

When Recorded Mail to: 82-419051

\$9.00
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Bear Brand Ranch Company
250 Newport Center Drive, Ste. M100
Newport Beach, CA 92660

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INS. CO.
RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

4 02 PM NOV 30 '82

Lee A. Branch, County Recorder

#2

DECLARATION OF ESTABLISHMENT OF EASEMENT

Bear Brand Ranch Company, A California Limited Partnership, is the owner of the "Fee Estate" covering the real property in the County of Orange, State of California, shown as Parcels 1, 2, 3 and 4 of Parcel Map No. 81-154 as per map filed in Book 175, Pages 44 through 46, inclusive, of Parcel Maps in the Office of the County Recorder of said County. In compliance with the condition attendant to the approval of Tentative Parcel Map No. 81-154 dated October 28, 1982, in Unincorporated Territory of the County of Orange, State of California, said owner does hereby establish by this declaration irrevocable easements for ingress and egress purposes over strips of land 20.00 feet wide more particularly described in Exhibits "A" and "B" attached hereto and by this reference made a part hereof.

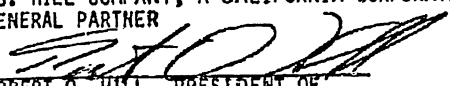
Said easements being for the benefit of Parcels 1, 2 and 3 of said Parcel Map. No. 81-154 and the owners thereof.


At the time vehicular access is provided over dedicated public streets to said Parcels 1, 2 and 3, the above easements shall terminate.

In witness whereof, Bear Brand Ranch Company, A California Limited Partnership, has executed this declaration this 7th day of November, 1982.

BY: BEAR BRAND RANCH COMPANY, A CALIFORNIA LIMITED PARTNERSHIP.

BY: THE O. HILL COMPANY, A CALIFORNIA CORPORATION,
AS GENERAL PARTNER

BY: 
ROBERT O. HILL, PRESIDENT OF
THE O. HILL COMPANY

BY: 
ROBERT O. HILL, INDIVIDUALLY AS GENERAL
PARTNER OF BEAR BRAND RANCH COMPANY

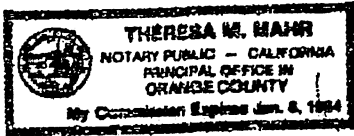
82-419051

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 5th DAY OF November, 1982, BEFORE ME, Theresa M. Mahr, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT O. HILL, KNOWN TO ME TO BE THE PRESIDENT OF THE O. HILL COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE GENERAL PARTNERS OF BEAR BRAND RANCH COMPANY, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS GENERAL PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 1/6/84 WITNESS MY HAND AND OFFICIAL SEAL:

Theresa M. Mahr
NOTARY PUBLIC IN AND FOR SAID STATE

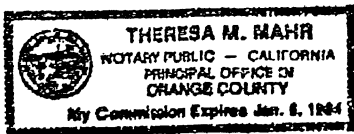


STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 5th DAY OF November, 1982, BEFORE ME, Theresa M. Mahr, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT O. HILL KNOWN TO ME TO BE ONE OF THE PARTNERS OF BEAR BRAND RANCH COMPANY, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 1/6/84 WITNESS MY HAND AND OFFICIAL SEAL:

Theresa M. Mahr
NOTARY PUBLIC IN AND FOR SAID STATE



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EXHIBIT "A"

PARCEL A:

An easement for ingress and egress purposes over a strip of land 20.00 feet in width in the County of Orange, State of California, lying within Parcel 3 of Parcel Map No. 80-123 per the map filed in Book 146, Page 46 of Parcel Maps in the Office of the County Recorder of said County, shown as "Proposed 20' wide ingress and egress easement for the benefit of Parcels 1 and 2" on said Parcel Map. No. 81-154, lying 10.00 feet on each side of the following described centerline:

