

Recorded in Official Records, Orange County  
Tom Daly, Clerk-Recorder

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

WILDLIFE CONSERVATION BOARD  
1807 13<sup>th</sup> Street  
Suite 103  
Sacramento, CA 95814  
Attn: Executive Director



NO FEE

2005001018773 11:30am 12/21/05

117 8 G02 11

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

### THE UNDERSIGNED GRANTOR DECLARES:

This document is recorded at the request of and for the benefit of the State of California and therefore is exempt from the payment of a recording fee pursuant to California Government Code § 27383 and from payment of documentary transfer tax pursuant to California Revenue and Taxation Code § 11922

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SIGNAL LANDMARK, successor by merger to Signal Bolsa Corporation, a California corporation ("Grantor") hereby GRANTS TO THE STATE OF CALIFORNIA ("Grantee") that certain real property in the County of Orange, State of California, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"):

EXCEPTING AND RESERVING UNTO GRANTOR a temporary construction easement on and over the property described in Exhibit B attached hereto and incorporated by this reference ("Construction Easement") for the purpose of storing construction equipment and carrying out the widening of Warner Avenue, which adjoins the Construction Easement. The Construction Easement shall automatically terminate and be of no force or effect the earlier of completion of the widening of Warner Avenue or two years from the date of this Grant Deed.

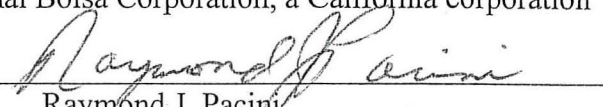
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date indicated.

Dated: October 11, 2004

"GRANTOR"

SIGNAL LANDMARK, successor by merger to  
Signal Bolsa Corporation, a California corporation

By:

  
Raymond J. Pacini  
President and Chief Executive Officer

STATE OF CALIFORNIA )

) SS

COUNTY OF GRANGE

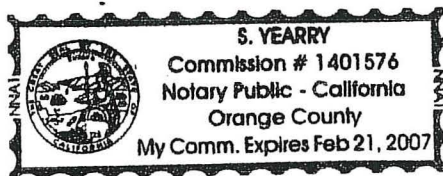
On October 11, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Raymond J. Pacini.

personally known to me ~~and~~ or

~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

**(AFFIX NOTARIAL SEAL)**



NOTARY PUBLIC

**GOVERNMENT CODE 27361.7**

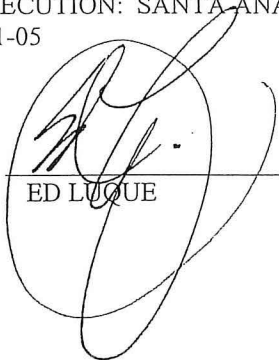
I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: S. YEARRY  
DATE COMMISSION EXPIRES: FEB 21, 2007  
COUNTY WHERE BOND IS FILED: ORANGE  
COMMISSION NUMBER: 1401576  
MANUFACTURER/VENDOR NUMBER: NNA1

PLACE OF EXECUTION: SANTA ANA  
DATED: 12-21-05

SIGNATURE:

ED LUQUE

A handwritten signature in dark ink, appearing to read 'Ed Luque', is written over a horizontal line. The signature is enclosed within a large, loopy circular flourish.



10-0680-01(A)

03-29-04

## LEGAL DESCRIPTION BOLSA CHICA MESA-LOWER BENCH

Real property situated in the Unincorporated Territory of the County of Orange, State of California, described as follows:

That portion of Parcels 1 and 2 of Certificate of Compliance No. CC 92-01 recorded September 2, 1992 as Instrument No. 92-589755 of Official Records in the office of the County Recorder of said County, described as follows:

