

February 13, 2023  
Prepared by: C. Collins  
Submitted by: F. Sanchez / R. Jacobson  
Approved by: Paul A. Cook *PAC*

## ACTION CALENDAR

### PUBLIC HEARING ON AND CONSIDERATION OF RESOLUTION OF NECESSITY TO INITIATE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE MITIGATION LAND FOR SYPHON RESERVOIR IMPROVEMENT PROJECT

#### SUMMARY:

As necessary for the public interest, the Irvine Ranch Water District (District) Board of Directors (Board) is conducting a public hearing and will potentially adopt a Resolution of Necessity (attached as Exhibit "A") to acquire property to meet mitigation requirements for the Syphon Reservoir Improvement Project (Project). Due to the Project's inundation or other disturbance of current mitigation lands in connection with expanding the Syphon Reservoir, environmental resource agencies have required the District to preserve or mitigate upland habitat. The subject property, consisting of approximately 99.835 acres, is a vacant/open space parcel with sufficient upland habitat to satisfy the balance of the District's upland habitat mitigation requirements, and is located offsite in Orange County, California, west of Black Star Canyon Road and northwest of Santiago Canyon Road, Assessor's Parcel Numbers 105-361-07 and 105-361-09 (Subject Property). A legal description and depiction of the property is attached to the resolution.

The Subject Property is owned jointly by the following 8 owners, collectively referred to as the "Ownership Group":

- Tran Land Company, a General Partnership (undivided 50% interest);
- David S. Belna, Trustee of the David S. Belna Trust dated May 16, 1986 (undivided 17.5% interest);
- David Belna, Successor Trustee of the Belna Family Trust dated May 16, 1986 (undivided 16.5% interest);
- Paul F. Belna, Trustee of the Paul F. Belna Trust dated September 12, 1996 (undivided 5% interest);
- Steven Belna, Trustee of the Steven Belna Trust dated April 27, 2001 (undivided 5% interest)
- Thomas H. Hale and Mary C. Hale, Trustees of the Hale Family Revocable Trust – 2011 (undivided 5% interest);
- Jill Richmond, Trustee of the Richmond Family Trust dated April 16, 1980 (undivided .75% interest); and
- Ron Martinez or Robert L. Wilkes, Trustee of the Wilkes Family Trust dated July 11, 1989 (undivided .25% interest).

The Resolution of Necessity must be adopted by a vote of two-thirds of the entire membership of the Board (that is, four affirmative votes). By adopting the Resolution of Necessity, the Board will authorize the District's legal counsel to commence eminent domain proceedings to

acquire the Property. The adoption of the resolution presumptively establishes the extent and necessity of the acquisition.

### BACKGROUND:

The purpose of the Project is to increase the capacity of the existing Syphon Reservoir, which is part of the District's recycled water system. The proposed Project would increase the storage capacity of the reservoir from approximately 578 acre-feet to 5,000 acre-feet (from 188.3 million gallons to 1.6 billion gallons), allowing the District to store more recycled water to meet its seasonal and future needs. The Project will include replacement of the existing dam with a new 136-foot-high dam with a 20-foot-wide crest and new spillway.

The District has developed the Project due to a compelling need to increase the storage capacity of recycled water at the existing Syphon Reservoir. The District currently produces more recycled water than it can store, which results in excess water being released to the ocean. By increasing storage and making more recycled water available, the District would reduce its dependence on costly imported water. The Project would allow the District to better prepare for the future by storing more drought-proof water, enable the District to use nearly all the recycled water it produces, and provide water to fight wildfires throughout the region. It is projected that the Project will generate approximately \$100 million in savings over the next 50 years. In addition, as part of the reservoir expansion, the existing engineered dam will be replaced with a new engineered dam that will continue to meet or exceed the latest federal and state safety standards.

