 Irvine buys Flints and Bixby's interest for \$150,000 to form Irvine Ranch. Ranch now supporting 50,000 Merino sheep.

1876-77 Historic drought devastated sheep grazing industry.

1877 Southern Pacific railroad extended south to Santa Ana & attempts to secure route through Ranch to San Diego - Irvine refused and RR employees were driven off Ranch in 1887 by Irvine tenants with "rifles and shotguns".

12/31/1881 Santa Ana Herald criticized Irvine for not "contributing to the prosperity of the area" by allowing residential development on Ranch. At the time the paper told of "thousands of happy homes" in Santa Ana, Orange and Tustin, three of the prettiest and most prosperous places in California."

1882 Irvine subdivided and sold 40 acre farms on part of Ranchos Santa Ana & San Joaquin.

- 3/15/1886 James Irvine died - Heirs are his son James Irvine, Jr., age 18, and his 2nd wife Margaret Byrne. Except for a small portion of the Ranch sold to provide cash to family heirs, the Ranch was left in trust to his son until he reached age of 25.
- 1886 Official Value of Estate:
- | | |
|---|---------------|
| Real Property in Los Angeles County (*) | \$ 748,500 |
| Personal Property in Los Angeles County (*) | 61,629 |
| Real Property elsewhere in California | 431,380 |
| Personal Property elsewhere in California | <u>41,671</u> |
| | \$1,283,180 |
- (*) At the time, Ranch was still part of Los Angeles County - Orange County not yet formed.
- 4/16/1887 Trustees decide to offer ranch for sale. They set a minimum price of \$1,300,000 and held an auction. On April 16, 1887 two bids, \$1,380,000 and \$1,385,000, are received. In the hectic closing moments of the sale the official timekeeper became confused and designated first one than the other bidder as the successful bidder. Both bidders claimed they should be awarded the ranch. The trustees then decided to not award the sale to either party. A lawsuit was filed on behalf of one of the bidders. On July 20, 1887 the Superior Court of Los Angeles threw out both bids. Over the next couple of years, trustees sought other purchasers for all or part of the ranch but none were concluded.
- 4/25/1887 Irvine trustees deeded railway right-of-way to San Bernardino & San Diego Railroad plus a depot site to Santa Fe Railroad.
- 1888 McFadden brothers build a pier at the present location of Newport Pier. The new pier allows lumber and other building materials to be shipped to the growing surrounding area.
- 1889 In March, 1889 Orange County was formed out of Southern Los Angeles County. The Irvine Ranch occupies nearly one-fifth of the new county.
- 1892 James Irvine, Jr. (age 24) married Francis Anita Plum.
- 1892 The McFadden brothers lay out town of Newport as a beach community.
- 1893 At age of 25, James Irvine came into full control of Ranch. Drops "Jr." from name and weds Frances Anita Plum of San Francisco.
- 1894 James Irvine, JI as he is called, incorporated the Ranch (in West Virginia) as The Irvine Company and becomes its first President.
- 1897 James Irvine donates 160 acre "Picnic Grounds" to Orange County. County Supervisors name the "picnic grounds" Irvine Park after their benefactor.
- 1900+ JI moves to Irvine Ranch & builds a family home in the middle of the ranch.
- 1902 JI offers J.A. Turner of Santa Ana a 4% commission if he can find a buyer for "the Ranch or any portion thereof". 1906 the Company had sold only 1-2,000 acres. JI abandoned all thought of selling Ranch as a whole.
- 1904 JI sells 400 acres overlooking the Pacific Ocean for \$60,000 (\$150/acre) to George Hart. Hart subdivides the land and it becomes Corona Del Mar.

- 1906 Following the disastrous San Francisco earthquake JI moves his family (wife and three children) from that city to his Irvine Ranch house.
- 1907 JI wrote a prospective buyer that the ranch was not for sale but would sell land along the ocean between Newport and Laguna for \$200-250/acre.
- 1909 C.E. Utt and Sherman Stevens formed San Joaquin Fruit & Investment Co. and leased 1,000 acres from The Irvine Company to grow citrus, with an option to buy land after 4 years at \$200/acre (beginning of citrus on Ranch).
- 1909 Glenn Martin tests his first airplane on Ranch pasture. Site is present Orange County Airport.
- 1910 JI began drilling 1,200 wells for \$3-4 million. Reservoirs stored 30,000 acre/ft. of water.
- 1918 JI offers right-of-way to County for future Coast Highway linking Newport Beach and Laguna Beach.
- 1920's Citrus orchards began emerging, expanding to 5,500 acres of valencia oranges and lemons.
- 1923 Dr. Albert A. Michelson proves speed of light with mile-long experimental tube on Irvine Ranch.
- 1925 Coast Highway opens and TIC started development of The Irvine Beach & Country Club Estates, which later became known as Shore Cliffs & Corona Highlands. Project opened into depression years and was not much of a success.
- 1929 Lambert Reservoir built at Tomato Springs.
- 1932 Santiago Canyon Dam (Irvine Lake) built at cost of \$700,000. Capacity estimated at 26,000 acre feet.
- 1932 Saltworks established at head of Newport Back Bay. Soon processing 5,000 tons a year.
- 1935 JI's son, James Irvine III (Jase), died of tuberculosis at age 42.
- 1937 **JI creates The James Irvine Foundation.** In a Trust indenture dated Feb. 24, 1937, JI creates a private charitable Foundation (The James Irvine Foundation) and makes an irrevocable gift to the Foundation of 510 shares representing 51% of all Company shares. However, JI maintains control of the Company by holding back actual transfer of the stock during his lifetime. The foundation was charged with providing "financial aid for charitable purposes and for **privately** supported educational institutions in the State of California."

The founding Trustees of the Foundation were selected by JI from members of his family and close friends. They included his wife, who served until her death in 1950, his son Myford, who was elected president and occupied that office until his death in 1959, his lawyer, Mr. James G. Scarborough, his accountant and business advisor, Mr. N. Loyall McLaren and long time friend, Mr. A. J. McFadden.

(Note: Some 23 years later the restriction of only aiding **private** educational institutions became a potentially major hurdle for the Company when it was proposed that it give 1000 acres to the University of California.)

In the final and adopted draft of the Declaration of Trust Mr. Irvine made it very clear what the trustees charge was.

"Trustor hereby makes the following directions with respect to the management of the shares of stock of The Irvine Company and the property thereof, which consists for the most part of a land holding situated in Orange County, California; that inasmuch as the development and operation of said property has constituted the lifework of the Trustor, it is the purpose of said Trustor, by the creation of this trust and by vesting in the Trustee through its holding of said stock of The Irvine Company, the exercise of a controlling voice in the operation of its properties, to perpetuate the operation thereof and thus insure an adequate foundation for the charitable purposes herein provided. It is the Trustor's firm conviction that no other security could afford The James Irvine Foundation a more safe and stable investment than the capital stock of The Irvine Company, if this land holding is preserved and sustained at its present state of development, with such improvements, if any, as may be justified in the future."

(Note: Here JI makes clear his instructions to the Foundation's trustees to maintain a "controlling voice in the operations of its properties." But in 1969 Congress passed the 1969 Tax Reform act, which specifically prohibited charitable foundations from owning more than 20% of any private company. With the Foundation owning 51% of the Company's stock and clear instructions from JI to maintain control of The Irvine Company the foundation found itself in a conflict between what JI wanted and the new law would allow. Under the 1969 act Congress allowed foundations 10 years to reduce their holding to the allowed level. The Foundation filed a lawsuit against the U.S. Government contesting the new law as being in violation of the specific instructions creating the Irvine Foundation. Ultimately, they lost their challenge to the law and in 1977 sold all their shares in the Company.}

- 1937 Peters Canyon Dam No. 1 and Laguna Dam completed.
- 1940 Peters Canyon Dam No. 2 completed.
- 1940's JI sells parcels of land inland to friends over the years mainly for agriculture creating what later became referred to as "windows" in the ranch. Irvine City's village of NorthWood ultimately replaced the citrus groves in Irvine's "windows."
- 1940's JI sold land in Laguna Beach to Miles & Callender, which developed Emerald Bay and Laguna Cliffs on either side of Pacific Coast Highway.
- 1941 JI developed Bayshores (a 258 residential lot subdivision on leasehold) at the Northwest corner of bridge crossing entrance to Upper Newport Bay. JI also sells land across coast highway above the bluff for a residential community known as Cliff Haven.
- 1941 James Irvine donates 17.7 acres to Laguna Beach for site of Irvine Bowl.
- 1942 U.S. Government acquired 2,318 (later expanded to 3,722 acres) through condemnation for El Toro Marine Base and 1,600 acres for Tustin Lighter Than Air Base.
- 1942 Sand Canyon Dam completed.
- 1943 Flying D Ranch (80,000 acres) near Bozeman, Mont. Purchased with proceeds of sale to US Government of 2,318 acres for El Toro Marine Air Station and 1,600 acres for US Navy Lighter Than Air Station. Ted Turner (CNN) and his wife Jane Fonda now own The Flying "D" Ranch.
- 1937-47 JI continued to run the Company as he saw fit and the Foundation distributed what funds they had available without much fan fare.

