

RECORDED AT REQUEST OF,  
AND WHEN RECORDED MAIL TO:

County of Orange  
OC Public Works  
Right of Way Services  
601 North Ross Street  
Santa Ana, California 92701  
Attn: Manager

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A.P. Nos: \_\_\_\_\_

[Space Above This Line Is For Recorder’s Use Only]

Location:	Unincorporated Area of Orange County
Facility/Parcel No.:	Z99718-_____
Project Name:	Cow Camp Road – Phase 2C-2

**GRANT DEED  
TO  
COUNTY OF ORANGE**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, RMV PA3 DEVELOPMENT, LLC, a Delaware limited liability company (“**Grantor**”), hereby grants to THE COUNTY OF ORANGE, a political subdivision of the State of California (“**Grantee**”), the real property (“**Property**”) in the County of Orange, State of California, more particularly described on Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by this reference.

This grant is subject to the exceptions, reservations and covenants identified and described in Exhibit C, which exhibit is attached hereto and incorporated herein by this reference.

Nothing in this Grant Deed is intended nor shall anything in this Grant Deed be construed to transfer to Grantee or its successors or assigns or to relieve Grantor or its successors or assigns or predecessors in title of any responsibility or liability Grantor or its successors or assigns or predecessors in title now has, has had or come to have with respect to human health or the environment, including but not limited to responsibility or liability relating to hazardous or toxic substances or materials (as such terms as those used in this sentence are defined by statute, ordinance, case law, governmental regulation or other provision of the law). Furthermore, Grantee may exercise its right under law to bring action, if necessary, to recover clean-up costs

and penalties paid, if any, from Grantor or any others who are ultimately determined by a court of competent jurisdiction and/or a federal, state or local regulatory or administrative governmental agency or body having jurisdiction, to have responsibility for said hazardous or toxic substances or materials upon, within, or under the real property interests transferred pursuant to this deed. Notwithstanding the foregoing, Grantee shall be and remain liable for any hazardous or toxic substances or materials which become located, because of Grantee's operations, upon, within, or under the real property interests transferred pursuant to this deed.

***[THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]***

IN WITNESS WHEREOF, Grantor has executed this Grant Deed on the day and year hereafter written.

Dated: \_\_\_\_\_

**“Grantor”**

RMV PA3 DEVELOPMENT, LLC,  
a Delaware limited liability company

By: Rancho Mission Viejo, LLC,  
a Delaware limited liability company

Its: Authorized agent and manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the County of Orange, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the Orange County, and the County of Orange consents to recordation thereof by its duly authorized officer.

COUNTY OF ORANGE,  
a political subdivision of the State of  
California

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

By: \_\_\_\_\_  
Chair of the Board of Supervisors  
County of Orange, California

SIGNED AND CERTIFIED THAT A  
COPY OF THIS DOCUMENT HAS BEEN  
DELIVERED TO THE CHAIRMAN  
OF THE BOARD OF SUPERVISORS PER  
GC § 25103, RESO. 79-1535

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Robin Stieler  
Clerk of the Board of Supervisors  
County of Orange, California

By: \_\_\_\_\_  
Deputy County Counsel  
County of Orange, California

**EXHIBIT A**

**Legal Description of the Property**

*[See Attached]*

**EXHIBIT B**

**Depiction of the Property**

*[See Attached]*

**EXHIBIT C****Reservations, Covenants and Agreements**

1. **RESERVATIONS FROM GRANT.** Grantor expressly reserves from the grant of the Property (and reserve the right to assign or otherwise convey, grant, lease or license to any individuals and/or entities) the following:

a. **Irrevocable Covenant; Conservation Easement.** Grantor's right to record both a Declaration of Irrevocable Covenant ("**IC**") and an Amendment to and Spreader of RMV Conservation Easement ("**CE**") that will include and affect those portions of the Property (if any) lying within the Future RMV Habitat Reserve Dedication Areas pursuant to the Southern Subregion Habitat Conservation Plan ("**SSHCP**"), as more particularly set forth in the Implementation Agreement for the SSHCP which was entered into on January 10, 2007, by and between Grantor, its affiliated entities, Grantee, the Santa Margarita Water District and the U.S. Fish and Wildlife Service. Recordation of the IC shall result in the enrollment of the affected portions of the Property as part of the HCP Habitat Reserve. Grantee shall assist in the recording of the IC, CE and any related documents required in this regard.

b. **Water Rights.** Grantor's Class A membership interests in the Rancho Mission Viejo Mutual Water Company (the "**MWC**"), together with all associated rights and obligations which are appurtenant to the Property, pursuant to those certain Articles of Incorporation of Rancho Mission Viejo Mutual Water Company (the "**MWC Articles**") filed with the California Secretary of State on April 12, 2012, and recorded as Instrument No. 2012000230674 in the Official Records of Orange County on April 23, 2012. Said Class A membership rights, interests and obligations (collectively, the "**MWC Class A Member Interests**") are more particularly set forth in and are governed by the bylaws adopted by the MWC Incorporator, and approved by the MWC Board of Directors, dated April 12, 2012, as the same may be amended according to their terms (the "**MWC Bylaws**"). The MWC Class A Member Interests reserved to Grantor herein include, but are not limited to, the right to an "Allocation" of water from the MWC (as defined in Section 3.2(c) of the MWC Bylaws) for use in the MWC "Service Area" (as defined in Section 3.1 of the MWC Articles). The MWC holds the water rights appurtenant to the Property in trust for the benefit of Grantor, said water rights having previously been transferred from Grantor to the MWC pursuant to that certain Deed of Water Rights recorded as Instrument No. 2012000230676 in the Official Records of Orange County on April 23, 2012. Furthermore, upon recordation of Grantee's Resolution or Certificate of Acceptance in the Official Records of Orange County, the Class B Eligibility of the Property (as defined in Article II of the MWC Bylaws) shall be deemed to have been terminated pursuant to Section 2.7 of the MWC Bylaws.

c. **Signal Transmission Rights.** Permanent, nonexclusive easements in gross within and through the airspace above and within the Property for the transmission, receipt or distribution of audio, video and any other data signals requisite for the transmission of intelligence by electrical, light wave and/or radio frequencies; provided, that the transmission, receipt or distribution of audio, video and any other data signals shall not unreasonably interfere with Grantee's use of the Property.

d. Oil, Mineral and Gas Resource Rights. All oil, minerals, natural gas and other hydrocarbons by whatsoever name known, geothermal resources, metalliferous or other ores, and all products derived from any of the foregoing that may be within or under the Property, and all rights associated with the foregoing, together with perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from the Property or any other land, including the right to whipstock or directionally drill and mine from lands other than the Property, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Property and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines; but without, however, the right to drill, mine, store, explore or operate through the surface or the upper five hundred (500) feet of the subsurface of the Property. Upon Grantor's election to exercise and/or utilize the aforementioned excepted and reserved rights, Grantor shall comply with all obligations attendant to the exercise and/or utilization of said rights including, but not limited to, mitigation, remediation and treatment obligations and all federal, state or other legal obligations and duties that are associated with oil, mineral and gas resources. To the extent any such rights are exercised, Grantor shall do so in a manner that will not unreasonably interfere with Grantee's use of the Property.

e. Trail Improvements. The right to construct, operate, repair, replace and maintain such local and/or regional trail improvements on and within the Property as are required or authorized pursuant to any covenant, condition or agreement pertaining to development, management and use of any real property owned by Grantor and/or its affiliated or related entities (including, but not limited to, the terms of that *Rancho Mission Viejo Development Agreement* recorded in the Official Records of Orange County, California on December 6, 2004 as Instrument No. 2004001082094). The foregoing reservation shall also include the right to transfer, convey and/or dedicate the trail improvements (and the rights and obligations attendant thereto) to Grantee or such other transferee identified by Grantor.

f. Private Telecom System. The right to install, emplace and operate, consistent with Federal, State, and County regulations, a private telephone, communication, fiber optic system and any other conduits or improvements related thereto (collectively, "**Private Telecom System**"), together with the right to enter upon the Property (without unreasonably interfering with Grantee's use thereof) in order to inspect, service, maintain, repair, reconstruct or replace the Private Telecom System.