Benefits of the Project include: (1) increasing recycled water storage capacity; (2) improving local water supply reliability and decreasing costly water imports; (3) reducing diversions to the sewer system; (4) ensuring continued safety; (5) maximizing recycle water benefits for District customers; and (6) reducing recycled water discharges to the ocean.

The Project is necessary to allow the District to be a good environmental steward and to better provide for the future by having more drought-proof water in storage. The Project will also modernize and update the Syphon Reservoir's engineered dam to improve the overall safety of the dam. As a result, this Project will create a permanent solution that will better serve the public interest, health, and safety and the community in increasing the District's recycled water storage system.

### Project Impacts and the Subject Property

As part of the Final Environmental Impact Report (FEIR) for the Project, which was certified by the Board on July 26, 2021 (State Clearinghouse #2019080009 (July 2021)), the District evaluated the environmental impacts of the Project and how to mitigate those impacts. As part of the District's mitigation efforts for the Project, the District worked closely with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service (the Resource Agencies) to develop a multi-faceted mitigation strategy, which includes on-site and offsite habitat restoration and preservation of Coastal Sage Scrub (CSS or upland) habitat, wetlands, and riparian habitat. Offsite mitigation is required because Syphon Reservoir is surrounded by open space that is currently encumbered with Covenants, Conditions, and Restrictions (CC&Rs)

and is within a nature reserve managed under a conservation plan. The CC&Rs and conservation plan limit uses of the land and require higher mitigation ratios. The Project is estimated to impact approximately 76.15 acres of upland CSS habitat at Syphon Reservoir. The resource agencies apply a multiplier to the impacted lands at Syphon, and as a result would require 172.73 acres of mitigation lands. The District identified approximately 109 acres of on-site upland restoration, enhancement and creation lands at Syphon Reservoir that would be used to partially satisfy the total requirement, resulting in a remaining requirement for IRWD to obtain approximately offsite 64 acres ( $172.73 - 109 = 63.73$ ) for mitigation. Based on vegetation mapping of the Subject Property, the Resource Agencies will approve approximately 73.5 acres of upland habitat mitigation credits for the entire site, because some areas of the Subject Property will receive only partial credit based on those acres' habitat values, and some areas, such as the road, are not given any credit. The District seeks to acquire the entire Subject Property to avoid leaving uneconomic remnants.

The District diligently investigated available and appropriate potential mitigation sites and has determined that the acquisition and conservation of the Subject Property is necessary to achieve the District's mitigation requirements. The Subject Property contains the type of habitat values necessary for the District's mitigation plan. In 2019, the District developed a list of 34 potential properties that could be suitable for off-site mitigation. The District and biologists from consultant Environmental Science Associates reviewed each of the properties to assess how well they fit the criteria for CSS habitat that would be suitable to support the California gnatcatcher. A shortlist of seven properties, including the Subject Property, was identified for more detailed review, including on-site assessments. The District also met with the resource agencies to discuss the findings of the assessments. Some of the sites were deemed less suitable by the resource agencies due to their location outside of Orange County, or lack of proximity to the Orange County Natural Community Conservation Plan/Habitat Conservation Plan (NCCP). Some of the sites were rejected due to their higher elevations and therefore lack of suitability to support California gnatcatcher. Some of the sites were rejected due to lack of sufficient CSS habitat to fully satisfy the off-site mitigation requirements. One of the sites was deemed infeasible due to the costs associated with implementing necessary habitat improvements, such that the overall Project would not be cost-effective to implement. The Subject Property was determined to meet all of the mitigation criteria and would be acceptable to the resource agencies to satisfy the off-site CSS/upland habitat mitigation requirements for the Project.

In addition to containing important habitat values, the Subject Property is an excellent candidate for long term conservation. It is surrounded on all sides by land that is already protected by a regional conservation plan (the NCCP), and is known to support California gnatcatcher. The Subject Property is currently zoned for agricultural use and generally planned for open space uses. The Subject Property's land use designation as open space affects potential development of the parcel. According to the Orange County Planning and Development Department, the general plan would have to be amended to change the Subject Property's land use designation. Additionally, the Subject Property does not have public road access; development of the property would require building a road through an area encumbered with a conservation plan, and there are no utilities available on the site. For these reasons, the District's appraisal found the "Highest and Best Use" of the Subject Property to be vacant land.