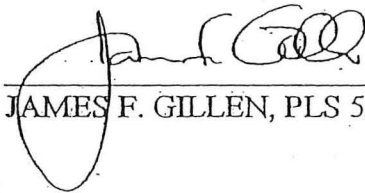
Beginning at the most Westerly corner of the Northwest portion of said Parcel 1; thence South 89°12'47" East 2261.21 feet along the Northerly line of said Northwest portion and the Northerly line of the Northwest portion of said Parcel 2; thence leaving the Northerly line of said Parcels 1 and 2 South 00°00'00" West 433.03 feet; thence South 49°43'42" East 662.71 feet; thence South 0°47'46" West 6.85 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 139.00 feet, a radial line of said curve to said point bears South 81°30'52" West; thence Southeasterly 121.99 feet along said curve through a central angle of 50°17'02"; thence South 58°46'10" East 66.66 feet; thence South 59°34'35" East 67.58 feet; thence South 54°27'20" East 27.51 feet; thence South 34°37'04" East 37.53 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 154.00 feet, a radial line of said curve to said point bears North 16°39'26" East; thence Southeasterly 124.52 feet along said curve through a central angle of 46°19'36" to the beginning of a non-tangent curve concave Northeasterly having a radius of 1218.00 feet, a radial line of said curve to said point bears South 50°23'11" West; thence Southeasterly 324.25 feet along said curve through a central angle of 15°15'10"; thence non-tangent South 58°16'43" East 218.56 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 215.00 feet, a radial line of said curve to said point bears South 64°18'37" West; thence Southeasterly 250.69 feet along said curve through a central angle of 66°48'26"; thence non-tangent South 51°47'02" East 158.76 feet to the general Northerly line of "Conveyance B" of that certain Grant Deed to the State of California recorded February 14, 1997 as Instrument No. 19970069448 of said Official Records; thence along said general Northerly line, the following courses: South 86°10'09" West 94.17 feet, South 59°17'29" West 119.63 feet, South 41°01'30" West 43.91 feet, South 46°26'55" West 38.46 feet, South 64°55'15" West 62.52 feet, South 59°18'01" West 45.36 feet, South 64°03'25" West 48.93 feet, South 59°28'19" West 49.34 feet, South 52°24'32" West 87.39 feet, South 48°35'33" West 88.16 feet, South 42°43'12" West 75.54 feet, South 59°11'48" West 61.27 feet, South 47°03'22" West 75.13 feet, South 55°54'18" West 68.68 feet, South 59°10'56"

West 299.54 feet, South 72°37'48" West 88.28 feet, South 66°27'30" West 96.71 feet, South 56°32'47" West 107.44 feet, South 43°33'42" West 226.40 feet, and South 47°09'21" West 235.29 feet to the Southwesterly line of said Northwest portion of Parcel 1; thence along said Southwesterly line, the following courses: North 39°32'29" West 2657.33 feet and North 32°08'29" West 955.35 feet to the point of beginning.

EXCEPTING therefrom that portion described in the Final Order of Condemnation in favor of the Ocean View School District of Orange County recorded October 21, 1966 in Book 8083, Page 89 of said Official Records.

Containing an area of 103.197 acres, more or less.

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

  
JAMES F. GILLEN, PLS 5557



WARNER AVENUE

MARINA VIEW  
PLACE

LYNN STREET

CERTIFICATE OF COMPLIANCE

NO. CC 92-01

SEE SHEET 2

PCL 1 (N.W. PORTION)

INST. NO.

OCEAN VIEW VIEW SCHOOL  
DISTRICT PER 8083/89, O.R.  
NOT A PART

PCL 2 (N.W. PORTION)

92-589755, O.R.

SEE SHEET 3

STATE OF CALIFORNIA CONVEYANCE B  
PER INST. NO. 19970069448, O.R.  
MOST S'LY COR. OF THE NW POR. OF  
CERTIFICATE OF COMPLIANCE CC 92-01

SHEET INDEX MAP

REVISED 4-02-04

**HUITT-ZOLLARS**
 Huitt-Zollars, Inc. Irvine  
 430 Exchange, Suite 200, Irvine, CA 92602-1315  
 Phone (714) 734-5100 Fax (714) 734-5155

APPROVED BY

LS 5557

SKETCH TO ACCOMPANY  
A LEGAL DESCRIPTIONBOLSA CHICA MESA -  
LOWER BENCH

SCALE 1" = 600'