1947 On August 24, 1947, while fishing in Spanish Creek on the Flying D Ranch, JI collapses and dies of a heart attack.

James Irvine family at time of death:

One son, Myford, was his only surviving child.

A daughter, Kathryn Helena, had died in 1920 and a son, James III, in 1935.

Three grandchildren: Kathryn Anita Lillard (Mrs. Charles Wheeler), Kathryn's daughter; Athalie Anita (Joan) daughter of James III; Linda Jane, Myford's daughter. Myford's 2nd child, Jim, was born in 1953.

On Sept. 19, 1947 the Foundation trustees met to deal with the death of JI. As of his death 510 shares of the capital stock of The Irvine Company out of 1000 shares were transferred to the Foundation. The Foundation now controls The Irvine. They name trustee James G. Scarborough as proxy holder. They then direct him to vote the 510 shares to increase the number of Directors of the Company from 5 to 7 adding N. Loyal McLaren and A. J. McFadden to the Board. Other existing members of the Company Board were Myford Irvine, P.A. Dinsmore, James Scarborough, W. B. Hellis (ranch manager) and C. M. Plum.

1947+ Myford continued JI's policy of random coastal development, and retained policy of leasing land to homebuyers rather than selling tracts to developers or finished lots to home buyers (partly to avoid income tax on land sales).

1947-59 During Myford's presidency, development was exploding elsewhere in County, with population growth from under 200,000 to almost 700,000, and pressing up against Ranch borders.

1948 Cliff Haven residential tract opens with 100 lots fronting Newport Bay.

1949 Myford moves to ranch home in Irvine.

1949 Myford moved from SF to San Marino.

1949 Syphon Canyon Dam completion brings total water storage on Ranch to 30,000 acres.

1950 Myford moved from San Marino to family home on Ranch.

1950's TIC (w/Macco Co. mainly) developed Westcliff, Harbor Highlands, Baycrest, Cameo Shores, and Cameo Highlands - Irvine Cove was developed w/custom lots & several members of Irvine family built homes there in "Family Cove". TIC developed the Irvine Coast Country Club, first golf course on Ranch.

1953 Some 50,000 Scouts from all over the world camp on the Irvine Ranch which hosts International Boy Scout Jamboree. Site upon which Jamboree was held is now the village of Eastbluff and Newport Center. Company employees bulldozed a temporary dirt road to the site which later became the alignment for the current Jamboree Road.

1953 Irvine Terrace, 182 residential lot tract, opens on Newport Bay above Corona del Mar; additional 203 lots added by 1965.

1954 Irvine Coast Country Club built between Corona and Newport.

1955 Bayside Drive tract opens with 20 lots; increased to 39.

1956 Colorado River water flows into Lake Irvine following negotiations with Metropolitan Water District.

- 1956 Aeronutronic Systems, Inc., a Ford Subsidiary, leases site from Irvine Company for weapons design plant. Rent was 6%/acre/yr on a land value of \$7,000/acre. Located in Newport Beach across Jamboree Road from Eastbluff it ceased operations in the 1980's and is now two residential communities, Belcourt and One Ford Road.
- 12/56 University of California Board of Regents and the State Board of Education present to State Legislature a report stating the need for three new campuses.
- 6/57 UC Regents authorizes University administration to begin search for sites. One site was identified as to be in either southeast LA County or north Orange County.
- 10/18/57 University of California hires planning firm of Pereira and Luckman to begin search for a site. Within one month Pereira leaves the partnership and Luckman carries on with the search.
- 12/57 UC Regents appoint a committee of UC administrators to recommend criteria for selection of a new campus site. Luckman firm identifies over 20 potential sites but makes no recommendations pending completion of site criteria committee's report.
- 1958 Cameo Shores developed on waterfront below Corona del Mar with 177 residential lots.
- 3/59 McFadden (also member of University of California's Board of Regents) and UC retained Pereira to undertake preliminary planning for a 1,000 acre campus.
- 1/11/59 Myford Irvine killed himself.
- 1959 Arthur J. McFadden became President of TIC and Retired Admiral Loyal McLaren Chairman, separating the 2 positions on Myford's death. McFadden considered himself a caretaker President.
- 1959 McFadden opened the Ranch to aerospace and electronics firms and to the University of California.
- 1959 Harbor View Hills opens with 146 lots near Corona del Mar.
- 1959 Irvine Cove, above Laguna Beach, opens with 49 exclusive ocean front estates.
- 1959 Construction begins on Rattlesnake Canyon Reservoir.
- 1959 Newporter Inn, resort center and hotel built on Jamboree Road near Pacific Coast Highway.
- 1959 Santa Fe Railroad builds spur track to service planned Irvine Industrial Complex.
- 1959 Birch Industrial Tract adjacent to Orange County Airport opens.
- 1959 Collins Radio leases 178-acre site.
- 1959 Convert 72 year old Irvine ranch house for office purposes.
- 10/60 Charles S. Thomas retained by McFadden & McLaren to lead TIC. Thomas had been Secretary of Navy under Eisenhower and President of TWA. He had lived next door to Athalie in Los Angeles and had watched Joan grow up. He accepted keys to the single company car and inherited a staff of 10 people: Bill Mason, V.P. Engineering; Ray Watson, V.P. Planning (Ray had joined TIC 5 weeks earlier); Robert Long, V.P. agriculture; Wm.

Spurgeon, V.P. Personnel; Frank Hughes, engineer. He hired Lansing Eberling as Controller (from TIC's accounting firm Coopers & Lybrand) and Warren Fix as his assistant.

- 1960 Cover article in Fortune Magazine about TIC, and Joan Irvine.
- 1960 Thomas established credit lines w/Bank of America and Security - 1st National.. Retained Gibson, Dunn & Crutcher as legal counsel, with Guy Claire assigned to TIC.
- 1960 TIC Board agreed to the deed of 1,000 acres to UCI.
- 1960 McFadden asked Pereira to prepare a master plan for over 8,000 acres adjacent to his UCI plan, to create an integrated 10,000 acre university community.
- 1960 Pereira commissioned to develop specific plan for 35,000 acre southern sector, s/o what is now San Diego Freeway.
- 1960 McFadden then requested from Pereira a general plan for the entire Ranch. The plan was in 3 tiers: community development of the 35,000 acre coastal third of the Ranch including UCI; agriculture on 20,000 acre flat central portion; and recreation in the mountainous 33,000 acre northeastern section. Pereira and TIC made cover of Time Magazine.
- 1960 Significantly, sites were sold to Lockheed and Douglas. TIC failed to require development as proposed nor reversion of land to TIC if not used by purchaser or lessee.
- 1960 Douglas Aircraft leases 20 acres for Astropower Space Science Laboratories.
- 1960 Ford Motor Company leases additional 110 acres for its Aeronutronic Division Plant.
- 1960 Irvine Ranch Directors endorse Master Plan program for future Ranch developments.
- 1960 Residential tract of Cameo Highlands, south of Corona del Mar, opens with 142 lots.
- 1960 Irvine Ranch Water District formed.
- 1960-64 Revenues rose from \$6.2 million to \$17.2 million; Net Income from \$2.9 million to \$8.5 million.
- 1960's Collins Radio sub-leased 125 acres to Koll Co. (Koll subsequently purchased the land from TIC and developed Koll Center Newport). Lockheed sold its land to several developers; Morrison-Knudsen, for Newport Place. (Later Douglas got its land rezoned to commercial.)
- 1960's Orange County acquired 166 acres from TIC to expand Orange County Airport.
- 1961 City of Newport Beach annexes 1,260 acres of Ranch land.
- 1962 Convert old Buffalo Ranch to master planning center for the Irvine Ranch and UCI at Irvine.
- 1962 Dover Shores development of 311 residential lots opens on west side of Upper Newport Bay.
- 1962 Easements granted to MWD to bring 60" water feeder line through Ranch to San Joaquin Reservoir.
- 1962 Formation of Orange County Sanitation District #14.