Upon acquisition by the District, the Subject Property could be placed into the existing NCCP Reserve system, and permanently protected from development. State and local resource agencies support the permanent protection of this land.

Power of Eminent Domain and Resolution of Necessity:

To fulfill its mitigation requirements as necessary to complete the Project, the District needs to acquire the Subject Property from the Ownership Group. This acquisition is being pursued in accordance with state and federal law, and diligent efforts have and continue to be made to acquire the Subject Property through voluntary negotiations. However, voluntary negotiated settlements may not be achievable, and the Subject Property may need to be acquired through a timely condemnation process to ensure that the Project can stay on schedule.

The California Constitution, California Eminent Domain Law at Code of Civil Procedure § 1230.010 *et seq.*, including but not limited to §§ 1240.010, 1240.020, 1240.030, 1240.040, and 1240.220, and California Water Code § 35600 authorize the District to acquire property by eminent domain. Before filing a condemnation action for any property interests, the District must satisfy certain procedural prerequisites, including obtaining an appraisal, presenting a formal offer, providing notice to the property owners of their right to attend a public hearing regarding a Resolution of Necessity, and adopting a Resolution of Necessity.

The District, in adopting the Resolution of Necessity, must make certain determinations. The notice to the property owners must inform the owners of their right to appear and be heard on the following issues, as follows:

- (A) The public interest and necessity require that the Project be undertaken;
- (B) The Project is planned and located in the manner that will be most compatible with the greatest public good and least private injury;
- (C) The acquisition of the property described in the resolution is necessary for the Project; and
- (D) Either the offer required by section 7267.2 of the Government Code has been made to the owners, or the offer has not been made because the owner cannot be located with reasonable diligence.

(Code Civ. Proc. § 1245.230.)

The facts described above describe the basis for staff's recommendation to the Board to make the required determinations and adopt the resolution of necessity, which facts are further described below.

1) The Public Interest and Necessity Require That the Project Be Undertaken.

The public interest and necessity require that the Project be undertaken.

As outlined above, the Subject Property is necessary to complete the Project and allow the District to increase its recycled water storage capacity. The Project will promote the public interest, safety, and welfare by increasing the capacity of recycled water storage in the District,

store drought-proof water, and provide water to fight wildfires in the region. The increased capacity will maximize recycled water benefits for District customers and the Southern California region by improving local water supply reliability, decreasing costly water imports and reduce diversions to the sewer system, and reducing recycled water discharges to the ocean. The Project will also ensure continued safety by upgrading and modernizing the existing engineered dam.

2) The Project Is Planned and Located in the Manner That Will Be Most Compatible with the Greatest Public Good and Least Private Injury.

Because of the nature of the Syphon Reservoir site and the fact that open space around the reservoir is encumbered with CC&Rs and a conservation plan, the District has significant mitigation requirements that require offsite property to be acquired and protected. The Project (to expand the Syphon Reservoir) is compatible with the greatest public good because water is an increasingly scarce resource and capturing and storing more recycled water will promote the public good of resource preservation and drought resilience. The location of the Syphon Reservoir expansion is most compatible with the greatest public good and least private injury because it is the expansion of an existing reservoir on land already owned by the District, which leads to the least private injury to private landowners whose lands will not be needed to build a new reservoir.

The location of the Subject Parcel is compatible with the greatest public good and least private injury because the preservation of this parcel will maintain its current open-space nature and make it compatible with the surrounding NCCP preserve. Acquisition of the Subject Parcel also creates the least private injury by acquiring a single parcel that currently has no active or feasible residential or commercial uses. No persons or businesses will be displaced by the acquisition or use of the Subject Parcel for mitigation.