i. Conditions Relative to Private Telecom System. The right of Grantor to install any Private Telecom System at Grantor's sole cost and expense, on, over, under, across and within the Property after the recordation of this Grant Deed shall be conditioned upon Grantor's applying for and obtaining permits for such Private Telecom System in accordance with Grantee's standard permit procedures. Grantee may impose its standard fee for processing any such applications and permits, but such fee shall not exceed the standard fee charged to other third parties for processing such permits and in no event shall Grantee impose any other charge for the right to install or use the easements for Private Telecom System other than those normally charged for the installation of similar utilities or as authorized by law or other applicable agreements between the parties hereto. Grantee's approval of any proposed Private Telecom System shall not be unreasonably withheld and Grantee shall grant all necessary

permits and approvals and shall otherwise act in a reasonably prompt manner with respect to any request pertaining to the use of said easements so long as Grantor has, prior to any such activity within the Property, (i) consulted with Grantee as to the design and location of such Private Telecom System, (ii) prepared and submitted to Grantee reasonably detailed plans for the construction of the Private Telecom System and/or other improvements, and (iii) reasonably demonstrated to Grantee that any proposed Private Telecom System to be constructed within the Property will not materially adversely affect the Property or any facilities or improvements located thereon. Any other permits or approvals required from other applicable governmental or regulatory entities, to the extent required for any proposed Private Telecom System, shall be the sole responsibility of Grantor.

ii. Indemnification by Grantor. Grantor agrees to indemnify, defend (with counsel approved by Grantee) and hold harmless Grantee, its successors and assigns from any and all penalties, liabilities or losses resulting from claims or court actions arising directly or indirectly out of any injury to persons or damage to property by reason of the acts or omissions, intentional or otherwise, of Grantor, its employees, representatives, agents and/or invitees in installing, owning, operating, and maintaining the Private Telecom System, unless such damage is caused by the gross negligence or willful misconduct of Grantee, its employees, representatives, agents and/or invitees.

2. COVENANTS AND AGREEMENTS. Grantor's conveyance of the Property to Grantee is subject to the following covenants and agreements:

a. Limitation on Use of Property. The Property shall be improved, utilized and maintained by Grantee exclusively for public right-of-way purposes (i.e., "Cow Camp Road").

b. Future Tract Maps; Adjustments to the Boundaries of the Property. Grantor and Grantee acknowledge that Grantor, its affiliates and/or their respective successors, agents and assigns will be processing tract maps in relation to development activities proximate to the Property ("Tract Maps"). Grantor covenants that the Tract Maps will recognize and identify an alignment for Cow Camp Road that is materially consistent with the description of the Property set forth herein. However, given that final approval and recordation of the Tract Maps will not occur until sometime in the future (i.e., after the execution, delivery and recordation of this Grant Deed), the possibility exists that deviations may occur between the final alignment of Cow Camp Road identified in the Tract Maps and the bounds of the Property set forth in this Grant Deed. In order to eliminate potential conflicts between the descriptions of the Property set forth in the Tract Maps (on the one hand) and this Grant Deed (on the other hand), Grantor and Grantee agree that, following recordation of any Tract Maps, this Grant Deed shall be modified and amended for the purpose of conforming the description of the Property appearing in this Grant Deed to the legal description of the Property appearing in the final, recorded Tract Maps. Following recordation of any Tract Maps, Grantor and Grantee shall work cooperatively and in good faith to promptly prepare, execute and record a mutually acceptable amendment to this Grant Deed that accomplishes the foregoing conformance of legal descriptions.

c. Right to Reacquire the Property. In the event that Grantee determines that the Property (or any portion thereof) is no longer needed for public right-of-way purposes or Grantee (i) ceases to use and/or maintain the Property (or any portion thereof) for public right-of-way purposes, (ii) abandons the Property or (iii) uses (or otherwise permits the use of) the Property for a use, purpose or activity other than as a public right-of-way, Grantor or its successors, as appropriate, shall have the right, but not the obligation, to reacquire title to and possession of the Property and all improvements located thereon. Should Grantor or its successors, as appropriate, elect to exercise the right to reacquire title and possession of the Property, Grantee or its successors, as appropriate, shall, upon the written request of Grantor or its successors, cause the Property to be reconveyed and transferred to Grantor or its successors.

d. Existing Rights. Conveyance of the Property and Grantee's receipt/ownership thereof is subject to all covenants, conditions, restrictions, declarations, easements, rights-of-way, encumbrances, rights and other items and interests affecting or otherwise pertaining to the Property, of record or apparent.

e. "AS IS" Conveyance. Grantee accepts the Property "AS IS," in the condition that the Property exists as of the recordation of this Grant Deed.

EXHIBIT "A"

LEGAL DESCRIPTION

COUNTY OF ORANGE  
COW CAMP ROAD PHASE 2C-2  
(Z998718-123)

That certain parcel of land situated in the Unincorporated Territory of the County of Orange, State of California, being those portions of Parcels 95 through 98 and 102 of Certificate of Compliance CC 2011-01 recorded December 27, 2011 as Instrument No. 2011000677171 of Official Records in the Office of the County Recorder of said Orange County, described as follows:

For the purposes of this description, the Centerline of Cow Camp Road is described as follows:

**COMMENCING** at the westerly terminus of that certain course in the centerline of Cow Camp Road described as Course "5" and having a bearing of "North 85°12'33" East and a distance of 940.00 feet" in that certain Grant Deed to the County of Orange for Cow Camp Road Phase 2C-1 recorded \_\_\_\_\_ as Instrument No. \_\_\_\_\_ of Official Records in the Office of the County Recorder of said Orange County, thence along said centerline and said Course "5", North 85°12'33" East 940.00 feet to the easterly line of said Cow Camp Road Phase 2C-1, said point hereinafter referred to as **POINT "A"**; thence continuing along said Course "5", North 85°12'33" East 205.62 feet to a point hereinafter referred to as **POINT "B"**; thence continuing along said Course "5", North 85°12'33" East 381.20 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2320.00 feet, said curve hereinafter referred to as Course "6" in said centerline of Cow Camp Road; thence along said curve and said Course "6" the following five (5) courses:

- 1. easterly 1228.93 feet through a central angle of 30°21'01", to a point hereinafter referred to as **POINT "C"**, a radial line of said curve from said point bears North 35°08'28" West;

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- 34 2. northeasterly 33.00 feet through a central angle of  $0^{\circ}48'54''$  to a point hereinafter  
35 referred to as **POINT "D"**, a radial line of said curve from said point bears  
36 North  $35^{\circ}57'22''$  West;
- 37 3. northeasterly 109.12 feet through a central angle of  $2^{\circ}41'42''$  to a point hereinafter  
38 referred to as **POINT "E"**, a radial line of said curve from said point bears  
39 North  $38^{\circ}39'04''$  West
- 40 4. northeasterly 67.45 feet through a central angle of  $1^{\circ}39'57''$  to a point hereinafter  
41 referred to as **POINT "F"**, a radial line of said curve from said point bears  
42 North  $40^{\circ}19'01''$  West;
- 43 5. northeasterly 13.40 feet through a central angle of  $0^{\circ}19'51''$ ;
- 44 thence tangent from said curve, North  $49^{\circ}21'08''$  East 26.33 feet, said line being a  
45 segment of Course "7" in the hereinabove described centerline of Cow Camp Road, to a  
46 point hereinafter referred to as **POINT "G"**; thence continuing along said Course "7", the  
47 following seven (7) courses:
- 48 1. North  $49^{\circ}21'08''$  East 7.03 feet to a point hereinafter referred to as **POINT "H"**;
- 49 2. North  $49^{\circ}21'08''$  East 127.00 feet to a point hereinafter referred to as **POINT "I"**;
- 50 3. North  $49^{\circ}21'08''$  East 22.98 feet to a point hereinafter referred to as **POINT "J"**;
- 51 4. North  $49^{\circ}21'08''$  East 48.99 feet to a point hereinafter referred to as **POINT "K"**;
- 52 5. North  $49^{\circ}21'08''$  East 165.05 feet to a point hereinafter referred to as **POINT "L"**;
- 53 6. North  $49^{\circ}21'08''$  East 305.21 feet to a point hereinafter referred to as **POINT "M"**;
- 54 7. North  $49^{\circ}21'08''$  East 300.06 feet to the beginning of a tangent curve concave  
55 southeasterly and having a radius of 1800.00 feet, said point hereinafter referred  
56 to as **POINT "N"** and said curve hereinafter referred to as Course "8" in said  
57 centerline of Cow Camp Road;
- 58 thence along said curve and said Course "8" the following ten (10) courses:
- 59 1. northeasterly 386.08 feet through a central angle of  $12^{\circ}17'21''$  to a point hereinafter  
60 referred to as **POINT "O"**, a radial line of said curve from said point bears  
61 South  $28^{\circ}21'31''$  East;
- 62 2. northeasterly 22.12 feet through a central angle of  $0^{\circ}42'15''$  to a point hereinafter  
63 referred to as **POINT "P"**, a radial line of said curve from said point bears  
64 South  $27^{\circ}39'16''$  East;