DRAWN BY DAO

CHECKED BY MJD

DATE 3/29/04

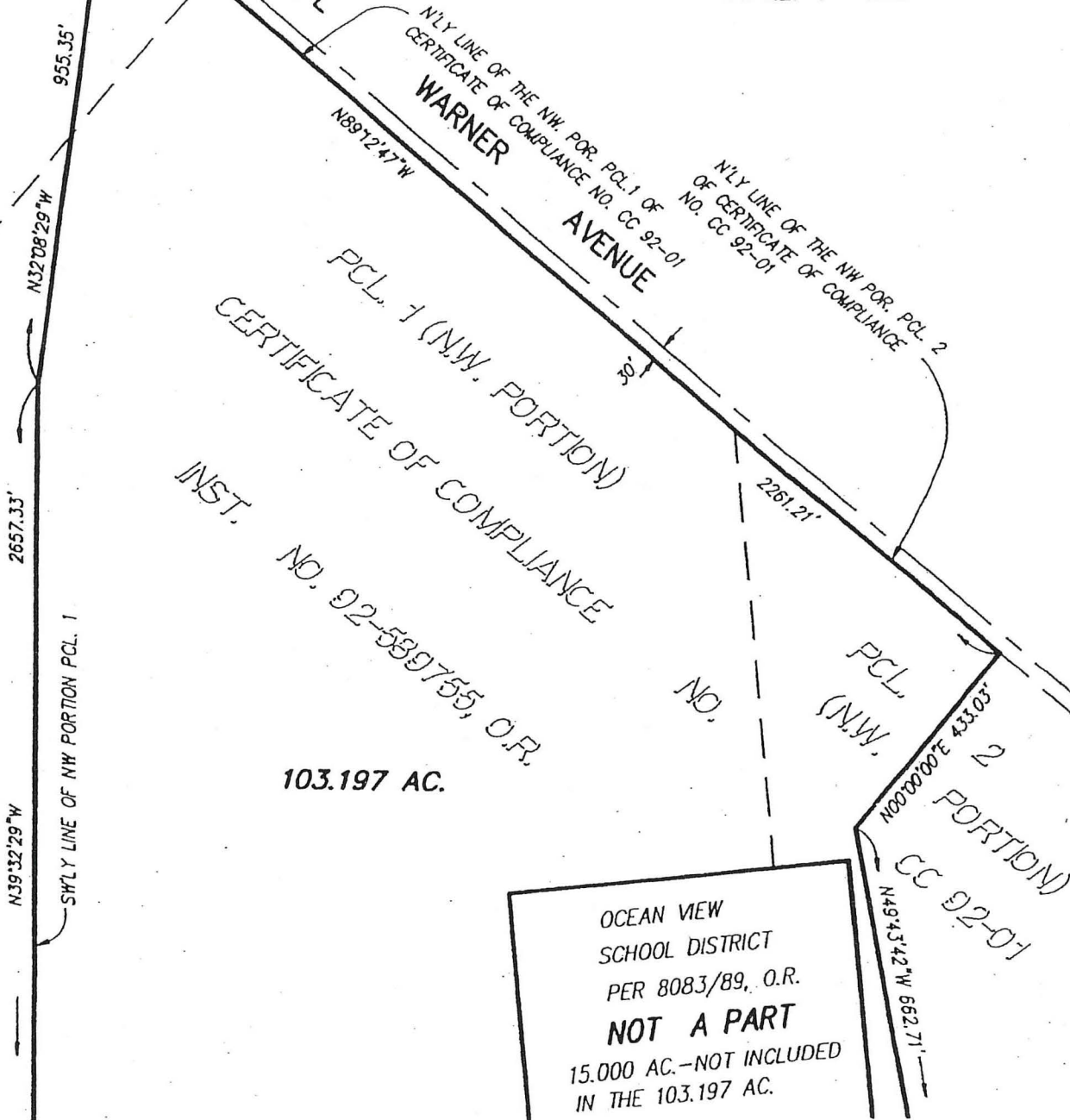
JOB NO.  
10-0680-01



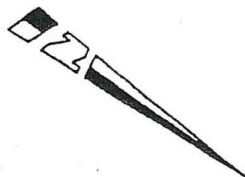
**P.O.B.**

MOST W'LY COR. OF THE NW  
POR. PCL. 1 OF CERTIFICATE  
OF COMPLIANCE NO. CC 92-01.