- 1962 Establish community for poultry raisers forced by urbanization to move from other parts of Orange County.
- 1962 Santa Ana thwarted in court contest in efforts to annex strip 300' wide and 9 miles long across Irvine Ranch.
- 1963 TIC sold discounted price to UC three 220 acres parcels called "inclusionary areas", restricted by deed for use only for housing and other University support services.
- 1963 Orange County acquires 166 acres for Airport expansion.
- 1963 Multi-use Development Program approved by Irvine Company.
- 1963 Irvine Lake reopens for fishermen with improved recreational facilities; weekly stockings resumed.
- 1963 Eastbluff residential development begins with construction of 460 units on Upper Newport Bay.
- 1963 First shopping center on Irvine Ranch opens with completion of \$2 million Westcliff Plaza at 17th Street and Irvine Boulevard.
- 1963 Agreement for future annexations signed with cities of Tustin and Santa Ana.
- 1963 University of California exercises 1960 option to purchase additional 510 acres for UCI campus. Price of land was set at \$6,000/acre and restricted to use for affordable housing for University faculty and staff. So called "Inclusion Area" was part of the 1960 agreement with the University.
- 2/64 South Irvine Ranch General Plan adopted by Board of Supervisors. Planners envisioned largest new town in US, similar to Columbia and Reston, Va. The "Village" concept evolved with Eastbluff the first village to be undertaken. The Eastbluff Planned Unit Development was accepted by Newport Beach, which had annexed the area. Macco and Lusk Companies build the Single-Family Dwelling homes, and Holstein Co. the SFA (introducing the PUD concept to Orange County housing). Ray Watson established a requirement that all builders use an architect.
- 1964 The new development plan was to sell or lease industrial land; develop, build, own and manage shopping centers, office buildings and apartments and to offer residential land to homebuyers for sale of lease.
- 1964 Ranch opened to public for one Sunday with huge tent erected near Ranch office and self-guided tour maps issued. Thousands of visitors responded to ads and enjoyed a free glass of orange juice at the packinghouse.
- 1964 The Irvine Industrial Complex was formed as wholly owned subsidiary to create a 2,600 acre industrial park adjacent to airport.
- 1964 Thomas contract as President extended to June 1966.
- 1964 Citrus acreage expansion approved by Irvine Company directors.
- 1964 Ten sites reserved for Irvine Family Cove at Abalone Point.
- 1964 Lutheran Church acquires college campus site on Ranch.
- 1964 Rueben E. Lee, million dollar replica of Mississippi steamboat, opens as floating restaurant on Newport Bay.

- 1964 San Joaquin Golf Course built on grounds of Jose Sepulveda's original ranch headquarters.
- 1964 One Hundredth Anniversary celebration of Irvine Ranch.
- 1964 Construction of \$5.8 San Joaquin Reservoir begins. Capacity estimated at 1 billion gallons.
- 1964 First private treaty transfer of stock in Company history occurs when William White, III transfers one share to his sister, Gay White Brant.
- 1965 First classes at UCI with 1,600 students.
- 1965 University Town Center opened. Community development of University Park opens with 585 lots.
- 1965 Master Planning transferred from Pereira in-house. Richard Reese, Anaheim Planner, hired as planning manager and William Watt added to engineering staff.
- 1965 Development of Linda Isle began; Eastbluff apartments opened; IIC moved headquarter to site near Orange County Airport; University Park became second planned community; first unit of homes there was priced from \$19,950 but sold poorly, builders went bankrupt and was bailed out by TIC.
- 1965 Bayside Shopping Center opens across from Balboa Island.
- 1965 Irvine Ranch Spanish horseman hallmark symbol adopted.
- 1965 Irvine Industrial Complex established on 2,600 acre site.
- 1965 Disastrous fire guts 78 year old Irvine Ranch house.
- 1965 - 67 Newport Center developed, with lease commitments from Robinsons and Broadway. Welton Becket & Associates retained to design the Fashion Island portion. Al Auer headed the effort and Bill Watt was in charge of construction. Buffums and JC Penney were added to majors. Ray Watson designed the open staggered mall, surrounded by parking for 5500 autos. Ground breaking occurred in Spring, 1966, with 4 department stores and 55 mall shops fully leased. Irvine Ranch Information Center open on Santa Ana Freeway.
- 1966 Construction begins on \$1.3 million Water Reclamation Plant.
- 6/66 Thomas retired and lived out his life in Irvine Terrace, Bill Mason became President. He had been Vice President Land Development, head of planning, engineering and real estate departments.
- 1966 Ground breaking for Newport Town Center. This \$20 million regional shopping center at junction of MacArthur Boulevard and Jamboree Road is the most ambitious undertaking yet proposed under the Master Plan. Scheduled opening: 1968.
- 1966 Begin restoration of Irvine home for use as a museum depicting local and Ranch history.
- 1966 Projected residential developments: Knolls Apartments (600 units); Harbor View Hills (459 units); Turtle Rock (633 units).
- 1966 Projected shopping centers: Eastbluff (1967); Newport Center (1967); and University Center (1968).

- 1966 Projected buildings: a multi-million dollar high rise office building at Newport Center to serve as headquarters for The Irvine Company. Scheduled opening: 1968.
- 1966 TIC placed 49,000 acres in agricultural preserve under State Williamson Act.
- 1966 TIC offices overflowed from Ranch headquarters into 22 office trailers.
- 7/21/67 Opening of Eastbluff Shopping Center.
- 8/67 7-story medical building opened in planned medical complex in N.C.
- 9/67 Fashion Island opened with 18,000 people at charity benefit.
- 1967 Ground breaking for Tustin Meadows (180 acres), first residential development offering either fee or lease. Grant & Co. builders.
- 1967 Mason broke ground for 9-story Irvine Tower in Newport Center to house TIC officers and land development staff (original plan called for TIC headquarters to be across street from UCI, but student unrest and attack on Bank of America branch in Irvine Town Center caused move).
- 1967 Bill Williams hired as Vice President, Agriculture, starting new era in field crops to supplement tree crops.
- 1967 Construction began on Village of Turtle Rock w/hillside view homes by Middlebrook-Anderson.
- 5/68 1964 Southern Sector Master Plan ("original plan") is updated ("revised plan"). Revised plan includes updated population estimates, summary of developments since submittal of "original plan".
- 7/68 University Park Village Center opened.
- 7/68 - 1/69 Reports from Dick Crisp, the first outside marketing and advertising consultant hired by TIC, with response by Ray Watson.
- 1968 Ray Watson, Sr. V.P. Land Development, ordered a management study by Arthur Young Co. that led to reorganization into product line divisions; Residential, Frank Hughes, V.P.; Commercial, Al Auer, V.P.; Multifamily, Bill Watt, V.P.; and Planning, Richard Reese, V.P.
- 1968 Final 8 miles of San Diego Freeway dedicated.
- 1968 Airport Business Center including Airporter Inn Hotel introduced on TIC leased land.
- 1968 Lion Country Safari announced on 500 acre lease.
- 1968 Tower II started in N.C. - 50-acre site leased by Gerson Bakar for 1320 unit garden apartment complex - Granville Fairway Homes started adjacent to Irvine Coast Country Club.
- 1968 Village III of University Park started. University Park Shopping Center developed, 1st away from coast.
- 1968 Richard B. Smith broke ground for first unit of Broadmoor in T.R. pioneering "zero lot line" concept (\$27 - 32,000 initial price).

- 1968 TIC assumed operation of 100,000 acre Flying "D" Ranch in Montana from its former lessee. Charlie Wheeler as President took charge of cattle ranching. Wheeler was on TIC Board as Corporate Secretary. Other board members were McLaren, Mason, Keith Gaede (married to Linda Irvine, daughter of Myford), Joan Irvine Smith and two outside directors.
- 2/69 Construction started on first Company owned apartment project, Mariner Square.
- 9/69 Three week study tour of Mediterranean by group of Company officials as prelude to planning 10,000 acre Irvine Coast.
- 11/20/69 1,302 unit Park Newport Apts. Previewed by Gerson Bakar and Ray Watson.
- 1969 Lanny Eberling, V.P. Finance, announced Aetna Life had granted TIC a \$45 million line of credit.
- 1969 Horseman and stirrup symbol dropped along w/term "ranch". Logo selected was "Building Tomorrow's Cities Today".
- 1969 New Worlds of Irvine - 4 color bi-monthly magazine initiated.
- 1969 Revenue reached \$28.6 million, income 5.5 million.
- 1969 336 acres donated to County for Mason Park.
- 1969 Culverdale started - Edwards Cinema came to N.C. - Ground breaking for Park Newport and Lion Country Safari - Linda Isle sold out - 2nd medical building announced for N.C. - Harbor View Hills shopping center announced.
- 1969 Pacific Mutual Life Insurance Co. announced its move to Newport Center, as did Seaboard Finance (part of Avco Financial.) Later Avco moved its international headquarters from Cleveland to N.C.
- 1969 Construction began on 1,302 unit Park Newport apartments and 1,245 unit Park West - 1300 homes sold - N.C. Twin towers completed - Avco and Pacific Mutual announced plans to move to Newport Center.
- 1/70 Bill Mason requested local and state government leaders to join TIC as it begins planning the development of the 3 1/2 miles of coast between Newport Beach and Laguna
- 1/70 Newport Center Association formed
- 1/70 Bill Mason gave 336 acres to the County for a regional park (now Mason Park).
- 1/70 First issue of IWN from Gil Ferguson, Director of Public Relations.
- 1/70 San Joaquin Marsh purchased from TIC by UCI to perpetuate its wild life preserve status.
- 3/70 TIC submits General Plan for central part of ranch to County of Orange. Plan clearly states intention of company to support future incorporation of the area into an incorporated city. Review of plan by planning commission becomes embroiled in a political battle among supervisors and is not approved until 1974, three years after Irvine residents had approved incorporation.
- 3/19/70 Press conference by Irvine Company President William Mason and Ex.VP Ray Watson announcing submittal of central sector master plan. Central sector plan primarily consisted of proposed university city. The future city of Irvine will be the largest master planned city in N. America covering 53,000 acres with an estimated ultimate population of

430,000 by 2000. Over the years ultimate population predictions are lowered to less than 250,000 and by the year 2000 reaches 136,000.