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- 65 3. northeasterly 127.37 feet through a central angle of 4°03'15" to a point hereinafter
- 66 referred to as **POINT "Q"**, a radial line of said curve from said point bears
- 67 South 23°36'01" East;
- 68 4. northeasterly 56.18 feet through a central angle of 1°47'17" to a point hereinafter
- 69 referred to as **POINT "R"**, a radial line of said curve from said point bears
- 70 South 21°48'44" East;
- 71 5. northeasterly 48.59 feet through a central angle of 1°32'48" to a point hereinafter
- 72 referred to as **POINT "S"**, a radial line of said curve from said point bears
- 73 South 20°15'56" East;
- 74 6. northeasterly 1.47 feet through a central angle of 0°02'48" to a point hereinafter
- 75 referred to as **POINT "T"**, a radial line of said curve from said point bears
- 76 South 20°13'08" East;
- 77 7. northeasterly 150.87 feet through a central angle of 4°48'09" to a point hereinafter
- 78 referred to as **POINT "U"**, a radial line of said curve from said point bears
- 79 South 15°24'59" East;
- 80 8. easterly 18.61 feet through a central angle of 0°35'33" to a point hereinafter
- 81 referred to as **POINT "V"**, a radial line of said curve from said point bears
- 82 South 14°49'26" East;
- 83 9. easterly 51.07 feet through a central angle of 1°37'32" to a point hereinafter
- 84 referred to as **POINT "W"**, a radial line of said curve from said point bears
- 85 South 13°11'54" East;
- 86 10. easterly 326.26 feet through a central angle of 10°23'07" to the **POINT OF**
- 87 **TERMINUS**, a radial line of said curve from said point bears South 2°48'47" East.

88  
89 **COW CAMP ROAD PHASE 2C-2 (Z998718-123)**

90  
91 **BEGINNING** at the **POINT OF TERMINUS** of the hereinabove described centerline of  
92 Cow Camp Road; thence North 2°48'47" West 75.00 feet to the beginning of a  
93 non-tangent curve concave southeasterly and having a radius of 1875.00 feet, said curve  
94 being concentric with and lying 75.00 feet northerly of hereinbefore described centerline  
95 of Cow Camp Road and said Course "8", a radial line of said curve from said point bears  
96 South 2°48'47" East; thence along said concentric curve, southwesterly 412.44 feet  
97 through a central angle of 12°36'12" to a point which is North 15°24'59" West 75.00 feet

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98 from hereinbefore described **POINT "U"**; thence North 70°37'52" West 18.25 feet; thence  
99 South 72°20'06" West 118.00 feet; thence South 17°39'54" East 1.42 feet; thence  
100 South 20°37'41" West 38.19 feet to a point which is North 20°13'08" West 55.00 feet from  
101 hereinbefore described **POINT "T"**, said point being the beginning of a non-tangent  
102 curve, concave southeasterly and having a radius of 1855.00 feet, said curve being  
103 concentric with and lying 55.00 feet northwesterly from said centerline of Cow Camp Road  
104 and said Course "8", a radial line of said curve from said point bears  
105 South 20°13'08" East; thence along said concentric curve, southwesterly 51.59 feet  
106 through a central angle of 1°35'36" to a line which bears North 21°48'44" West 55.00 feet  
107 from hereinbefore described **POINT "R"**; thence radially from said concentric curve and  
108 along said line, South 21°48'44" East 7.00 feet to a point on said line which is  
109 North 21°48'44" West 48.00 feet from said **POINT "R"**, said point also being the  
110 beginning of a non-tangent curve concave southeasterly and having a radius of  
111 1848.00 feet, said curve being concentric with and lying 48.00 feet northwesterly from  
112 said centerline of Cow Camp Road and said Course "8", a radial line of said curve from  
113 said point bears South 21°48'44" East; thence along said concentric curve, southwesterly  
114 607.52 feet through a central angle of 18°50'08" to a point which is North 40°38'52" West  
115 48.00 feet from hereinbefore described **POINT "N"**; thence non-tangent from said  
116 concentric curve, South 50°18'25" West 300.10 feet to a point which is  
117 North 40°38'52" West 53.00 feet from hereinbefore described **POINT "M"**, said point  
118 being on a line that is parallel with and lying 53.00 feet northwesterly from hereinbefore  
119 described centerline of Cow Camp Road and Course "7"; thence along said parallel line,  
120 South 49°21'08" West 305.21 feet to a line which bears North 40°38'52" West 53.00 feet  
121 from hereinbefore described **POINT "L"**; thence along the northerly prolongation of said  
122 line, North 40°38'52" West 19.00 feet to a point which is North 40°38'52" West 72.00 feet  
123 from said **POINT "L"**, said point being on a line that is parallel with and lying 72.00 feet  
124 northwesterly from said centerline of Cow Camp Road and said Course "7"; thence along  
125 said parallel line, South 49°21'08" West 237.02 feet to a point which is  
126 North 40°38'52" West 72.00 feet from hereinbefore described **POINT "I"**; thence  
127 North 81°00'49" West 26.25 feet; thence South 49°20'58" West 95.00 feet; thence  
128 South 40°39'02" East 11.99 feet; thence South 0°46'28" West 22.67 feet to a point which  
129 is North 40°38'52" West 63.00 feet from hereinbefore described **POINT "H"**, said point  
130 being on a line that is parallel with and lying 63.00 feet northwesterly from said centerline

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## Exhibit "A"