Commencing at a point lying S.42°34'57"E. 597.78 feet from the northwesterly terminus of that certain course in the southwesterly boundary of said Parcel 3 shown as "N.42°34'57"W. 1690.21'" on said map, said boundary line also being the northeasterly line of Tract No. 9880, as per map filed in Book 492, Pages 26 through 31, inclusive, of Miscellaneous Maps in the Office of said County Recorder, said point of commencement also being the intersection in the centerline of Mountain Dove as shown on said Tract with said boundary line; thence along said boundary line N.42°34'57"W. 11.35 feet to the True Point of Beginning, said True Point of Beginning being on a non-tangent curve concave northwesterly having a radius of 590.00 feet to which a radial line bears S.71°04'24"E.; thence northeasterly along said curve through a central angle of 8°25'36" a distance of 86.77 feet; thence tangent to said curve N.10°30'00"E. 495.00 feet to a tangent curve concave westerly having a radius of 275.00 feet; thence northerly along said curve through a central angle of 40°30'00" a distance of 194.39 feet to a tangent reverse curve concave northeasterly having a radius of 650.00 feet; thence northwesterly along said curve through a central angle of 20°20'00" a distance of 230.67 feet; thence tangent to said curve N.9°40'00"W. 96.00 feet to a tangent curve concave easterly and southeasterly having a radius of 640.00 feet; thence northerly and northeasterly along said curve through a central angle of 61°23'00" a distance of 685.66 feet to a tangent reverse curve concave northwesterly having a radius of 340.00 feet; thence northeasterly along said curve through a central angle of 26°48'00" a distance of 159.03 feet; thence tangent to said curve N.24°55'00"E. 465.93 feet to a tangent curve concave westerly having a radius of 665.00 feet; thence northerly along said curve through a

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EXHIBIT "A"

central angle of $5^{\circ}43'00''$ a distance of 66.35 feet; thence radial to said curve $S.70^{\circ}48'00''E.$ 61.00 feet; thence $S.21^{\circ}09'00''E.$ 209.89 feet to a point on a line parallel with and 10.00 feet westerly, measured at right angles, from that certain course in the easterly boundary of said Parcel 3 shown as $N.10^{\circ}16'00''E.$ 420.00' on said Parcel Map; thence along said parallel line $N.10^{\circ}16'00''E.$ 350.13 feet; thence $N.76^{\circ}00'00''E.$ 23.86 feet to a point in that certain course in the easterly boundary of said Parcel 3 shown as $N.46^{\circ}07'00''E.$ 375.00' on said Parcel Map, said point being the terminus of herein described centerline.

The sidelines of said strip shall be prolonged or shortened so as to terminate in said southwesterly and easterly boundaries of Parcel 3.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

PARCEL B:

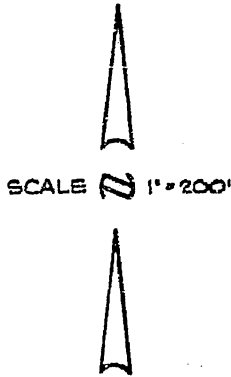
An easement for ingress and egress purposes over a strip of land 20.00 feet in width lying 10.00 feet on each side of the centerline of Morning Dove in the County of Orange, State of California, as shown on Tract No. 9880, per the map filed in Book 432, Pages 26 through 31, inclusive, of Miscellaneous Maps in the Office of the County Recorder of said County.

PARCEL C:

An easement for ingress and egress purposes over a strip of land 20.00 feet in width in the County of Orange, State of California, shown as "Proposed 20' wide ingress and egress easement for the benefit of Parcel 3" within Parcel 4 of Parcel Map No. 81-154 per the map filed in Book , Pages through , inclusive, of Parcel Maps in the Office of the County Recorder of said County.

EXHIBIT "B"

3886.25'



PARCEL 3
P.M. NO. 80-123
P.M.B. 146-46

20.00 FOOT WIDE EASEMENT FOR
INGRESS AND EGRESS PURPOSES - PARCEL A

PCL. 2
P.M. NO. 81-154

PCL. 1
P.M. NO. 81-154

20.00 FOOT WIDE EASEMENT
FOR INGRESS AND EGRESS PURPOSES
PARCEL A

$\Delta = 5^{\circ}43'00''$
 $R = 665' L = 66.35'$

$\Delta = 26^{\circ}48'00''$
 $R = 340' L = 159.03'$

$\Delta = 61^{\circ}23'00''$
 $R = 640' L = 685.66'$

N 55° 17' 00" W
P.R.C.

N 2° 00' 56" E

SEE SHEET