- 3/70 "Statement of Principles" by Friends of Newport Bay regarding the Upper Bay answered in detail by Bill Mason in IWN.
- 4/29/70 Ground breaking for 18-story Union Bank Building.
- 4/70 John Macnab and Al Auer form a new TIC subsidiary, Macnab-Irvine Realty.
- 6/70 Airporter Inn opened.
- 8/22/70 First public meeting of Irvine Council of Communities regarding incorporation.
- 8/70 Collins Radio site annexed to N.B., first "nibble" at the proposed City of Irvine industrial area.
- 8/70 Gil Ferguson named Vice President Corporate Communications.
- 9/11/70 Notice of Intent to Incorporate filed by John Burton, Chairman Council of Communities - President of University of California supported move.
- 11/19/70 Greater Irvine Industrial League incorporated.
- 1970 Donald Bren was building and selling Harbor View Homes starting at \$29,950.
- 1970 Third high rise office announced by TIC for N.C.
- 1970 - 71 Three forces precipitated incorporation of Irvine: Santa Ana, Tustin and Costa Mesa were eyeing parts of IIC for annexation; 2 new members of Board of Supervisors campaigned against TIC; many citizens wanted to control their own destiny.
- 1970 - 73 Upper Newport Bay plans for small boat harbor became major issue in Newport Beach and the County Board. Series of legal actions led to TIC loss in court and TIC decided not to appeal.
- 1970's "Entitlement to Use" replaced "zoning" and became major development barrier - Projects affected were Village A (Woodbridge), rest of Turtle Rock, IIC-East, Irvine Center, rest of N.C. and the Irvine Coast.
- 1/71 Orange County Superior Court judge upheld the validity of Upper Newport Bay land exchange.
- 2/71 LAFCO approved incorporation of Irvine.
- 3/7/71 Newport Beach voters rejected Coast Freeway.
- 4/71 TIC supported Irvine cityhood.
- 5/10/71 GILL labeled O.C. Airport as "inadequate".
- 5/12/71 Petitions requesting an election date for incorporation filed with County.
- 5/71 Dick Reese, Vice President Planning, presented publicly the first plan for the Irvine Coast.
- 6/71 Route of CDM Freeway (71) announced by State Highway Department.

- 6/71 Newport Beach Planning Commission approved 536-unit Promontory Apartments - City Council later approved.
- 6/71 CCI joined legal battle against Santa Ana attempt to incorporate part of ITC industrial land.
- 6/71 Big Canyon opened.
- 7/13/71 Newport Beach City Council approved plans for new City Hall in N.C. to be voted on by citizens in October.
- 7/71 Superior Court judge ruled Santa Ana's claim to 938 acres of Irvine industrial land was invalid - in August, LAFCO agreed.
- 8/23/71 Newport Beach Council approved General Plan.
- 9/2/71 North American Rockwell bought Collins Radio.
- 9/71 Orange County Planning Commission & Board of Supervisors (in Nov.) approved rezoning of McDonnell Douglas industrial site to commercial.
- 10/71 Newport Beach voters rejected bond issues to pay for new City Hall in N.C.
- 11/71 Vote for cityhood, 2 - 1. City Hall in U.T.C.
- 12/21/71 Irvine voters supported cityhood by a 2 to 1 vote - new council members Wm. Fischback, John Burton, Henry Quigley, Gabrielle Pryor and Ray Quigley.
- 1971 Village of Greentree proceeding - Design Plaza created in N.C. In Big Canyon, 150-acre golf course completed and executive homes started by Richard Smith, Ben Dean and apartments by Robert McLain. Prices started at \$74 - \$100,000 - Harbor View Center broke ground with Richards Market (5th village shop. Center).
- 1/19/72 Dan Aldrich marked his 10th anniversary at UCI Founding Chancellor.
- 1/72 Bill Woollett selected at interim City Manager.
- 4/12/72 Irvine proposed its first annexation: 9623 acres including Lion Country Safari and IIC - East (LAFCO okay in July).
- 6/72 TIC joined Newport Beach in opposing Pacific Coast Freeway.
- 6/72 UCI and Irvine sponsored first New Towns Symposium.
- 7/72 Irvine City Hall was relocated from Room 244 to Room 200 of the Irvine Town Center on Campus Drive, directly over student oriented beer garden.
- 7/72 SCAG report, prepared by William Pereira, proposed shifting Orange County airport commercial jet traffic to El Toro Air Station and construction of a "Global Airport" at Camp Pendleton - City of Irvine expressed concern.
- 8/72 With approval of "Frazier" annexation, Irvine became County's largest city in area.
- 8/72 Newport Beach City Council unanimously opposed Prop. 20 (Coastal Initiative) on the November ballot - in Sept., TIC joined opposition.

- 11/17/72 IUSD won 80% support of voters for a \$50 million school bond issue, largest ever in County.
- 12/72 Walnut Village Center Opened.
- 1972 Thomas Wolff hired as President of IIC from Rouse Company in Maryland.
- 1/73 TIC's first Marketing Directory hired (Dave Swan).
- 3/8/73 Moderate income housing plan for Village of Valley View rejected by Irvine City Council.
- 3/19/73 TIC Corporate Communications Dept. renamed Public Affairs. To report to V.P. Public Affairs; PR, Adv., and Community Relations Depts. and IWN and New Worlds.
- 5/73 Tom Wilck hired as Vice President Public Affairs.
- 6/19/73 McLaren retired from TIC Board at 81, retaining his position as Chairman of Foundation - Revenues had reached \$58.5 million with net income of \$9.1 million - John Newman, Chairman of Sunkist Growers, replaced McLaren, and Howard Allen of SCE was elected to Board.
- 6/21/73 Mazda Motors of America located its headquarters in Irvine.
- 7/14/73 Mason died of heart attack at age 54. Watson named interim CEO.
- 9/12/73 Ray Watson elected Irvine Company President/CEO at 47.
- 9/25/73 Council approved concept of moderate income housing (\$24,300 - \$25,500) to be built by Irvine Pacific in various villages.
- 9/73 First plans for Woodbridge presented to City.
- 10/9/73 TIC Marketing and Advertising Functions integrated into Marketing Dept., which was to report to VP Public Affairs - Ed Lee named Director, Land Development Administration.
- 10/22/73 History of the Irvine family outlined (see separate 8 page document).
- 10/29/73 O.C. Supervisors gave notice of non-renewal of agricultural preserve status for over 37,000 acres of TIC land - Taxes will escalate during next 9 years until they reflect land's market value, after which development can take place.
- 11/7/73 May Russell, Manager Community Association liaison for TIC, named President of Board of Trustees of newly formed Community Associations Institute in Washington, D.C.
- 11/29/73 Ray Watson named "Professional Builder of the Year" by Professional Builder Magazine.
- 12/2/73 Fluor Corporation announced plans to move its headquarters to Irvine on a 105-acre parcel.
- 1973 Irvine Company's general plan for northern sector of Ranch adopted by Board of Directors – Wolff announced a first for Southern California, the Koll/Irvine industrial condominiums.
- 1973 Tom Wilck hired as Vice President Public Affairs.
- 1973 TIC formed a home-building unit, Irvine Pacific - Al Auer began construction of company's 4th N.C. Tower, Wells Fargo building - 520 unit Promontory Point and 320 unit Baywood

apartments under construction - Promontory Bay homes & home sites developed by Irvine Pacific under Frank Hughes.

3/13/74 Tom Wolff named Sr. Vice President Land Development and Lanny Eberling Sr. Vice President Finance and Treasurer.

4/11/74 Wm. T. White III, Myford Irvine's stepson, replaced Charlie Wheeler on TIC Board.

4/22/74 The 3 divisional Marketing Managers transferred from Marketing to the three product line divisions - Market Research and Advertising to report to Sr. Vice President Land Development.

4/74 William T. White III joined TIC Board.

6/20/74 Dick Cannon named President of IIC.

9/10/74 IIC - E Plan presented to City Council.

9/24/74 UTC - Plan presented to City Council.

11/19/74 TIC agreed to sell 527 acres of Upper Newport Bay to Department of Fish and Game for \$3.1 million, a fraction of its value.

11/26/74 IIC-East and Irvine Center approved by City Council.

11/74 ULI published a 76-page report on "Irvine: the Genesis of a New Community".

12/10/74 Warren Fix elected to Vice President and Controller; Richard Geiler to Treasurer.

1974 City of Irvine, following a new state law, developed general plans for the new City. Plan essentially the same as Company's plan for the city.

1975

1974 Eberling developed series of 5-year business plans to guide the Company so that it showed a steady record of growth for the potential sale or public stock issue which had to come under the Federal law.

1974 Approvals from City of Irvine for the 25,000 population Village of Woodbridge, the 15,000 population extension of Turtle Rock, the 2,000 acre IIC-East, the retail-commercial Irvine Center, and the University Town Center.