District staff engaged in a comprehensive review of open space parcels in Orange County that contain the type of habitat values required by the resource agencies for IRWD's mitigation package, and planned the acquisition strategy in a manner that would minimize the Project's impact on private property rights. The Subject Property's future development potential is low due to its remote location, terrain, zoning designation, and access issues, as evidenced by the District's appraiser's determination that the parcel's highest and best use is as vacant open space. The District's acquisition of the Subject Property would increase the region's protected open space and restore important habitat values, making it the most compatible with the greatest public good and the least private injury.

3) The Acquisition of the Subject Property Is Necessary for the Project

Conservation of the Subject Property is necessary to fulfill the District's mitigation requirements because it contains the habitat values necessary to compensate the public for those being disturbed by the Project. As outlined above, the District diligently investigated all available and appropriate potential mitigation sites in Orange County, and has determined that the acquisition and conservation of the Subject Property is necessary to achieve the District's mitigation requirements. The Subject Property is one of the only open space parcels that is currently not protected from development in the region. Its proximity to the existing

conservation plan area, its lack of access to frontage roads and utilities, and its habitat values make it a logical candidate for permanent environmental protection.

4) An Offer Has Been Made to the Ownership Group.

The statutory offer and other procedural prerequisites to adopting the Resolution of Necessity have been satisfied. Prior to reaching this stage of the acquisition of this Property, the District engaged a real estate appraiser to value the Subject Property. An appraisal property inspection was conducted on October 26, 2022, to which all owners were invited; counsel for some of the owners attended the appraisal inspection. On December 8, 2022, the District sent the statutory offer letters, attached as Exhibit “B”, to the Ownership Group based on the fair market value determined by the appraiser as required by Government Code section 7267.2. The offer letters included copies of the comparable sales data used by the appraiser to determine the fair market value, and offered compensation to each member of the Ownership Group based on their proportional interest in the property. As of the date of this report, the District has reached an agreement as to the acquisition terms with one party in the Ownership Group, the Wilkes Family Trust. The Tran owners (50% ownership) rejected the District’s offer, the Belna family members (48.5% ownership) rejected the District’s offer through their attorney, John Peterson, and the District has not received any response from the Richmond Family Trust.

On January 23, 2023, the appropriate hearing notices, attached as Exhibit “C”, were sent to the Ownership Group informing them of their right to appear and be heard prior to the adoption of the Resolution of Necessity being presented to the District Board .<sup>1</sup>

The District received one letter dated February 6, 2023 from attorney John S. Peterson of Peterson Law Group on behalf of all owners except for the Wilkes Family Trust (attached as Exhibit “D”). Peterson Law Group maintains that “The highest and best use of the Property has not been properly determined by IRWD, and thus, the amount offered the Owners based on IRWD’s highest and best use conclusion of ‘open space’ is inadequate and legally deficient.” In the letter, Mr. Peterson states as follows:

“IRWD has failed to conduct a proper analysis of highest and best use. An appraisal completed by Michael J. Francis, MAI, in November 2020, indicates a discussion with Ms. Ilene Lundfeldt, a planner with Orange County Planning Department. According to that discussion, the Property is located within the sphere of influence of the Silverado-Modjeska Canyon Specific Plan. This supports a reasonable probability that the Property could support low density residential uses, possibly coupled with other secondary permitted uses. Mr. Francis prepared this appraisal for Mr. Robert Jacobson, Treasurer of the IRWD.”

Staff disagrees with this contention. The current appraisal is legally appropriate and by being based on current general plan open space land use designation, it represents the actual “highest

---

<sup>1</sup> The purpose of the public hearing prior to adopting a Resolution of Necessity is to discuss the necessity of the Subject Property for the Project and whether the required offer was provided. It is not appropriate to discuss the value of the Subject Property or the amount of the offer at the public hearing.

and best use.” The November 2020 appraisal by Mr. Francis, upon which Mr. Peterson bases his contention, is outdated, does not include current comparable values, and made a hypothetical assumption of a “possible” highest and best use of low density residential *following a general plan amendment*, which has not occurred. The language of that appraisal report is as follows:

“For purposes of this appraisal report, I have made the hypothetical assumption that the subject’s General Plan Open Space land use designation has been changed to most likely Rural Residential which is generally consistent with the subject’s zoning.”