131 of Cow Camp Road and said Course "7"; thence along said parallel line,  
132 South 49°21'08" West 46.39 feet to a point on a line which bears North 40°19'01" West,  
133 said point being North 40°19'01" West 62.96 feet from hereinbefore described **POINT**  
134 **"F"**; thence along said line, South 40°19'01" East 9.96 feet to a point on said line which  
135 is North 40°19'01" West 53.00 feet from said **POINT "F"**, said point also being the  
136 beginning of a non-tangent curve, concave northwesterly and having a radius of  
137 2267.00 feet, said curve being concentric with and lying 53.00 feet northwesterly and  
138 northerly from hereinbefore described centerline of Cow Camp Road and Course "6", a  
139 radial line of said curve from said point bears North 40°19'01" West; thence along said  
140 concentric curve, southwesterly and westerly 1405.65 feet through a central angle of  
141 35°31'34" to a line that is parallel with and lying 53.00 feet northerly from hereinbefore  
142 described centerline of Cow Camp Road and Course "5"; thence tangent from said  
143 concentric curve and along said parallel line, South 85°12'33" West 381.20 feet to a point  
144 on a line which bears North 4°47'27" West, said point being North 4°47'27" West  
145 53.00 feet from hereinbefore described **POINT "B"**; thence along the northerly  
146 prolongation of said line, North 4°47'27" West 21.00 feet to a point on a line parallel with  
147 and lying 74.00 feet northerly from said centerline of Cow Camp Road and said Course  
148 "5", said point being North 4°47'27" West 74.00 feet from said **POINT "B"**; thence along  
149 said parallel line, South 85°12'33" West 205.62 feet to a point on the easterly line of said  
150 Cow Camp Road Phase 2C-1, said point being North 4°47'27" West 74.00 feet from  
151 hereinbefore described **POINT "A"**; thence along said easterly line, South 4°47'27" East  
152 74.00 feet to said **POINT "A"**; thence continuing along said easterly line,  
153 South 4°47'27" East 53.00 feet to a line parallel with and lying 53.00 feet southerly from  
154 said centerline of Cow Camp Road and said Course "5", said line being coincident with  
155 the northerly line of Lot W of Tract No. 19227, as shown on a map filed in Book 1012,  
156 Pages 13 through 49 of Miscellaneous Maps in said Office of the County Recorder; thence  
157 along said parallel line and said northerly line, North 85°12'33" East 586.83 feet to the  
158 beginning of a tangent curve, concave northwesterly and having a radius of 2373.00 feet,  
159 said curve being concentric with and lying 53.00 southerly and southeasterly from the  
160 hereinbefore described centerline of Cow Camp Road and Course "6"; thence along said  
161 concentric curve, easterly and northeasterly 1257.01 feet through a central angle of  
162 30°21'01" to a point on a line which is South 35°08'28" East 53.00 feet from hereinbefore  
163 described **POINT "C"**, thence radially from said concentric curve and along said line,

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## Exhibit "A"

164 South 35°08'28" East 15.00 feet to point which is South 35°08'28" East 68.00 feet from  
165 said **POINT "C"**, said point also being the beginning of a non-tangent curve concave  
166 northwesterly and having a radius of 2388.00 feet, said curve being concentric with and  
167 lying 68.00 feet southeasterly from said centerline of Cow Camp Road and said Course  
168 "6", a radial line of said curve from said point bears North 35°08'28" West; thence along  
169 said concentric curve, northeasterly 33.97 feet through a central angle of 0°48'54" to the  
170 beginning of a reverse curve concave southeasterly and having a radius of 179.00 feet,  
171 said point being South 35°57'22" East 68.00 feet from hereinbefore described **POINT**  
172 **"D"**, a radial line from said point bears South 35°57'22" East; thence along said curve,  
173 northeasterly 52.78 feet through a central angle of 16°53'44" to the beginning of a reverse  
174 curve concave northwesterly and having a radius of 181.00 feet, a radial line from said  
175 point bears North 19°03'38" West; thence along said curve, northeasterly 61.89 feet  
176 through a central angle of 19°35'26" to the beginning of a compound curve concave  
177 northwesterly and having a radius of 2406.00 feet, said point being South 38°39'04" East  
178 86.00 feet from hereinbefore described **POINT "E"**, said curve being concentric with and  
179 lying 86.00 feet southeasterly from said centerline of Cow Camp Road and said Course  
180 "6", a radial line from said point bears North 38°39'04" West; thence along said concentric  
181 curve northeasterly 83.85 feet through a central angle of 1°59'48" to a line parallel with  
182 and lying 86.00 feet southeasterly from the hereinbefore described centerline of Cow  
183 Camp Road and Course "7"; thence tangent from said concentric curve and along said  
184 parallel line, North 49°21'08" East 26.33 feet to a point which is South 40°38'52" East  
185 86.00 feet from hereinbefore described **POINT "G"**; thence South 85°38'22" East  
186 24.05 feet; thence North 49°22'09" East 111.00 feet; thence North 40°37'51" West  
187 13.05 feet; thence North 6°24'24" East 39.62 feet to a point on a line parallel with and  
188 lying 63.00 feet southeasterly from said centerline of Cow Camp Road and said Course  
189 "7", said point being South 40°38'52" East 63.00 feet from hereinbefore described **POINT**  
190 **"J"**; thence along said parallel line, North 49°21'08" East 48.99 feet to a point on a line  
191 which is South 40°38'52" East 63.00 feet from hereinbefore described **POINT "K"**; thence  
192 along said line, North 40°38'52" West 10.00 feet to a point on a line parallel with and lying  
193 53.00 feet southeasterly from said centerline of Cow Camp Road and said Course "7",  
194 said point being South 40°38'52" East 53.00 feet from said **POINT "K"**; thence along said  
195 parallel line, North 49°21'08" East 470.27 feet to a point which is South 40°38'52" East  
196 53.00 feet from hereinbefore described **POINT "M"**; thence North 48°23'51" East

County of Orange  
Cow Camp Road Phase 2C-2  
(Z998718-123)

## Exhibit "A"

197 300.10 feet to a point which is South 40°38'52" East 48.00 feet from hereinbefore  
198 described **POINT "N"**, said point being the beginning of a non-tangent curve, concave  
199 southeasterly and having a radius of 1752.00 feet, said curve being concentric with and  
200 lying 48.00 feet southeasterly from the hereinbefore described centerline of Cow Camp  
201 Road and Course "8", a radial line of said curve from said point bears  
202 South 40°38'52" East; thence along said concentric curve northeasterly 375.78 feet  
203 through a central angle of 12°17'21" to a point on a line which is South 28°21'31" East  
204 48.00 feet from hereinbefore described **POINT "O"**; thence radially from said curve and  
205 along said line, South 28°21'31" East 15.00 feet to a point which is South 28°21'31" East  
206 63.00 feet from said **POINT "O"**, said point being the beginning of a non-tangent curve  
207 concave southeasterly and having a radius of 1737.00 feet, said curve being concentric  
208 with and lying 63.00 feet southeasterly from said centerline of Cow Camp Road and said  
209 Course "8", a radial line of said curve from said point bears South 28°21'31" East; thence  
210 along said concentric curve, northeasterly 21.35 feet through a central angle of 0°42'15"  
211 to the beginning of a compound curve concave southeasterly and having a radius of  
212 49.00 feet, said point being South 27°39'16" East 63.00 feet from hereinbefore described  
213 **POINT "P"**, a radial line from said point bears South 27°39'16" East; thence along said  
214 curve, northeasterly 16.26 feet through a central angle of 19°00'58" to the beginning of a  
215 reverse curve concave northwesterly and having a radius of 36.00 feet, a radial line from  
216 said point bears North 8°38'18" West; thence along said curve, northeasterly 9.63 feet  
217 through a central angle of 15°19'18" to the beginning of a reverse curve concave  
218 southeasterly and having a radius of 259.00 feet, a radial line from said point bears  
219 South 23°57'36" East; thence along said curve, northeasterly 55.11 feet through a central  
220 angle of 12°11'28" to the beginning of a reverse curve concave northwesterly and having  
221 a radius of 207.00 feet, a radial line from said point bears North 11°46'08" West; thence  
222 along said curve, northeasterly 42.74 feet though a central angle of 11°49'53" to the  
223 beginning of a reverse curve concave southeasterly and having a radius of 1720.00 feet,  
224 said point being South 23°36'01" East 80.00 feet from hereinbefore described **POINT**  
225 **"Q"**, said curve being concentric with and lying 80.00 feet southeasterly from said  
226 centerline of Cow Camp Road and said Course "8", a radial line from said point bears  
227 South 23°36'01" East; thence along said concentric curve northeasterly 100.11 feet  
228 through a central angle of 3°20'05" to a point which is South 20°15'56" East 80.00 feet  
229 from hereinbefore described **POINT "S"**; thence non-tangent from said curve,

County of Orange  
Cow Camp Road Phase 2C-2  
(Z998718-123)

Exhibit "A"

230 South 67°18'49" East 35.49 feet; thence North 72°20'06" East 107.00 feet; thence  
231 North 17°39'54" West 17.64 feet; thence North 30°42'07" East 40.59 feet to a point which  
232 is South 14°49'26" East 58.00 feet from hereinbefore described **POINT "V"**, said point  
233 also being the beginning of a non-tangent curve concave southerly and having a radius  
234 of 1742.00 feet, said curve being concentric with and lying 58.00 feet southerly from said  
235 centerline of Cow Camp Road and said Course "8", a radial line from said point bears  
236 South 14°49'26" East; thence along said concentric curve, easterly 49.43 feet through a  
237 central angle of 1°37'32" to a line which is South 13°11'54" East 58.00 feet from  
238 hereinbefore described **POINT "W"**; thence along said line, North 13°11'54" West  
239 10.00 feet to a point which is South 13°11'54" East 48.00 feet from said **POINT "W"**, said  
240 point also being the beginning of a non-tangent curve concave southerly and having a  
241 radius of 1752.00 feet, said curve being concentric with and lying 48.00 feet southerly  
242 from said centerline of Cow Camp Road and said Course "8", a radial line from said point  
243 bears South 13°11'54" East; thence along said concentric curve, easterly 317.56 feet  
244 through a central angle of 10°23'07" to a point on a radial line which bears  
245 North 2°48'47" West, said point being South 2°48'47" East 48.00 feet from said **POINT**  
246 **OF BEGINNING**; thence radially from said concentric curve and along said line,  
247 North 2°48'47" West 48.00 feet to said **POINT OF BEGINNING**.