1974 The plan for 100,000 people on the Irvine Coast had to be trashed, and Don Cameron was directed to start over. The Irvine Company Coastal Community Multi-Agency Planning Program (TICMAP) began in January 21, organizations with an interest in the Coast - environmental, governmental, and civic - met over a 2-year period. Their "consensus plan" called for use of only 25% of the land for only 30,000 residents.

1974 Foundation moved toward sale of its TIC stock, as required by the Tax Reform Act of 1969. Decision made not to take Company public, but to sell to single entity. Invited to bid were Fluor Corporation, American Express, Standard Oil of New Jersey and Mobil Oil. Mobil, the only one to display special interest, offered \$200 million in cash for the Company and the Foundation accepted the offer. Joan Irvine Smith believed the Company to be worth more, and filed suit to block the sale in December 1974. Her suit not considered valid by the Court, but the State Attorney General joined the suit and was accepted.

1/22/75 Irvine Foundation confirmed that it is negotiation to sell its controlling interest in TIC.

- 2/9/75 Brad Hellis, longtime General Manager of Ranch (1944-1969) died at 81.
- 3/22/75 Government of Kuwait reportedly offered to by Foundation's interest in TIC, helping lead to an injunction preventing the Mobil Oil deal from proceeding.
- 3/75 Court blocked sale of Mobil.
- 4/11/75 Upper Newport Bay Ecological Preserve dedicated.
- 4/75 Campus Valley Center opened.
- 5/13/75 Zoning for Village of Northwood passed - first multi-land owner village.
- 6/75 Legislation introduced in Congress by Newport Beach Congressman Hinshaw to exempt from Federal income tax the reserves of Community Associations, to counter recent IRS ruling.
- 9/75 Parkview Center opened.
- 11/4/75 Voters rejected proposed zoning for Northwood.
- 11/75 US Navy Department rejected County request for joint use of El Toro airport.
- 1975 For 3rd consecutive year, TIC was largest taxpayer in Orange County.
- 1975 Bill Williams retired and was replaced by Fred Keller as Vice President, Agriculture.
- 3/12/76 Frank Hughes became President of Irvine Pacific and Doug Gfeller General Manager, Residential Division.
- 6/22/76 Wolff and Eberling promoted to Executive Vice President.
- 6/76 First quadrant of WB opened, a \$50 million investment by TIC, with homes priced at \$58-90,000 (10% affordable housing later at \$31-33,000). 10,000 homebuyers on opening day to participate in lotteries for 350 homes.
- 8/31/76 Bob Figeira named Manager Woodbridge Village Association.
- 10/76 Cadillac Fairview, a major Canadian developer, entered a bid of \$265 million, and was supported by Joan Irvine and TIC management. Keith Gaede mentioned the lottery to an acquaintance who passed the word on to Herbert Allen, a Wall Street investor. Allen told A. Alfred Taubman, a Detroit shopping center developer. Between them, they interested Max Fisher of United Brands, Henry Ford II, Milton Petrie, head of Petrie Stores and Howard Marguleas of Sun West.
- 11/3/76 Joan Irvine & the state attorney general dropped their formal objections to the sale of TIC.
- 11/3/76 Mobil Oil tendered a \$265 million cash offer in bid believed to be more advantageous to TIC stockholders than Cadillac Fairview's.
- 11/5/76 CF raised its bid to \$269 million and Mobil countered with a bid of \$273 million - a new bidder, SMBH&Z Inc. of Detroit offered \$285.6 million (principal owners are Charles Allen and Al Taubman - the initials are those of Taubman's law firm).
- 11/76 Allen-Taubman group entered bid of \$285.6 million. Donald Bren joined forces and convinced the group to invite Joan Irvine.

- 11/9/76 Foundation rejected SMBH&Z offer because not enough cash involved.
- 11/22/76 Foundation trustees favored Mobil bid but Joan Irvine favored Taubman bid because it alone permitted minority TIC shareholders to buy back into the Company.
- 11/26/76 CF and SMBH&Z upped their bids to \$284 and \$292.5 million respectively.
- 11/29/76 Foundation trustees evaluated the CF bid at \$32.86/share; Mobil at \$32.57 and Taubman at \$32.50.
- 12/1/76 Mobil made new offer of \$277.7 million, all cash.
- 12/6/76 CF bid \$33.05/share and Mobil \$33.50.
- 12/76 Feature article in Fortune about bidding war.
- 1976 Revenues reached \$104 million, net income \$11.4 million.
- 1976 Marriott Hotel opened in Newport Center. New wing of Fashion Island to be anchored by Bullocks Wilshire. Jasmine Creek and Spyglass Hill were nearing completion and grading began on Harbor Ridge.
- 1976 Campus Valley Center opened to serve Turtle Rock and the University.
- 1976 Parkview Shopping Center opened, marking the completion of University Park.
- 1976 Rancho San Joaquin developed a neighborhood of unique townhomes: flats over flats for the "never nested" market segment.
- 1976/1979 In these 2 years, sales card surveys were conducted of the geographic distribution of Fashion Island sales and sales/capita.
- 1976/1982 In 1976, about 10% of the sale housing units were being rented; in comparable surveys in 1979 and 1982, the ratio rose to about 19%.
- 2/1/77 CF dropped out of bidding war.
- 2/24/77 Taubman-Allen group upped its bid to \$289.9 million, \$1 million over Mobil.
- 2/77 Cadillac-Fairview bid \$286.2 million but, when Mobil topped that bid, dropped out.
- 3/2/77 Taubman-Allen Irvine, a newly formed investor group, entered the bidding for TIC at \$302.9 million in cash. The group includes Taubman and Allen but adds Joan Irvine, Linda & Keith Gaede, Henry Ford II, Max Fisher, Donald Bren, Milton Petrie, and Harold Marguleas.
- 3/77 The resulting consortium, Taubman-Allen-Irvine, bid \$302.9 million.
- 4/19/77 Foundation directors accepted T-A-I bid as highest at this time.
- 5/2/77 Mobil increased its bid to \$307.15 million.
- 5/6/77 A newly formed public interest group chaired by Gary Hunt, an employee of the Bren Company, was revealed by the Wall Street Journal to be the sponsor of a series of newspaper ads attacking the Mobil Corporation for its plan to buy TIC.

- 5/9/77 TAI increased its bid to \$309.25 million.
- 5/10/77 Mobil bid \$316.4 million.
- 5/11/77 TAI bid \$317.6 million.
- 5/12/77 Mobil bid \$321.8 million.
- 5/13/77 TAI bid \$322.7 million.
- 5/16/77 Mobil bid \$326.1 million.
- 5/17/77 TAI bid \$328.2 million.
- 5/18/77 Mobil bid \$336 million
- 5/19/77 TAI bid \$337.4 million.
- 5/20/77 Mobil dropped of bidding.
- 5/20/77 Orange County Superior Court cleared way for sale by lifting injunction.
- 5/20/77 Ray Watson announced sale of Foundation's stock to TAI in a memo to TIC employees.
- 5/77 T-A-I changed its name to TIC and incorporated in Michigan (original incorporation in West Virginia).
- 5/77 Watson, Eberling, and Wolff resigned.
- 5/77 TAI took out \$240 million loan to purchase TIC; Bren covered 34% of the price himself; Joan Irvine and her mother acquired 11%. Other Irvine family members permitted to retain small percentages.
- 5/77 Kenneth Leventhal & Company (Stanley Ross, Managing Partner) and Latham & Watkins replaced Coopers & Lybrand and Gibson, Dunn & Crutcher.
- 6/28/77 Ray Watson, Lanny Eberling, Tom Wolff resigned from TIC to form their own land development company - Peter C. Kremer of Newhall Land & Farming Co. will become President of TIC on July 22nd. (See separate copy of Ray Watson statement).
- 7/22/77 Doug Gfeller resigned at Vice President, Residential Division.
- 7/25/77 Warren Fix promoted to Vice President Finance and CFO.
- 8/4/77 Frank Hughes appointed Vice President Residential Division, while continuing as President of Irvine Pacific.
- 8/26/77 Dan Lamkin joined TIC as Assistant to President.
- 10/4/77 Al Auer and Bill Watt left TIC - Commercial and Industrial Divisions combined under Dick Cannon.
- 10/7/77 Gary Hunt joined TIC as Manager, Government Relations.
- 10/24/77 Ken Agid to leave Company November 1, 1977 - Don Moe became Director, Residential Marketing (formerly Director, Commercial Marketing).