(Emphasis in original.) Because a general plan amendment has not occurred, the land is still designated Open Space in the County’s General Plan, and serves as the appropriate “highest and best use.”

FISCAL IMPACTS:

The appraised fair market value of the Subject Property is \$549,093 which amount will be deposited with the court or state in connection with any eminent domain action.

ENVIRONMENTAL COMPLIANCE:

Environmental clearances have been completed for the Project. The environmental impacts of the Project were evaluated in the FEIR, which was certified by the Board on July 26, 2021 (State Clearinghouse #2019080009 (July 2021)).

District staff has determined that the acquisition of the Subject Property is exempt from the California Environmental Quality Act pursuant to a Class 25 exemption for the transfer of ownership of interests in land in order to preserve open space or habitat, specifically to preserve and allow restoration of natural conditions, including plant or animal habitats pursuant to CEQA Guidelines Section 15325.

COMMITTEE STATUS:

This matter was reviewed in closed session by the Engineering and Operations Committee on January 17, 2023.

RECOMMENDATION:

- (1) CONDUCT A PUBLIC HEARING ON, AND CONSIDER FOR ADOPTION, A RESOLUTION OF NECESSITY PURSUANT TO CALIFORNIA CODE OF CIVIL PROCEDURE SECTION 1245.230, TO ACQUIRE APPROXIMATELY 99.835 ACRES OF VACANT LAND IN UNINCORPORATED ORANGE COUNTY, CALIFORNIA LOCATED ON THE NORTH SIDE OF IRVINE LAKE, BEING A PORTION OF BLOCKS 70 AND 78 OF IRVINE’S SUBDIVISION, M.R.M. 1/88 (APNS: 105-361-07 AND 105-361-09) (THE SUBJECT PROPERTY).
- (2) ADOPT RESOLUTION NO. 2023-2 DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION OF MITIGATION LAND FOR

THE SYPHON RESERVOIR IMPROVEMENT PROJECT AND DIRECTING THE  
INITIATION OF EMINENT DOMAIN PROCEEDINGS.

LIST OF EXHIBITS:

Exhibit “A” – Resolution of Necessity

Exhibit “B” – Offer Letter, Summary of Appraisal, Eminent Domain Pamphlet (December 8, 2022)

Exhibit “C” – Letter to Owners and Notice of Intent to Adopt Resolution of Necessity and Right to Appear and Be Heard, Legal Description (January 23, 2023)

Exhibit “D” – Letter from Peterson Law Group (February 6, 2023)



RESOLUTION NO. 2023-2

RESOLUTION OF THE BOARD OF DIRECTORS OF  
IRVINE RANCH WATER DISTRICT  
DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY  
REQUIRE THE ACQUISITION OF MITIGATION LAND FOR  
THE SYPHON RESERVOIR IMPROVEMENT PROJECT AND  
DIRECTING THE INITIATION OF EMINENT DOMAIN PROCEEDINGS

(APNs: 105-361-07 and 105-361-09)

A. **Authority.** The Irvine Ranch Water District ("**District**") is a California Water District organized and existing pursuant to California Water Code § 34000 *et seq.* The Board of Directors of the District ("**Board**") is the governing body of the District. The District is authorized to acquire property by eminent domain pursuant to California Water Code § 35600, the California Eminent Domain Law at Code of Civil Procedure § 1230.010 *et seq.*, including but not limited to §§ 1240.010, 1240.020, 1240.030, 1240.040, and 1240.220, and the California Constitution.