248  
249 **CONTAINING:** 11.358 Acres, more or less.

250  
251 **SUBJECT TO** all Covenants, Rights, Rights-of-Way, and Easements of Record.

252  
253 **EXHIBIT "B"** attached and by this reference made a part hereof.

254  
255  
256 Kevin R. Hills 2/12/2026

257 Kevin R. Hills, L.S. 6617 Date

258 Michael Baker International  
259 5 Hutton Centre, Suite 500  
260 Santa Ana, California 92707  
261 JN 153160



262 H:\pdata\153160\CADD\Mapping\Exhibits\PH-2C-2\LEGAL\153160-LGL-CCR\_2C-2.docm

NOT TO SCALE

POINT OF TERMINUS CENTERLINE  
P.O.B. COW CAMP ROAD PHASE 2C-2

CERTIFICATE

OF COMPLIANCE  
CC 2011-01

**RECORD REFERENCES**

R1 "COW CAMP ROAD PHASE 2C-1" AS  
DEDICATED TO THE COUNTY OF  
ORANGE, DOCUMENT RECORDED  
AS INSTRUMENT NO.  
O.R.

POR. PCL. 95

POR. PCL. 96

**LEGEND**

# SHEET NUMBER

COW CAMP ROAD  
PHASE 2C-2  
(Z998718-123)

POR. PCL. 96

POR. PCL. 97

POR. PCL. 97

POR. PCL. 98

INSTRUMENT NO.  
2011000677171, O.R.

COW CAMP ROAD  
PHASE 2C-2  
(Z998718-123)

PREPARED BY ME OR UNDER MY DIRECTION.

*Kevin R. Hills*

2/12/2026

KEVIN R. HILLS,  
P.L.S. 6617

DATE

TRACT NO. 17933

M.M. 1010/1-23

TRACT NO. 19227  
M.M. 1012/13-49

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

COUNTY OF ORANGE  
COW CAMP ROAD  
PHASE 2C-2 (Z998718-123)

CONTAINING: 11.358 ACRES +/-

P.O.C. CL.

COW CAMP ROAD  
PHASE 2C-2

COW CAMP ROAD  
PHASE 2C-1  
PER (R1)

SHEET 1 OF 8 SHEETS

**Michael Baker**

**INTERNATIONAL**

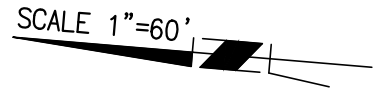
5 Hutton Centre Drive, Suite 500  
Santa Ana, CA 92707  
(949) 472-3505 · MBAKERINTL.COM

FEBRUARY 12, 2026 153160

**RECORD REFERENCES**

R1 "COW CAMP ROAD PHASE 2C-1" AS DEDICATED TO THE COUNTY OF ORANGE, DOCUMENT RECORDED \_\_\_\_\_ AS INSTRUMENT NO.

\_\_\_\_\_, O.R.  
R2 TRACT NO. 17933, M.M. 1010/1-23



CERTIFICATE OF COMPLIANCE  
CC 2011-01

POR. PCL. 98

INST. NO. 2011000677171, O.R.

POR. PCL. 102

**COW CAMP ROAD  
PHASE 2C-2  
(Z998718-123)**

**COURSE "5"**

**POINT "B"**

TRACT NO. 19227

LOT O

LOT W

M.M. 1012/13-49

TRACT NO. 17933  
M.M. 1010/1-23

EASTERLY LINE OF  
COW CAMP ROAD PHASE  
2C-1 PER (R1)  
**COYOTES**

**COURSE "5"**

**POINT "A"**

**COW CAMP ROAD  
PHASE 2C-1  
PER (R1)**

SHEET 2 OF 8 SHEETS

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

COUNTY OF ORANGE  
COW CAMP ROAD  
PHASE 2C-2 (Z998718-123)

CONTAINING: 11.358 ACRES +/-

P.O.C. CL.

**COW CAMP ROAD  
PHASE 2C-2**

**Michael Baker**

**INTERNATIONAL**

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SCALE 1"=60'

CERTIFICATE OF COMPLIANCE  
CC 2011-01

POR. PCL. 97

POR. PCL. 98

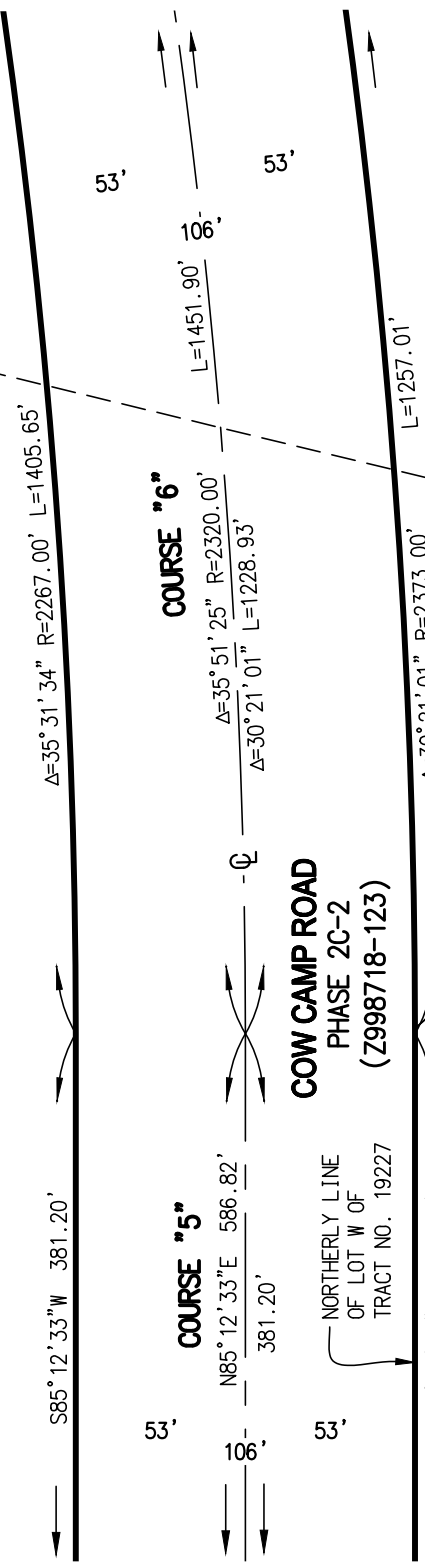
POR. PCL. 97

POR. PCL. 98

INST. NO. 2011000677171,  
O.R.