- 1977 Net income \$17 million.
- 1977 Peter Kremer recommended by Bren (who became acquainted with him at Valencia where Kremer had been Executive Vice President of Newhall Land & Farming Company) as TIC President and was elected at age 37. New TIC Board composed of Taubman (Chairman), Bren, Irvine Smith, Fisher, Allen, Marguleas, Ford II, Ben Lampert and Kremer.
- 1977 Flying "D" Ranch and agricultural land in Imperial Valley sold.
- 1977 Harbor Ridge opened with homes priced up to \$600,000 and custom lots up to \$1.5 million.
- 1977-78 Resigned were Al Auer, Frank Hughes, Bill Watt, Dick Reese, Vice President Planning, and Bob Perkins, Vice President Personnel. Kremer hired Dan Lamkin, to create a Property Management Division and Tom Nielsen, as Vice President Development. Dick Cannon was promoted to Vice President Commercial/Industrial Division. Planning Division phased out and became part of Community Development Division. Warren Fix promoted to Vice President Finance. Fred Keller and Tom Wilck retained their positions.
- 3/28/78 Bob Perkins resigned at Vice President Personnel and was replaced by Dan Beals as Director, Personnel.
- 4/17/78 Peter Kremer revealed that the \$240 million loan to purchase the Company had been paid down to \$50 million, with that to be paid off in near future.
- Early 1978 TIC paid off the \$240 million loan.
- 5/23/78 Taubman Company named Management Agent of Fashion Island.
- 7/31/78 Bob Shelton appointed Vice President Government Relations.
- 8/4/78 Gary Hunt promoted to Director, Government Relations by Bob Shelton.
- 8/17/78 Frank Hughes resigned and Tom Nielsen appointed Vice President, Residential Division.
- 11/8/78 Dan Lamkin appointed Vice President, Property Management.
- 11/13/78 Monica Florian appointed Manager, Government Relations.
- 1978 Consensus plan for Irvine Coast approved by Board of Supervisors.
- 1/15/79 Dick Reese resigned and Don Cameron became Director of Planning.
- 1/23/79 Residential Division renamed Commercial Development Division under Vice President Tom Nielsen and Marketing Services placed in the new division.
- 2/9/79 Roland Osgood Appointed President of Irvine Pacific.
- 8/23/79 Tom Nielsen promoted to Senior Vice President, Commercial Development.
- 10/79 Woodbridge Center opened.
- 11/12/79 Warren Fix resigned as Vice President Finance and CFO.
- 11/20/81 Dick Sim named Vice President, Commercial Development.

- Fall 1982 City of Irvine commissioned major Retail Needs Study by Williams - Kuebelbeck & Associates to document historical, current, and planned retail stores.
- 1982 Kremer's 5-year contract not renewed. He left TIC on 12/31/82 with stock worth \$22 million.
- 1982 Retail Needs Study found 36% of Irvine shopping space is devoted to service space, not retail.
- 1982 The first annual Orange County Survey was conducted by Dr. Mark Baldassare and the Public Policy Research Organization of UCI.
- 1982 A survey of employment in Irvine found that about 30% of the full-time workers living in Irvine also work in Irvine. Only about 15% of those who work in Irvine also live there.
- 1/83 Tom Nielsen named President.
- 1983 Nielsen split the Commercial/Industrial Division giving Commercial to San Van Landingham and Industrial to Dick Cannon.
- 1983 Jamboree Center started with twin office towers and company's first owned hotel (to be operated by Hilton).
- 5/83 Suit by Committee of 4,000 settled under Dick Sim's direction.
- 1983 Working population of Irvine and resident population each about 75,000.
- 1983 Bren bought out his partners for \$516 million. Joan Irvine protested in court. Bren became Chairman with Gary Hunt as Vice President reporting directly to him. Board now consisted of Bren, Nielsen, Ray Watson, Bob Fluor, Don Koll, Richard Alden of Latham & Watkins, and John Galvin of Aetna Life.
- 1983 Irvine Home & Garden Center opened on Culver at Irvine Center Drive.
- 1983-85 Personnel doubled from 750 to 1,500.
- 1984 Company reorganized into separate profit centers: Irvine Office & Industrial Company (Dick Cannon, President); Irvine Commercial Development Company (Dick Sim, President); Irvine Hotel Company; Irvine Retail Properties Company; Land Management Company (Chick Willette, President); and Irvine Pacific Development Company (Roland Osgood, President).
- 1984 Planning Division re-established under Roger Seitz of Skidmore, Owings and Merrill. Westpark launched.
- 1984 Bill McFarland brought in as Executive Vice President over all operating companies. (He had been President of Bren's homebuilding company.)
- 5/85 Irvine Hilton opened.
- 1985 Dick Sim became head of Office and Industrial Company.
- 6/86 McFarland to report to Bren - Hunt to take over Human Resources and Legal as Senior Vice President reporting to Bren.
- Fall 1986 Nielsen retired as President remaining as Vice Chairman until 1990.

- 9/86 Nielsen elevated to Vice Chairman along with John Galvin and Ray Watson (No President).
- Late 1986 Bren became full-time operating head (Chairman and CE).
- 1986 Four Seasons Hotel (owned by TIC) opened in Newport Center.
- 1988 Tustin Ranch underway: 1,740 acres w/9,000 residential units and Tustin Marketplace (TIC's first "power center").
- 10/89 UCI long-range development program for 501 acre inclusionary area announced: (1) North Campus mixed use complex - 37 acres at Jamboree & Campus; (2) University Research Park off Bonita Canyon Road near MacArthur - 85 acres; (3) Retail and service shops and restaurants to serve the Research Park (32 acres) and the faculty and student housing (10 acres); (4) On-campus housing for 11,100 students (310 acres) and 1,200 faculty & staff (212 acres) near Culver. Plan is to accommodate 26,000 students by 2005, faculty & staff of 8,000, and 6,000 employees in research and retail firms.
- 11/89 TIC apartment portfolio increased from 3,000 units to 10,000 in past ten years.
- 12/89 Mola revealed plan for 40-acre former Beckman site at Jamboree & Campus - 500,000 square feet of offices, 1,100 apartments, hotel, retail, recreation and child care.
- Late 1980's Company reorganization into Irvine Community Builders (Keith Greer), Foothill Community Builders (Brad Olson) and Coastal Community Builders (Roland Osgood).
- Late 1980's 1,600 acres of Laguna Canyon planned for development, but after protests, sold to Laguna Beach for \$78 million in 1990.
- Late 1980's East Orange planned for 7,000 acres with 12,350 residential units, and Mountain Park (Anaheim sphere of influence) with 3,810 acres and 8,000 residences.
- 1/90 Spawned by TIC's mandatory community associations, CA management has become big business in Orange County.
- 2/90 Ground broken for Pacific Commercenter, 444 acre industrial park just North of the Spectrum.
- 4/90 Ranch's first high-rise residential (15-story tower) proposed by Forest City Development for former Beckman site.
- 4/90 TIC planning new community at a 379 acre site just north of Newport Coast.
- 5/90 TIC planning a second Jamboree Center type development on 30-acre site at San Diego Freeway and Sand Canyon Road.
- 9/90 Hilton Hotels withdrew from management agreement for TIC's 550-room hotel in Jamboree Center - Hyatt rumored as replacement (confirmed in November).
- 9/90 Rouse Company takes over management of Fashion Island.
- 9/90 New terminal at John Wayne opens.
- 10/90 TIC opens 1,740 acre Tustin Ranch and golf course.
- 11/90 Four Villages could add 30,000 people to Newport Beach by 2010; Newport Coast, San Joaquin Hills, West Newport and Bonita Canyon.

- 11/90 TIC "executive developer" role described by John Galvin, Vice Chairman, as having cut employment in last three years from 1,600 to 400, while adding more to its property portfolio than in past 20 years.
- 1990 Roland Osgood resigned.
- 1990 Hyatt took over management of Hyatt Regency, Irvine.
- 1990 Work began on first golf course and residential communities in renamed Newport Coast.
- 1990-93 Real estate recession hit the Company - Employment reduced to 200 - Cash flow still positive and credit lines strong - long range plans for Orange and Anaheim put on hold.
- 2/91 Mola Center on Jamboree on hold.
- 2/91 Newport Coast custom home sites to go on sale this Spring; homes in 1992.
- 3/91 Newport Center Medical Plaza, 4 buildings, has become most successful in Southern California.
- 4/91 TIC has largest apartment portfolio in County, with 11,152 units in 43 complexes; 1,295 U.C. and 830 approved.
- 5/91 PMS hires new Vice President Leasing to handle 18% vacancy rate in TIC's 1.5 million square foot office portfolio in Newport Center.
- 5/91 Lewis Homes and Kaufman & Broad enter list of Ranch home builders.
- 6/91 Woodbridge now fully developed with 27,000 residents in 9,292 units - Opening home prices 15 years ago were \$56-90,000; now range from \$280,000 to \$900,000.
- 7/91 TIC announced sale of its 300 Big Canyon Apartments at \$300,000 plus.
- 10/91 Fred Evans hired from Rouse Company to head up Irvine Retail Properties Company.
- 7/92 Trammel Crow starts development of Phase II of its Park Place development.
- Fall/92 Newport Ridge begins construction of 750 homes and 750 apartments; homes priced from mid-\$250,000's to over \$600,000.
- 9/92 Don Bren publicly denied rumors of cash flow problems at TIC and documented his claim to the media.
- 10/92 TIC brought in two new retail management companies; Carlson for Newport Beach centers (except Fashion Island) and Hollis for Irvine centers.
- 1992 Reorganization under Bren as Chairman & CEO - Bill McFarland Executive Vice President, Community and Residential Planning and Development; Dick Sim, Executive Vice President, Commercial/Industrial Development & Management; Gary Hunt, Executive Vice President Advanced Planning & Entitlement, Government & Public Relations, Legal and Administration.
- 1992 Bren created 17,000 acre TIC Open Space Reserve.
- 1992-93 Newport Ridge started development.
- 2/93 TIC offers for sale four sites in Corporate Plaza.