B. **The Project.** The District's Syphon Reservoir Improvement Project ("**Project**"), as proposed, will increase the capacity of the existing Syphon Reservoir, which is part of the District's recycled water system. The proposed Project would increase the storage capacity of the reservoir from approximately 578 acre feet to 5,000 acre feet, allowing the District to store more recycled water to meet its seasonal and future needs.

C. **Environmental Impact Report.** The environmental impacts of the Project were evaluated in a Final Environmental Impact Report ("**FEIR**"), which was certified by the Board on July 26, 2021 (State Clearinghouse #2019080009 (July 2021)). The Board found that in accordance with the California Environmental Quality Act ("**CEQA**") Guidelines, Section 15162, and the FEIR documents are consistent with CEQA. The Board reviewed and considered the FEIR before and as part of the process of determining whether to acquire the Subject Property (defined and described below).

D. **Mitigation Lands.** As part of the FEIR, the District evaluated the environmental impacts of the Project as well as how those impacts can be mitigated. To mitigate the Project's impact on existing biological resources, the District engaged in close coordination with state and federal natural resource agencies to develop a multi-faceted mitigation strategy, including offsite habitat restoration and preservation. The District has diligently investigated all available and appropriate potential mitigation sites in Orange County and has determined that the acquisition and conservation of the Subject Property is necessary to achieve the District's mitigation requirements. District staff has determined that the acquisition of the Subject Property is exempt from CEQA pursuant to a Class 25 exemption for the transfer of ownership of interests in land in order to preserve open space or habitat, specifically to preserve and allow restoration of natural conditions, including plant or animal habitats pursuant to CEQA Guidelines Section 15325.

E. **The Subject Property.** As necessary for the Project for offsite mitigation (habitat preservation or restoration) purposes, the District intends to acquire for the public

interest, by exercise of its power of eminent domain, certain real property consisting of approximately 99.835 acres of vacant land located on the north side of Irvine Lake in unincorporated Orange County, California, northeast of Santiago Canyon Road and west of Black Star Canyon Road, identified as Orange County Assessor's Parcel Numbers 105-361-07 and 105-361-09, and more particularly described and shown on Exhibit 1 (“**Subject Property**”). According to a Litigation Guarantee furnished by First American Title Company dated November 21, 2022, the Subject Property is owned in fee by the following parties, referred to collectively as the "**Ownership Group**":

- Tran Land Company, a General Partnership (undivided 50% interest);
- David S. Belna, Trustee of the David S. Belna Trust dated May 16, 1986 (undivided 17.5% interest);
- David Belna, Successor Trustee of the Belna Family Trust dated May 16, 1986 (undivided 16.5% interest);
- Paul F. Belna, Trustee of the Paul F. Belna Trust dated September 12, 1996 (undivided 5% interest);
- Steven Belna, Trustee of the Steven Belna Trust dated April 27, 2001 (undivided 5% interest)
- Thomas H. Hale and Mary C. Hale, Trustees of the Hale Family Revocable Trust – 2011 (undivided 5% interest);
- Jill Richmond, Trustee of the Richmond Family Trust dated April 16, 1980 (undivided 0.75% interest); and
- Ron Martinez or Robert L. Wilkes, as Trustee of the Wilkes Family Trust dated July 11, 1989 (undivided 0.25% interest).

F. **Appraisal and Offer.** In compliance with California Government Code § 7267.2 and all related statutory procedures for possible acquisition of the Subject Property, District staff obtained an appraisal and presented a formal offer, with a summary of the appraisal, to the Ownership Group for the amount determined by the appraisal to be just compensation.

G. **Scheduling of Hearing and Notice of Intent to Adopt Resolution.** The District has set a public hearing on this Resolution of Necessity for February 13, 2023 and invited public comment to be made prior to the Board considering this Resolution for adoption. In compliance with California Code of Civil Procedure § 1245.210 *et seq.*, the District gave the Ownership Group notice of this hearing and a reasonable opportunity to be heard. Notice of Intent to adopt this resolution was given by first class mail to each person whose property is to be acquired by eminent domain in accordance with California Code of Civil Procedure § 1245.235.