SCALE: 1" = 300'



SEE SHEET 3



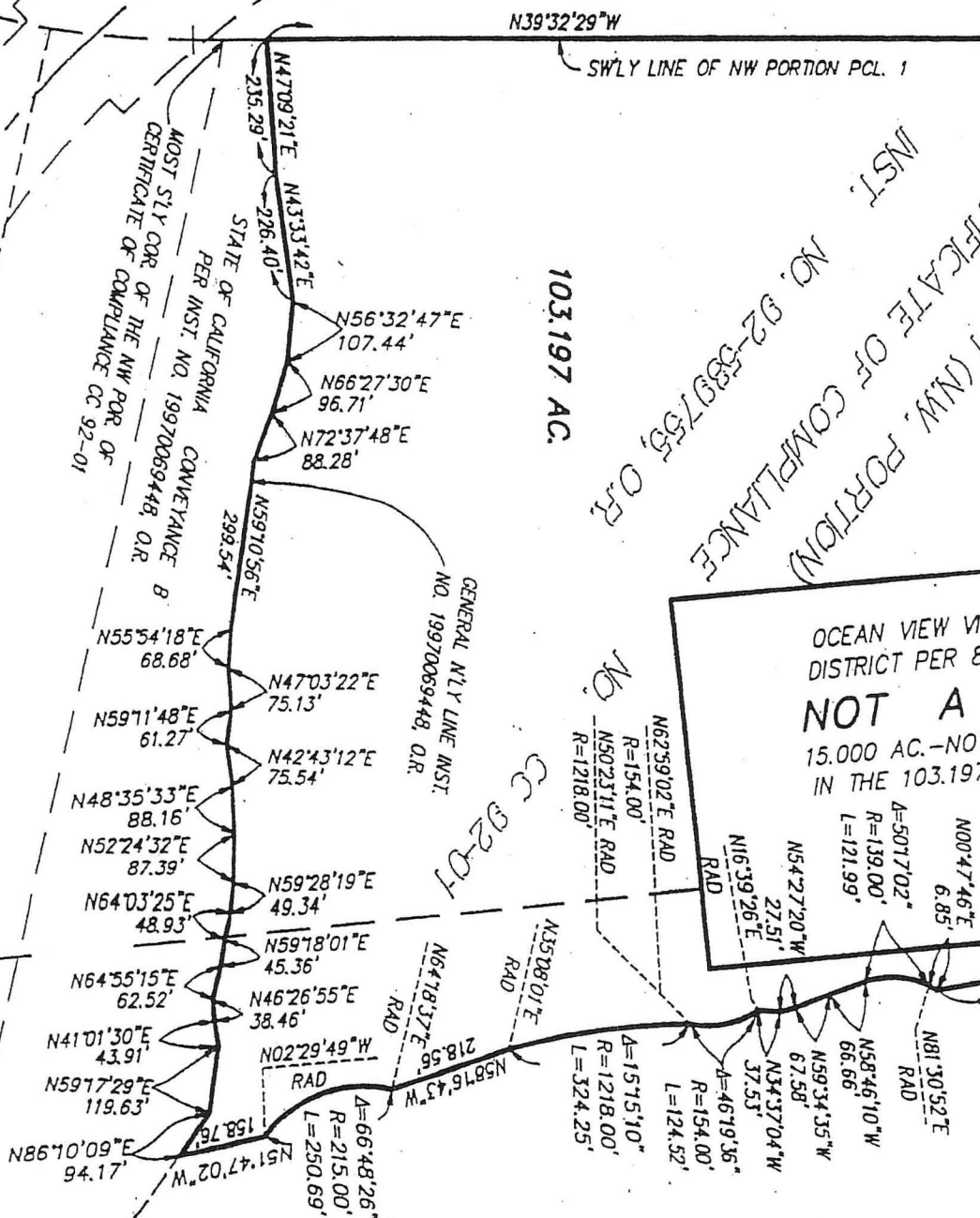
SCALE: 1" = 300'

SWLY LINE OF NW PORTION PCL. 1

103.197 AC.

PCL. 1 (NW PORTION)  
 CERTIFICATE OF COMPLIANCE  
 INST. NO. 02-589755, O.R.

OCEAN VIEW VIEW SCHOOL  
 DISTRICT PER 8083/89, O.R.  
**NOT A PART**  
 15.000 AC. - NOT INCLUDED  
 IN THE 103.197 AC.



