

Policy of Title Insurance



ISSUED BY

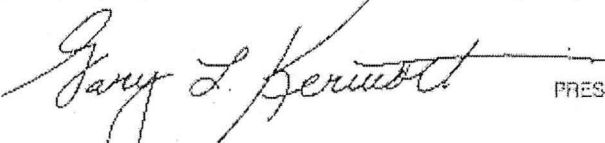
First American Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

First American Title Insurance Company

BY  PRESIDENT

ATTEST  SECRETARY



SCHEDULE A

Premium: \$9,856.00

Amount of Insurance: \$12,320,000.00

Policy Number: NHBI-818835

Date of Policy: January 27, 2006 at 8:00 AM

1. Name of insured:

State of California Department of Fish and Game Wildlife Conservation Board

2. The estate or interest in the land which is covered by this policy is:

A fee.

3. Title to the estate or interest in the land is vested in:

State of California Department of Fish and Game Wildlife Conservation Board

4. The land referred to in this policy is described as follows:

Real property in the unincorporated area of the County of Orange, State of California, described as follows:

Parcel 1:

That portion of Section 29, Township 5 South, Range 11 West, in the Rancho La Bolsa Chica, as shown on a Map recorded in Book 1, pages 431 and 432 of Patents, in the office of the County Recorder of Los Angeles County, California, described as follows:

Beginning at the intersection of the Southerly prolongation of the centerline of Algonquin Street, as shown on a Map of Tract No. 86 recorded in Book 10, page 35 of Miscellaneous Maps, records of Orange County, California, with a line, hereinafter referred to as "Line A", described as follows: Beginning at a point on a line extending from the Northwest corner of the Southeast quarter of the Northeast quarter of said Section to the intersection of the centerline of Los Patos Avenue (60.00 feet wide) as conveyed to the County of Orange by deed recorded June 17, 1901 in Book 71, page 16 of Deeds, records of said Orange County, with the Southwesterly line of the land described in the deed to the Pacific Electric Railway Co., recorded October 24, 1903 in Book 92, page 306 of said Deeds, Westerly 2640.00 feet from said Northwest corner; thence Southeasterly line a direct line to a point on the Southerly prolongation of the centerline of Bolsa Chica Street, as shown on said Map of Tract No. 86, Southerly 5280.00 feet from the Northeast corner of said Section; thence Northeasterly 140.00 feet at right angles to "Line A"; thence Northwesterly 990.00 feet parallel with "Line A"; thence Southwesterly 660.00 feet at right angles to "Line A"; thence Southeasterly 990.00 feet parallel with "Line A"; thence Northeasterly 520.00 feet at right

angles to "Line A" to the point of beginning.

Except that portion lying Northeasterly of said "Line A".

Also excepting all minerals such as oil, gas, asphaltum and other hydrocarbon substances in and under said land and the exclusive right to produce such oil, gas, asphaltum and other hydrocarbon substances by drilling under the surface of said land from property adjoining said land and the further exclusive right to drill under and through said land for the purpose of producing oil from under the Pacific Ocean, or from any other property, such rights to be without right to enter upon or use the surface of said land for any purpose or purposes whatsoever, as excepted in Decree on Declaration of Taking No. 3, a certified copy of which was recorded March 26, 1943 in Book 1161, page 594, as amended by Decree, a certified copy of which was recorded March 23, 1944 in Book 1244, page 186, both of Official Records.

Parcel 2:

That portion of Section 29, Township 5 South, Range 11 West, in the Rancho La Bolsa Chica, as shown on a Map recorded in Book 1, pages 431 and 432 of Patents, in the office of the County Recorder of Los Angeles County, California, described as follows:

Beginning at the intersection of the Southerly prolongation of the centerline of Algonquin Street, as shown on a Map of Tract No. 86 recorded in Book 10, page 35 of Miscellaneous Maps, records of Orange County, California, with a line, hereinafter referred to as "Line A", described as follows: Beginning at a point on a line extending from the Northwest corner of the Southeast quarter of the Northeast quarter of said Section to the intersection of the centerline of Los Patos Avenue (60.00 feet wide) as conveyed to the County of Orange by deed recorded June 17, 1901 in Book 71, page 16 of Deeds, records of said Orange County, with the Southwesterly line of the land described in the deed to the Pacific Electric Railway Co., recorded October 24, 1903 in Book 92, page 306 of said Deeds, Westerly 2640.00 feet from said Northwest corner; thence Southeasterly line a direct line to a point on the Southerly prolongation of the centerline of Bolsa Chica Street, as shown on said Map of Tract No. 86, Southerly 5280.00 feet from the Northeast corner of said Section; thence Northeasterly 140.00 feet at right angles to "Line A"; thence Northwesterly 990.00 feet parallel with "Line A"; thence Southwesterly 660.00 feet at right angles to "Line A"; thence Southeasterly 990.00 feet parallel with "Line A"; thence Northeasterly 520.00 feet at right angles to "Line A" to the point of beginning.