NOW, THEREFORE, the Board of Directors of the Irvine Ranch Water District, following a duly noticed public hearing held on this matter held on February 13, 2023, and based on the material presented or described in the staff report and at the public hearing, hereby finds and resolves as follows:

1. The public interest and necessity require the proposed Project; and
2. The proposed Project is planned and located in the manner that will be most compatible with the greatest public good and least private injury; and
3. Acquisition by the District of the Subject Property is necessary for the proposed Project; and
4. Small portions of the Subject Property are not necessary for the Project but would be rendered an uneconomic remnant under Code of Civil Procedure section 1240.410 were those acres not acquired as part of the Subject Property; and
5. The District made an offer to the Ownership Group for the Subject Property in accordance with Government Code section 7267.2; and
6. General Counsel is hereby authorized to institute proceedings in eminent domain to acquire the Subject Property, and to take such other and further actions as may be necessary or convenient to give effect to this Resolution, and may deposit the probable amount of compensation and obtain an order for prejudgment possession of the Subject Property. General Counsel is further authorized to compromise and settle the eminent domain proceedings, if such settlement can be reached in the best interests of the District, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made.

ADOPTED, SIGNED and APPROVED on February 13, 2023.

\_\_\_\_\_  
President, IRVINE RANCH WATER DISTRICT

\_\_\_\_\_  
Secretary, IRVINE RANCH WATER DISTRICT

APPROVED AS TO FORM:  
Hanson Bridgett LLP

By: \_\_\_\_\_  
General Counsel

Exhibit 1  
Legal Description

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

BEGINNING AT A REDWOOD POST FOUR INCHES SQUARE, IN A MOUNT OF COBBLESTONES MARKED "K" ON TOP OF A HILL OVERLOOKING THE ARROYO SANTIAGO, SAID POST BEING SHOWN ON A MAP MADE BY S. H. FINLEY, LICENSED SURVEYOR AND RECORDED IN BOOK 2, PAGE 17 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, AS BEING SOUTH 50° EAST 25.07 CHAINS AND NORTH 40° EAST 39.32 CHAINS FROM THE MOST WESTERLY CORNER OF BLOCK 78 OF IRVINE'S SUBDIVISION OF THE RANCHOS SAN JOAQUIN, LOMAS DE SANTIAGO AND FLINT AND BIXBY ALLOTMENT IN THE RANCHO SANTIAGO DE SANTA ANA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; RUNNING THENCE WEST 18.47 CHAINS; THENCE NORTH 4° 15' WEST 20.50 CHAINS; THENCE EAST 17.56 CHAINS; THENCE SOUTH 74° EAST 43.18 CHAINS; THENCE SOUTH 20° WEST 13.04 CHAINS; THENCE NORTH 84° WEST 34.85 CHAINS TO THE POINT OF BEGINNING.