- SEE SHEET 4 -

- SEE SHEET 2 -



COURSE "5"

COURSE "6"

COW CAMP ROAD  
PHASE 2C-2  
(Z998718-123)

NORTHERLY LINE  
OF LOT W OF  
TRACT NO. 19227

TRACT NO. 19227  
LOT 0  
LOT W  
M.M. 1012/13-49

# EXHIBIT "B"

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

COUNTY OF ORANGE  
COW CAMP ROAD  
PHASE 2C-2 (Z998718-123)

CONTAINING: 11.358 ACRES +/-

SHEET 3 OF 8 SHEETS

**Michael Baker**

**INTERNATIONAL**

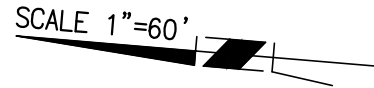
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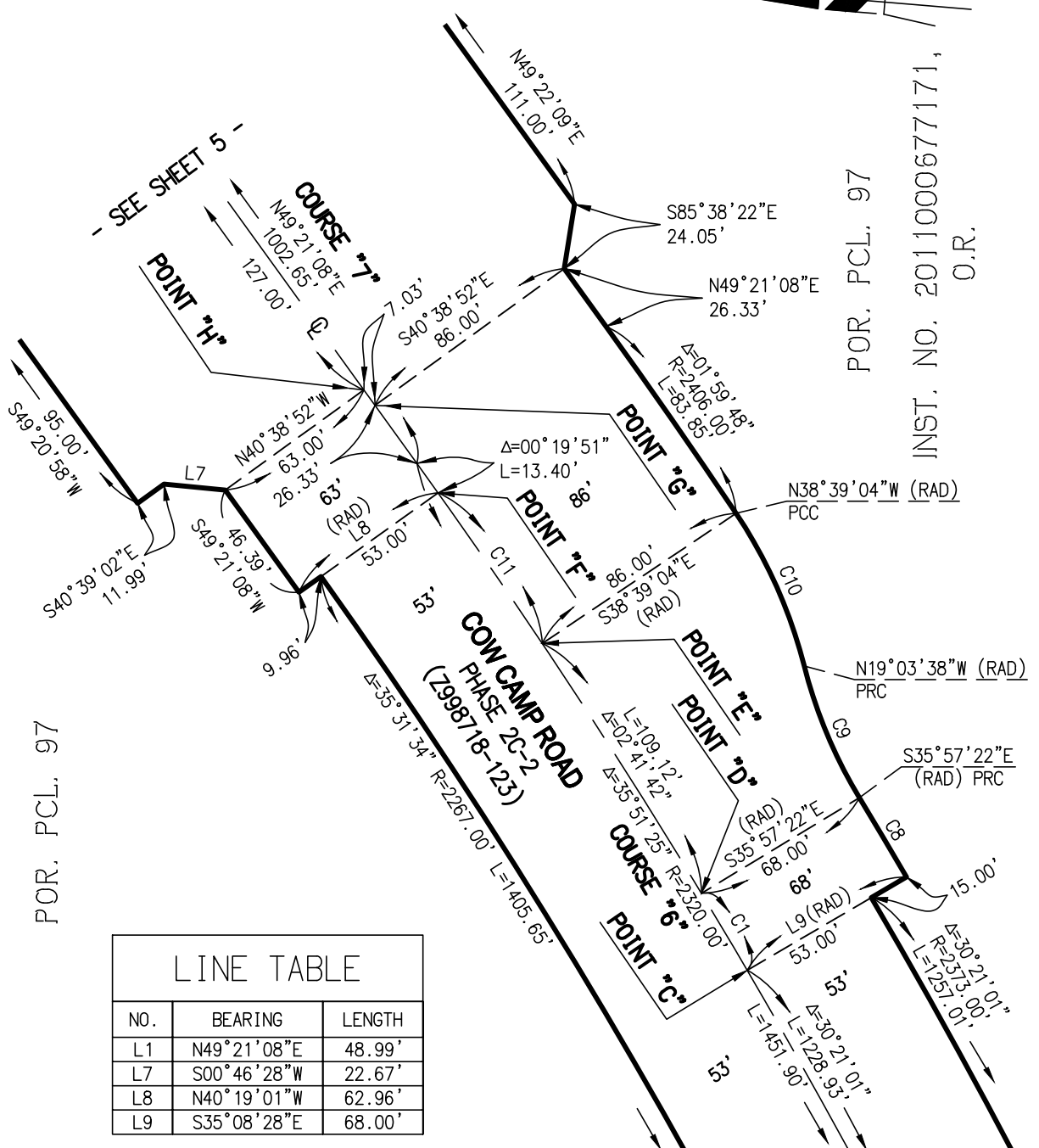


CERTIFICATE OF COMPLIANCE  
CC 2011-01

POR. PCL. 97

POR. PCL. 97

INST. NO. 2011000677171,  
O.R.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N49°21'08"E	48.99'
L7	S00°46'28"W	22.67'
L8	N40°19'01"W	62.96'
L9	S35°08'28"E	68.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	00°48'54"	2320.00'	33.00'
C8	00°48'54"	2388.00'	33.97'
C9	16°53'44"	179.00'	52.78'
C10	19°35'26"	181.00'	61.89'
C11	01°39'57"	2320.00'	67.45'

- SEE SHEET 3 -

**EXHIBIT "B"**  
SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR  
COUNTY OF ORANGE  
COW CAMP ROAD  
PHASE 2C-2 (Z998718-123)

CONTAINING: 11.358 ACRES +/-

SHEET 4 OF 8 SHEETS

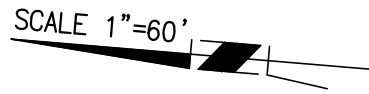
**Michael Baker**

**INTERNATIONAL**

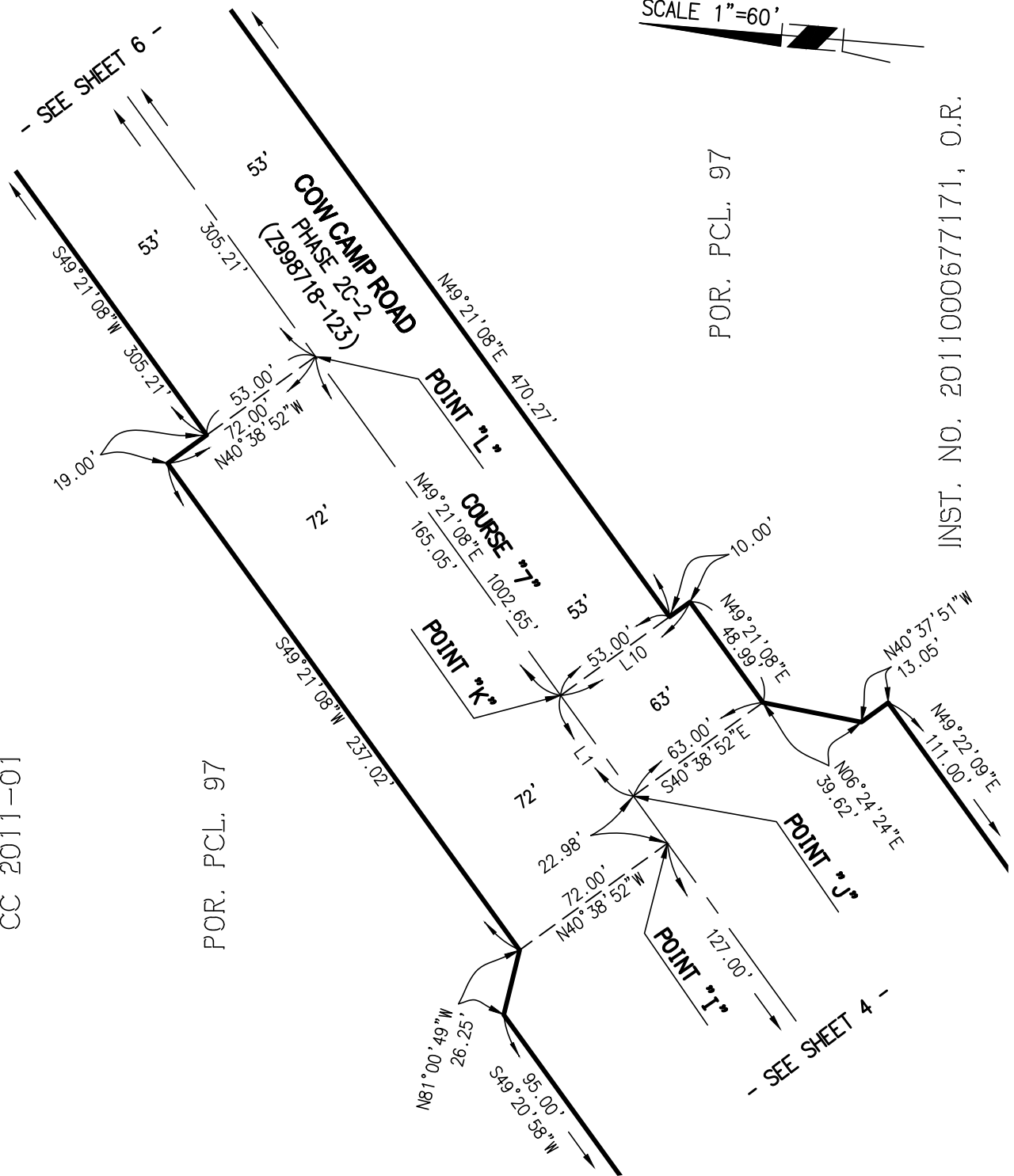
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INST. NO. 2011000677171, O.R.