Except that portion lying Southwesterly of said "Line A".

Also excepting all minerals such as oil, gas, asphaltum and other hydrocarbon substances in and under said land and the exclusive right to produce such oil, gas, asphaltum and other hydrocarbon substances by drilling under the surface of said land from property adjoining said land and the further exclusive right to drill under and through said land for the purpose of producing oil from under the Pacific Ocean, or from any other property, such rights to be without right to enter upon or use the surface of said land for any purpose or purposes whatsoever, as excepted in Decree on Declaration of Taking No. 3, a certified copy of which was recorded March 26, 1943 in Book 1161, page 594, as amended by Decree, a certified copy of which was recorded March 23, 1944 in Book 1244, page 186, both of Official Records.

Note: The above legal description is for the sole purpose of this report and may not be considered for use in any policy of title insurance to be issued by this company, and is subject to change at any time.

Form No. 1402.92 (10/17/92)
ALTA Standard Owner's Policy
Western Regional Exceptions

Order Number: **NHBI-818835**
Page Number: 4

APN: 110-016-05

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART ONE

SECTION ONE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SECTION TWO

1. General and special taxes and assessments for the fiscal year 2005-2006, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2004-2005.

First Installment:	\$(no tax due),
Penalty:	\$none
Second Installment:	\$(no tax due),
Penalty:	\$none
Tax Rate Area:	73002
A. P. No.:	110-016-05
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

Although the above supplemental taxes may be a lien, the installments thereof are not yet due or payable.

4. An oil and gas lease, (standard lease) covering a portion of the above described land, dated January 1, 1920, executed by Bolsa Land Company, a Corporation, and Bolsa Chica Gun Club, a Corporation, as lessors, and Standard Oil Company, a Corporation, as lessee, recorded February 14, 1921 in Book 19, page 168 of leases, records of Orange County, California, to which record reference is hereby made for all of the particulars thereof.

All interest of Standard Oil Company, a California Corporation, in said lease is now vested in Chevron U.S.A. Inc.

Note 1: Said lease was amended and supplemented by an instrument dated December 17, 1941, executed by Bolsa Land Company, a Corporation, and Standard Oil Company of California, recorded December 23, 1941 in Book 1128, page 1 of Official Records, for the purposes, and upon the terms and provisions therein contained.

Note 2: Said lease was purportedly partially amended by line well agreement dated December 31, 1964, by and between Huntington Beach Company, a Corporation, Edward R. Valentine, owner of an undivided lessor's interest in certain of the leased lands, and Standard Oil Company of California, a Corporation, recorded September 22, 1965 in Book 7675, page 794 of Official Records, upon the terms and provisions therein contained.

Note 3: Various instruments appear of record affecting or purporting to affect the interest of the lessors and lessees under said lease, but this report does not cover an examination of or insurance as to the effect thereof, or the present ownership or conditions of said leasehold, however none of these instruments give any additional surface rights.

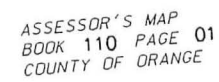
5. Unrecorded easements, granted to The City of Long Beach and Signal Oil and Gas Company, by conveyances dated January 2, 1957, as disclosed by recitals in the deed to Security First National Bank, recorded August 25, 1960 in Book 5390, page 349 of Official Records, Orange County.
6. Rights and interests reserved in various deeds to Bolsa-Mesa Corporation, Bolsa-Los Patos Corporation, Bolsa-Laguna Corporation, Bolsa-Grande Corporation, and Bolsa-Pacific Corporation, one of which recorded June 25, 1964 in Book 7105, page 115 of official records, upon the terms, provisions, covenants and conditions contained therein.

Note: The terms and conditions contained in a document entitled "bolsa-Signal Conveyance", executed by numerous "Bolsa Tenants", Institute Oil, Inc. and the Signal Companies, Inc., recorded January 30, 1970 in Book 9204, page 1 of official records.

7. The effect of a map purporting to show the land and other property, filed Book 92, page 19 of Record of Surveys.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

110-01



RS 3-28

First American Title Insurance Company
THIS MAP IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS TITLE EVIDENCE