GENERAL NLY LINE INST.  
 NO. 19970069448, O.R.

CC 02-01

STATE OF CALIFORNIA  
 PER INST. NO. 19970069448, O.R.  
 MOST SLY COR. OF THE NW POR. OF  
 CERTIFICATE OF COMPLIANCE CC 92-01

PCL. 7  
 11080/287 O.R.

PARCEL NO. C5-101 EAST GARDEN GROVE  
 WINTERSBURG CHANNEL (OCFCD)

PCL. 2  
 (SE PORTION)



10-0680-01 (A)

06-22-04

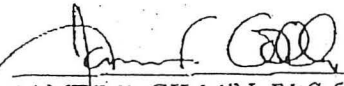
**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**

That portion of Parcel 2 of Certificate of Compliance No. CC 92-01, in the Unincorporated Territory of the County of Orange, State of California, recorded September 2, 1992 as Instrument No. 92-589755 of Official Records, in the office of the County Recorder of said County, described as follows:

Beginning at the most Westerly corner of the Northwest portion of Parcel 1 of said Certificate of Compliance No. CC 92-01; thence South 89°12'47" East 1991.21 feet along the Northerly line of said Northwest portion and the Northerly line of the Northwest portion of said Parcel 2 to the TRUE POINT OF BEGINNING; thence continuing South 89°12'47" East 270.00 feet along said Northerly line of the Northwest portion of said Parcel 2; thence leaving said Northerly line South 00°00'00" West 20.00 feet to a line being parallel with and 20.00 feet Southerly of said Northerly line; thence North 89°12'47" West 270.27 feet along said parallel line; thence leaving said parallel line North 0°47'13" East 20.00 feet to the TRUE POINT OF BEGINNING.

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

See Exhibit "B" attached hereto and by this reference made a part hereof.

  
\_\_\_\_\_  
JAMES F. GILLEN, PLS 5557



P.O.B.  
MOST WLY COR. OF THE NW  
POR. PCL 1 OF CERTIFICATE  
OF COMPLIANCE NO. CC 92-01.

NLY LINE OF THE NW POR. PCL 1 OF  
CERTIFICATE OF COMPLIANCE NO. CC 92-01  
C/L  
WARNER

N89°12'E 1991.21'

CERTIFICATE OF COMPLIANCE  
PCL 1 (NW PORTION)

INST. NO. 92-589755, OR  
NO. CC 92-01



NLY LINE OF THE NW POR. PCL 2  
OF CERTIFICATE OF COMPLIANCE  
NO. CC 92-01  
AVENUE

T.P.O.B.  
2261.21'  
30'  
N0°47'13"E 20.00'  
20'  
270.00'  
270.27'  
N0°47'13"E 20.00'  
PCL  
(NW PORTION)

# HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine  
430 Exchange, Suite 200, Irvine, CA 92602-1315  
Phone (714) 734-5100 Fax (714) 734-5155

APPROVED BY

*James F. Gillen*

LS 5557

SKETCH TO ACCOMPANY  
A LEGAL DESCRIPTION  
TEMPORARY  
CONSTRUCTION EASEMENT  
EXHIBIT "B"

SCALE 1" = 200'

DRAWN BY DAO

CHECKED BY MJD

DATE 6/22/04

JOB NO.  
10-0680-01

Project: Bolsa Chica Ecological  
Reserve, Expansion 1  
Orange County

## CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant dated October 11, 2004, from SIGNAL LANDMARK, successor by merger to Signal Bolsa Corporation, a California corporation, to the STATE OF CALIFORNIA, is hereby accepted by the undersigned officer on behalf of the State of California, pursuant to authority conferred by authorization of the Wildlife Conservation Board, Department of Fish and Game, Resources Agency, State of California, adopted on August 12, 2004, and the grantee consents to the recordation thereof by its duly authorized officer.

### APPROVED

Department of General Services

By: James S. Martin  
James S. Martin, Assistant Chief  
Real Property Services Section

Date: 7-13-05

STATE OF CALIFORNIA  
Resources Agency  
Department of Fish and Game

By: Al Wright  
Al Wright  
Executive Director  
Wildlife Conservation Board

Date: May 16, 05