- 2/93 Grading begun for Westpark II, homes to be priced \$150,000 to \$359,000.
- 11/93 A REIT was formed from Irvine Apartment Communities by TIC and 10,600,000 shares offered to the public.
- 1993 Irvine Apartment Communities formed as a REIT and given portfolio of 11,334 units. Company retained 61% and offered 39% to public.
- 12/93 223 commercial, industrial and recreation sites offered for sale by TIC - all but seventeen sold.
- 1993 Norman Metcalf recruited as Vice Chairman and CFO.
- 5/94 Ford buys Belcourt site from TIC to build 500 homes.
- 5/94 TIC identified four sites in the City of Irvine, which it will lease on long-term, favorable basis to apartment builders, for total of 600 units.
- 6/94 As home sales strengthen, TIC brings on three new communities: Northwood 5, Westpark II and Oakcreek.
- 7/94 Dick Sim revealed TIC commercial/industrial plans: 12 building flex-tech complex with 500,000 square feet in Spectrum; entertainment center with 20-screen Edwards Cinema; Westpark II shopping center; three new golf courses in Irvine; no new office buildings until rents strengthen.
- 8/94 Dick Sim Announced that his Investment Properties Group is bringing all leasing in-house and cutting outside management firms (office, industrial and retail) from 9 to 6.
- 8/94 San Juan Group (joint venture of Santa Margarita Company and Western National Group) will be building their first new apartment complex for Irvine Apartment Communities.
- 10/94 Regent Partners and UCI revealed agreement on development of 59-acre north Campus site between Fairchild and Birch on Jamboree.
- 11/94 Airtouch Cellular to occupy ten stories of 20-story 3 Park Plaza in Jamboree Center.
- 12/94 Construction planned for mid-1995 on Newporter North (173 detached homes) and Castaways (119 detached homes) in Newport Beach.
- 12/94 Mid-1995 groundbreaking planned for 650-unit Disney Vacation Resort hotel on 35-acre Newport Coast site (with option for adjacent 35 acres).
- 12/94 First building of UCI Medical Research Center out to bid - project headed by Dr. Paul Silverman - adjacent to TIC's 100-acre biotech complex.
- 1994 Howard Marguleas offered his 188 shares (5% of TIC) for sale at \$500,000 each.
- 1994 Michael McKee left Latham & Watkins to become Executive Vice President, Chief Legal Officer and Corporate Secretary. Hunt and Sim joined Board.
- 1/95 Orange County bankruptcy - J.P. Morgan Securities told Irvine Apartment Communities REIT shareholders that "County's problems would not affect IAC's fundamentals".
- 1-2/1995 TIC conducted a landmark license plate survey of all home shoppers at the Homefinding Center and 23 Irvine Ranch new home sites over four weekends.

- 3/95 The Bazaar at Irvine Spectrum (Phase I of Entertainment Center) under construction, with North African theme - Anchor to be 135,000 square foot, 21-screen, 5,800 seat Edwards Cinema.
- 4.95 Bren assumed Presidency of IAC-REIT after Pat Smith resigned.
- 5/95 Sales in TIC's 23 retail centers topped \$1 billion for the first time.
- 6/27/95 Measure R, half-cent sales tax increase proposal, defeated by voters, 61-39%.
- 6/95 County approved 1,400 acre village between Tustin Ranch and Northwood, in Irvine's sphere of influence - First phase will be new power center across Jamboree from Tustin Marketplace - to be joined later by 8,000 residential units, community shopping centers, and 120-acre industrial park along the Santa Ana Freeway.
- 8/95 Irvine approved plans for Shady Canyon, a 1,000-acre community East of Turtle Rock. Four hundred custom home sites and a Tom Fazio golf course (to await completion of Tom Fazio course in planned village of Oakcreek North of the San Diego Freeway).
- 9/95 TIC extended its exclusive land agreement with IAC from 2008 to 2020.
- 11/95 Dick Sim revealed switch from Executive Director program to bring development back in-house, primarily for industrial and retail facilities. Irvine Spectrum 95% leased, grading underway in Spectrum 5, Southwest of 405 Freeway.
- 1995 Marguleas offers his 188 shares (5.05% of total) for \$500,000/share.
- 1/96 Claremont McKenna College purchased 12.5 shares for \$400,000/share.
- 3/26/96 County voters rejected Measure S to block airport at El Toro by 60-40%. City of Irvine voters supported S by 2 to 1.
- 3/96 Hank Baker, new Vice President, Marketing for IAC announced a new segmentation strategy, first results of which are first "family" apartments (Santa Maria in Westpark) and "luxury" (The Colony in NC).
- 3/96 Catholic Healthcare West bought 12 Marguleas shares for \$400,000/share.
- 4/96 Sim: TIC flex-tech vacancy now 2%; office buildings 7% vacant; 2 of 10 planned buildings at University Research Park under construction; The Marketplace 78% pre-leased; auto service center in Irvine 100% pre-leased; 1,000 more parking spaces at Entertainment Center.
- 7/96 Public Policy Institute of California named Ray Watson to its nine person Board and selected Dr. Mark Baldassare of UCI as a visiting scholar.
- 7/96 Bren purchases outstanding TIC shares for \$425,000/each.
- 7/96 Oak Creek Golf Club to open in September.
- 7/96 California Pacific Homes now largest home builder in Orange County (750 sales in 1995) all on Irvine Ranch and for TIC - 16 neighborhoods of homes underway in four communities. TIC developing all of the homes with California Pacific as a fee builder - President Jeffrey Slavin said condo lawsuits have curbed condo construction.

- 8/96 Proposed TIC industrial REIT delayed at least one year.
- 8/96 Bren bought out all 7.4% of TIC stock outstanding from 14 shareholders for \$121 million (financed internally) and now owns 100%.
- 9/96 TIC Investment Properties Group bought three business parks in north San Diego County, first ever raw land purchase off-Ranch. (In early 1970's TIC traded land on Ranch to the Navy Department for industrial land in Garden Grove.)
- 10/1/96 Marian Bergeson resigned at County Supervisor to work in Wilson administration.
- 11/96 Oak Creek Golf Club opens (next up, Strawberry Farms Golf Club).
- 11/96 Bloomingdale's opened in Fashion Island on former Broadway site.
- 11/96 San Joaquin Hills Transportation Corridor opens, first of the three toll roads to be completed.
- 12/4/96 Tom Wilson appointed to fill unexpired term of Bergeson as Supervisor.
- 12/96 Lower Peters Canyon, 1,400 acres, annexed to Irvine.
- 1/97 Irvine Inn, first single room occupancy hotel (SRO) in Irvine, dedicated.
- 1/97 Taxpayers for Responsible Planning filed lawsuit against El Toro EIR
- 1/97 Anti-airport group called Project 99, chaired by Larry Agran, prepared a document questioning airport at El Toro.
- 2/19/97 TIC and IRWD unveiled plans for a \$6 million restoration of the San Joaquin Marsh.
- 4/15/97 Fluor Corporation announced move to Aliso Viejo in 1999, affecting about 2,400 employees.
- 4/97 TIC acquired about 1 million square foot business park in Silicon Valley.
- 4/97 Last Marine Corps air show at El Toro.
- 4/97 TIC property portfolio will increase from 15 million square feet in June 1995 to 22 million in June 1998.
- 5/97 Site grading complete at One Ford Road, the old Ford Aeronutronics site - 399 single-family homes (SFD) to be built by Pacific Bay Homes (owned by Ford); prices from high \$400,000 to \$1.7 million.
- 5/97 TIC joins pro-and anti-airport groups to develop an apolitical non-aviation plan for El Toro.
- 8/97 Irvine now has 118,000 population and 165,000 jobs in three employment centers - 30% of Irvine residents work in City. City has 14 million square feet of office space, 21 million square feet of industrial space, six major hotels, 26 shopping centers, 15 of County's 50 largest corporations, 19 of its 50 largest law firms, and 15 of its 30 largest accounting firms.
- 8/97 Irvine voted to give 1,000 acres to Newport Beach to realign City borders to San Joaquin Hills toll road.
- 9/3/97 Groundbreaking for second phase of newly renamed Irvine Spectrum Center.
- 9/97 Laurel Wilkening announced her retirement as UCI Chancellor as of next June 30th.