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

COUNTY OF ORANGE  
COW CAMP ROAD  
PHASE 2C-2 (Z998718-123)

CONTAINING: 11.358 ACRES +/-

LINE TABLE		
NO.	BEARING	LENGTH
L1	N49°21'08"E	48.99'
L10	N40°38'52"W	63.00'

SHEET 5 OF 8 SHEETS

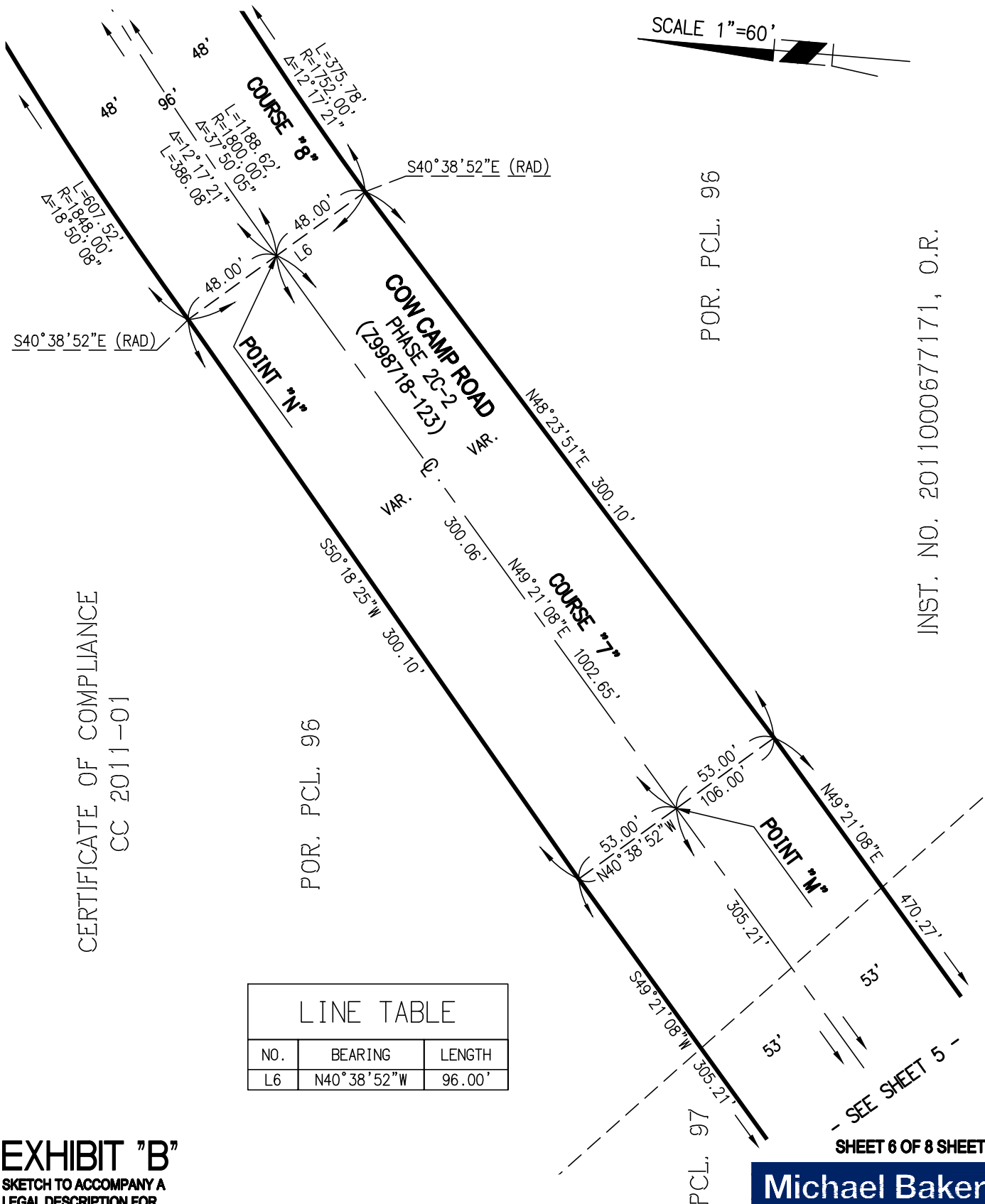
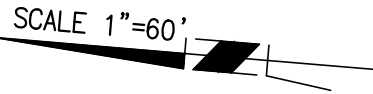
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- SEE SHEET 7 -



CERTIFICATE OF COMPLIANCE  
CC 2011-01

POR, PCL, 96

POR, PCL, 96

INST. NO. 2011000677171, O.R.

LINE TABLE		
NO.	BEARING	LENGTH
L6	N40°38'52"W	96.00'

SHEET 6 OF 8 SHEETS

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

COUNTY OF ORANGE  
COW CAMP ROAD  
PHASE 2C-2 (Z998718-123)