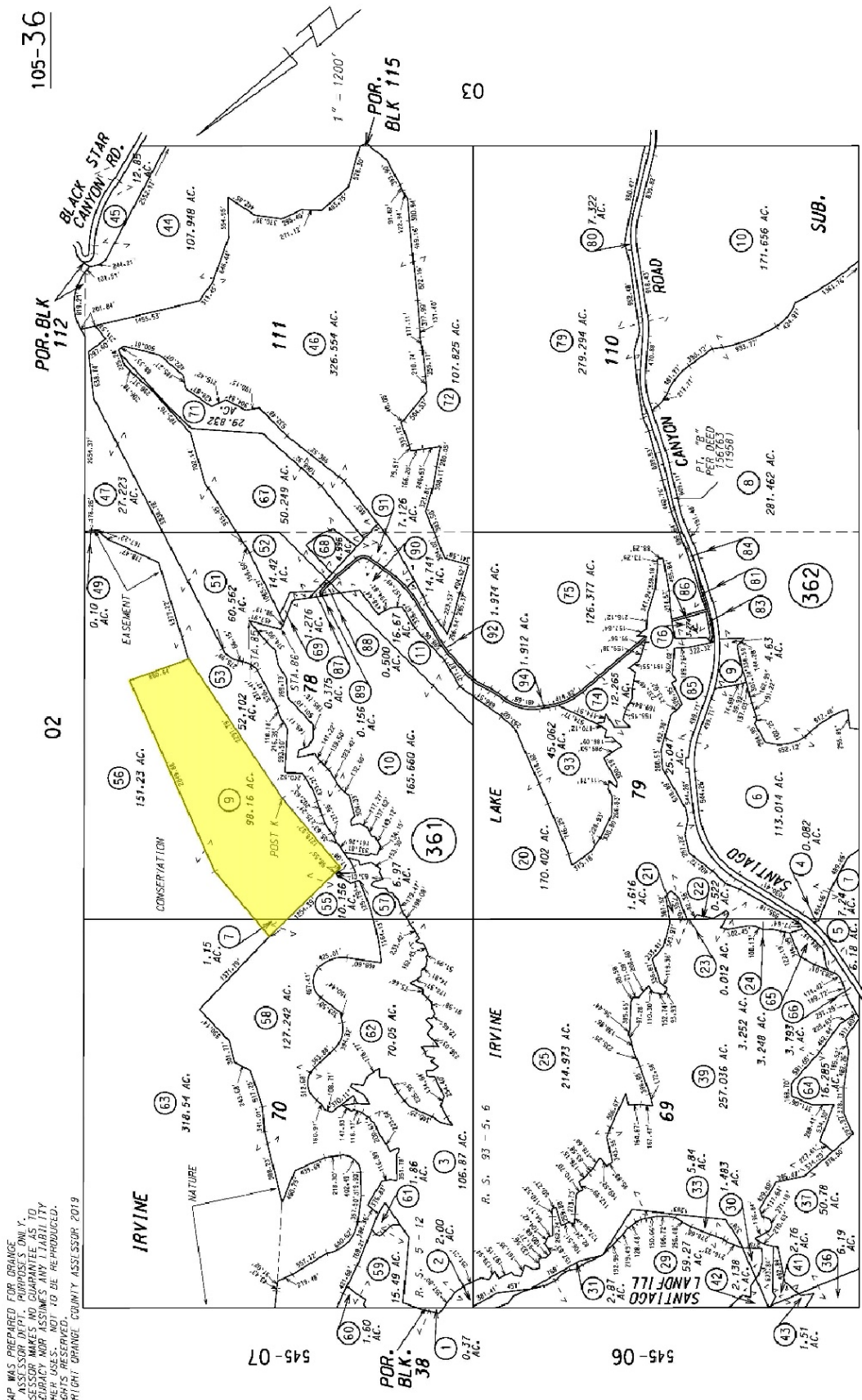
APN: 105-361-07 AND 105-361-09

ALSO SOMETIMES DESCRIBED AS FOLLOWS:

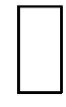
PORTIONS OF BLOCKS 70 AND 78 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, ORANGE COUNTY, CALIFORNIA.

# Assessor's Parcel Map

105-36



THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSessor's DEPT. PURPOSES ONLY. THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON. ALL RIGHTS RESERVED. NOT TO BE REPRODUCED. © COPYRIGHT ORANGE COUNTY ASSessor, 2019



NOTE - ASSessor'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

IRVINE SUB. M. R. M. 1-88

39

IRVINE SUB. M. R. M. 1-88

IRVINE SUB. M. R. M. 1-88

JANUARY 2003

545-07

545-06

03

02

POR. BLK. 38

POR. BLK. 112

POR. BLK. 115

ASSESSOR'S MAP BOOK 105 PAGE 36 COUNTY OF ORANGE