- 10/97 Phase I of Irvine Spectrum Center now attracting 5 million visitors/year.
- 12/97 Donald Bren Foundation gave \$5 million to UCI College of Medicine to support its Irvine Biomedical Research Center.
- 1/98 IAC purchased 15.9-acre site in Oak Creek for \$10.3 million (\$648,000/acre) reportedly arms-length deal. IAC now has 60 apartment communities on Ranch.
- 1/98 Trammel Crow starting development of its remaining 122 acres of Park Place with construction of a six story office building and 792-space parking structure. The 3121 Michelson Drive building is the first spec building in the Airport area since 1991.
- 5/98 24 new residential neighborhoods with homes for sale on Ranch, offering 100 models by 14 builders. Prices range from \$170,000 to \$1.45 million.
- 7/98 Sales begin at Oak Creek Village, with homes from \$150,000 to \$400,000. First new village in Irvine since Westpark.
- 8/98 Marriott - Newport Coast timeshare replaces Disney Resort on the 70-acre site.
- 10/98 First segment of Eastern Transportation Corridor opens, a year ahead of schedule. Rest of toll road to open early 1999.
- 10/98 IAC buys 32-acre site with 216 existing apartment units known as One Park Place, on Jamboree near Michelson. Plans are to add 1, 226 more apartment units.
- 11/98 Construction underway on new village of Northpark between Culver and the Eastern Transportation Corridor, planned for 2,400 residential units. Construction underway on Northpark Plaza retail center, and the adjacent Irvine Technology Center.
- 12/98 Five low-rise office buildings underway in Newport Center, with a total of 280,000 square feet added to Corporate Plaza.
- 12/98 Prudential Insurance Company, which took back the Mola site in the recession of the 90's, is now seeking joint venture partners.
- 1998 Pelican Hill Club, a public restaurant and conference facility, opened adjacent to Pelican Hill golf courses. Managed and catered by the Four Seasons Hotel. "Supervising architect": Donald Bren.

Family History

The purpose of this presentation is to acquaint you with the Irvine family, those who were involved in building The Irvine Company, the positions held by current family members, where they lived/or their interest in the Company.

SURE, AND - - - Once upon a time, James Irvine, one of the finest Orangemen ever to trod on the blessed soil of the Emerald Isle, was born in Belfast in 1827. He was the son of a Scots Irish Presbyterian Minister and one of seven children. He didn't see much change of great glory and wealth in Ireland, so he came to this country (through the Panama Canal) to the gold fields of California in 1849. He went into the grocery business and later married Nettie Rice in 1866. She died at the age of 33 after only 8 years of marriage. He acquired a third and finally all of the Irvine Ranch. Two children were born of their marriage – James Harvey Irvine, known as “JI” born in 1867, and another son, Harvey Rice Irvine, born in 1874. We have no record of Harvey's death. Six years after his first wife's death, he married Margaret Byrne. We have no further information about that marriage except that they made their home in San Francisco. James Irvine died in 1886. JI married Frances Anita Plum in 1892. They were both raised in San Francisco. JI formed the corporation known as The Irvine Company in 1894. They finally moved to Orange County after the earthquake in 1906 where they built and lived in the Irvine mansion at Myford Road and Irvine Boulevard. After Frances Anita Plum Irvine's death in 1909, JI married Katherine Brown White, known as “Big Kate”. They continued to live in the Irvine mansion. She died in 1950, surviving JI by three years. During JI's marriage to Frances Anita Plum, James Harvey, Jr. was born. He was born in 1893 and was known as “Jase”. Also from that same marriage, a daughter, Kathryn Helena, was born in 1894 and another son, Myford, in 1898.

Jase married Madeline Agassiz in 1914. We have no information about this marriage. They were either divorced or she died. In 1929 he married Athalie Richardson. Before going on to the children born of this marriage, we'll pause for just a moment. After Jase died of TB in 1935 (he predeceased his father, JI, by 12 years), Athalie married Thompson Mitchell in 1939 who died a short time later. She then married Thurmond Clarke in 1944. He later became a Superior Court judge and died in 1971. She is still living and is a shareholder. Jase was a vice president of TIC in the late twenties and early thirties. Jase and Athalie has only one daughter, Athalie Anita Irvine. She likes to be called Joan. She was born in 1933. Her first marriage was in 1952 to Charles L. Swinden. A son James Irvine Swinden, was born of that marriage in 1953, and is still living. That marriage was dissolved and in 1956 she married Russell S. Penniman III. A son, Russell Sylvanus Penniman IV was born in 1957. Her marriage to Penniman was also dissolved and in 1959, she married Richard D. Burt. No children were born of that marriage. After the marriage to Burt was dissolved, she married Morton W. Smith, an attorney from Virginia, in 1963, and out of that marriage was born Morton Irvine Smith in 1965. They maintain a home in Irvine Cove, but spend most of their time in Middleburg, Virginia. She owns 24% of Irvine Company stock willed to her by her grandfather, JI.

Now let's back up to Jase or James Harvey Irvine, Jr., and to back to the second panel and talk about his sister, Kathryn Helena, named for the famed Polish actress, Madame Helena Modjeska. Kathryn was born in 1894 and died in 1920 at the tender age of 26. Kathryn Helena's parents were Frances Anita Plum and JI. Kathryn Helena Irvine married Frank Z. Lillard in 1919. She died a year later.

Kathryn Anita or “Katie” was born of this marriage. Katie is the granddaughter of JI and the wife of Charles Wheeler III, whom she married in 1941. Charles Wheeler is our Corporate Secretary and President of the Flying “D” Ranch in Montana. Their daughter, Nita Irvine Wheeler, was born in 1945, a son, James Irvine Wheeler, in 1946, and another daughter Helene Irvine Wheeler, in 1951. Nita married Robert O. Hafelfinger in 1963 and four children were born of their marriage. Brigitte Christine in 1964, who was tragically killed in an automobile accident in Switzerland in 1972, Monika Angela in 1965, Kathryn Louise in 1966, and Robert James in 1970. The Hafelfingers live in Switzerland.

James Irvine Wheeler married Patricia Jean Cochran in 1967. A daughter, Jeana Rachell, was born in 1967, and a son, Christopher Todd, in 1969. Helene Irvine Wheeler is not married.

Myford Plum Irvine is the son of JI and brother of Jase and Kathryn Helena. He was born in 1898. He was president of The Irvine Company from 1947 until his death in 1959. He was also president from 1937 to 1959 of the James Irvine Foundation created by his father, JI. He was succeeded by N. Loyall McLaren, who also became chairman of the board of The Irvine Company. He married Thelma Romey in 1922. They had a daughter, Linda Jane Irvine, born in 1940. Linda married M. Keith Gaede in 1959. Two daughters, Tracey Lee and Diana Lynne, were born in 1960 and 1963. Keith Gaede serves on The Irvine Company Board of Directors, and is a shareholder. He is also president of San Joaquin Investment Company. The Gaede's reside in Irvine Cove.

The marriage between Myford Plum Irvine and Thelma Romey was dissolved and he married Gloria Wood White in 1950. A son, James Myford Irvine, was born in 1953. James Irvine continues to live in the family home in Irvine Cove. His mother, Gloria Wood White Irvine, died in 1971. He is a student at Saddleback College and is not married.

We get into a little more complicated area of the family tree. Let's back up not to JI's marriage to Katherine Brown White or "Big Kate" in 1931. There were no children born of that marriage. However, prior to Katherine Brown's marriage to JI in 1931, she has been married to William T. White. They were married in about 1907. We have no record of the dissolution of that marriage, either by death or divorce. A son, William T. White, Jr. was born in 1912. He married Gloria Wood in 1937 and from their marriage two children were born – Gloria (Gay) in 1938 and William T. White III in 1940. Gloria Gay White married David Mann Brant in 1958. One child, Rebecca, was born in 1960. That marriage ended in divorce and Gloria married Ernest Albert Bryant III in 1969. The Byrants have a beach home in Emerald Bay, and live at their Rancho Santa Ana in Anaheim.

William T. White III is a shareholder in TIC and the son of William T. White, Jr. and Gloria Wood, and until just recently was the owner of the Orange County National Raceway. He is also in the food catering business. William White III married Melinda Royer in 1964. They have two children, Paul William born in 1966, and Ryan Hyde born in 1969. The Whites live in Irvine Cove.

The Whites and Bryants have connections at two different generation levels with the James Irvine side of the family. Katherine Brown White, "Big Kate", married JI in 1931 after the dissolution of marriage either by death or divorce from William T. White.

Katherine Brown White's daughter-in-law, Gloria Wood White, married Myford Irvine in 1950. So William T. White III and young James Myford Irvine are of the same generation.

Gloria Wood married her mother-in-law's son and stepson, at different times, of course.

Tracey Lee Gaede is only seven years younger than here grandfather's only son James Myford, who is Tracey's half uncle.

And so - - - Myford married his grandfather's daughter-in-law.

Shareholders of the corporations are: The Irvine Foundation (54%), Joan Irvine Smith (24%), The Assistance League of Santa Ana, Mr. & Mrs. Charles Wheeler, Mr. & Mrs. Keith Gaede, Mr. & Mrs. William White III, James Morton Irvine, Mr. & Mrs. Bryant, and Mrs. Thurmond Clark.