CONTAINING: 11.358 ACRES +/-

**Michael Baker**

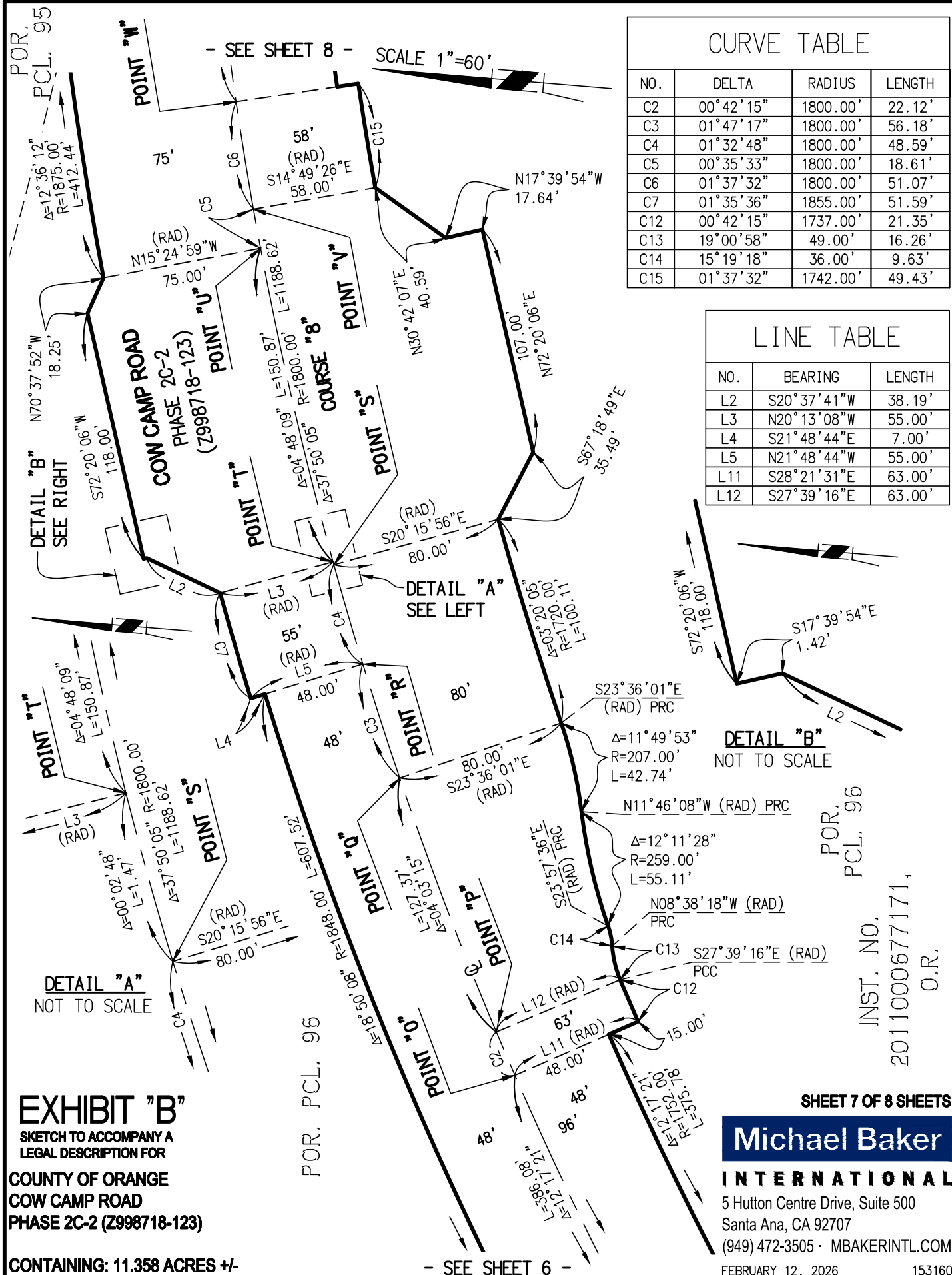
**INTERNATIONAL**

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FEBRUARY 12, 2026 153160

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C2	00° 42' 15"	1800.00'	22.12'
C3	01° 47' 17"	1800.00'	56.18'
C4	01° 32' 48"	1800.00'	48.59'
C5	00° 35' 33"	1800.00'	18.61'
C6	01° 37' 32"	1800.00'	51.07'
C7	01° 35' 36"	1855.00'	51.59'
C12	00° 42' 15"	1737.00'	21.35'
C13	19° 00' 58"	49.00'	16.26'
C14	15° 19' 18"	36.00'	9.63'
C15	01° 37' 32"	1742.00'	49.43'

LINE TABLE		
NO.	BEARING	LENGTH
L2	S20° 37' 41" W	38.19'
L3	N20° 13' 08" W	55.00'
L4	S21° 48' 44" E	7.00'
L5	N21° 48' 44" W	55.00'
L11	S28° 21' 31" E	63.00'
L12	S27° 39' 16" E	63.00'



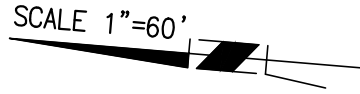
**EXHIBIT "B"**  
 SKETCH TO ACCOMPANY A  
 LEGAL DESCRIPTION FOR  
 COUNTY OF ORANGE  
 COW CAMP ROAD  
 PHASE 2C-2 (Z998718-123)

CONTAINING: 11.358 ACRES +/-

SHEET 7 OF 8 SHEETS  
**Michael Baker**  
**INTERNATIONAL**  
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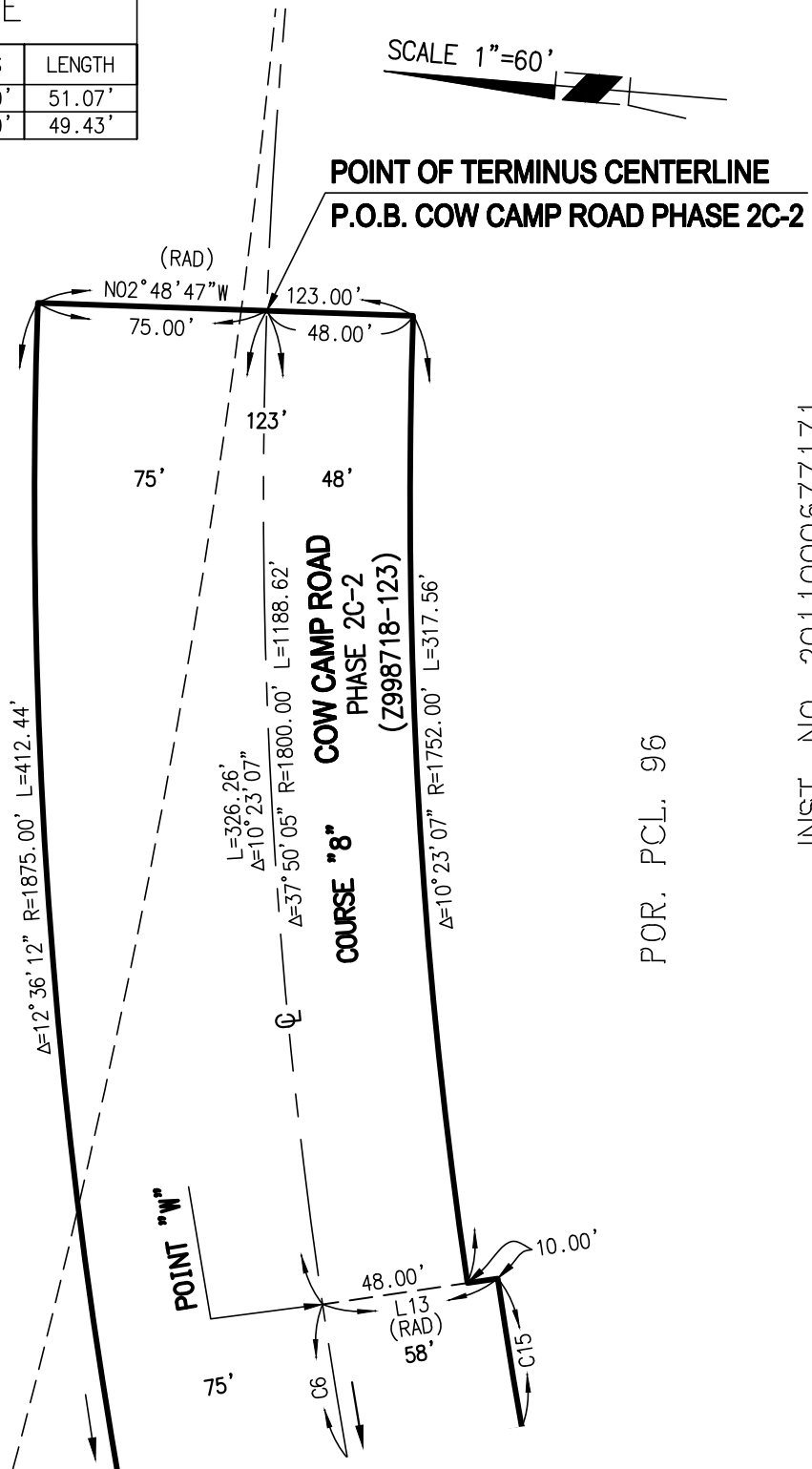
FEBRUARY 12, 2026 153160

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C6	01° 37' 32"	1800.00'	51.07'
C15	01° 37' 32"	1742.00'	49.43'



CERTIFICATE OF COMPLIANCE  
CC 2011-01

POR, PCL, 95



INST. NO. 2011000677171,  
O.R.

POR, PCL, 96

- SEE SHEET 7 -

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

COUNTY OF ORANGE  
COW CAMP ROAD  
PHASE 2C-2 (Z998718-123)

CONTAINING: 11.358 ACRES +/-

LINE TABLE		
NO.	BEARING	LENGTH
L13	N13° 11' 54" W	58.00'

SHEET 8 OF 8 SHEETS

**Michael Baker**

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FEBRUARY 12, 2026

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