
CHAPTER 415

An act to amend Section 1 of Chapter 526, Statutes of 1919, and to repeal Chapter 2044, Statutes of 1957, relating to sovereign lands granted to the County of Orange in trust.

[Approved by Governor August 28, 1975 Filed with
Secretary of State August 29, 1975]

The people of the State of California do enact as follows:

SECTION 1. Section 1 of Chapter 526, Statutes of 1919, is amended to read:

Section 1. There is hereby granted to the County of Orange and to its successors all of the right, title and interest of the State of California held by said state by virtue of its sovereignty in and to all that portion of the tidelands and submerged lands, whether filled or unfilled, bordering upon and under Newport Bay in the said County of Orange, which were outside of the corporate limits of the City of Newport Beach, a municipal corporation, on July 25, 1919, the same to be forever held by said county and by its successors in trust for the uses and purposes and upon the express conditions following, to wit:

(a) That said lands shall be used by said county and its successors for purposes in which there is a general statewide interest as follows:

(1) For the establishment, improvement and conduct of a public harbor, and for the construction, maintenance and operation thereon of wharves, docks, piers, slips, quays, ways and streets, and other utilities, structures and appliances necessary or convenient for the promotion or accommodation of commerce and navigation, provided that any such use of any portion of the lands described in subdivision (a) of Section 2 shall be permitted only if such use is compatible and does not unreasonably interfere with the use of any portion of said lands for one of the purposes set forth in paragraph (3) of subdivision (a) of this section.

(2) For the establishment, improvement and conduct of public bathing beaches, public marinas, public aquatic playgrounds and similar recreational facilities open to the general public, and for the construction, reconstruction, repair, maintenance and operation of all works, buildings, facilities, utilities, structures and appliances incidental, necessary or convenient for the promotion and accommodation of any such uses, provided that any such use of any portion of the lands described in subdivision (a) of Section 2 shall be permitted only if such use is compatible and does not unreasonably interfere with the use of any portion of said lands for one of the purposes set forth in paragraph (3) of subdivision (a) of this section.

(3) For the preservation, maintenance and enhancement of said lands in their natural state and the reestablishment of the natural state of said lands so that they may serve as ecological units for scientific study, as open space and as environments which provide food and habitat for birds and marine life, and which favorably affect the scenery and climate of the area.

(b) Except as otherwise provided in this section, said county, or its successors shall not, at any time, grant, convey, give or alienate said lands, or any part thereof, to any individual, firm, or corporation for any purposes whatever; provided, that said county or its successors may grant franchises thereon for a period not exceeding 50 years for wharves and other public uses and purposes, and may lease said lands or any part thereof for a period not exceeding 50 years for purposes consistent with the trust upon which said lands are held by the State of California, and with the uses specified in this section.

(c) Said lands shall be improved without expense to the state; provided, however, that nothing contained in this act shall preclude expenditures for the development of said lands for any public purpose not inconsistent with commerce, navigation and fishery, by the state, or any board, agency or commission thereof, nor by the county of any funds received for such purpose from the state or any board, agency or commission thereof.

(d) In the management, conduct, operation and control of said lands or any improvements, betterments, or structures thereon, the county or its successors shall make no discrimination in rates, tolls or charges for any use or service in connection therewith.

(e) The State of California shall have the right to use without charge any transportation, landing or storage improvements, betterments or structures constructed upon said lands for any vessel or other watercraft or railroad owned or operated by the State of California.

(f) There is hereby reserved to the people of the State of California the right to fish in the waters on said lands with the right of convenient access to said water over said lands for said purpose, which rights shall be subject to such rules and regulations as are necessary for the accomplishment of the uses specified in subdivision (a) of this section.

(g) There is hereby excepted and reserved in the State of California all deposits of minerals, including oil and gas, in said lands, and to the State of California, the right to prospect for, mine, and remove such deposits from said lands; provided, however, that such prospecting, mining, and removal shall not unreasonably interfere with the use of the lands granted herein for the purposes set forth in paragraph (3) of subdivision (a) of Section 1.

(h) Within 90 days of the effective date of the amendment of this section at the 1975-76 Regular Session of the Legislature, the county shall grant to the State of California, acting by and through the State Lands Commission, such portions of said lands as are located within the parcel of property described in subdivision (a) of Section 2, for the establishment, and improvement and conduct of an ecological reserve, or wildlife refuge, or both, and other compatible uses by the Department of Fish and Game; provided, however, that if at any time the Department of Fish and Game no longer uses such portions of the lands so granted by the county to the State Lands Commission for such a purpose the lands so granted shall revert to the county to be held pursuant to the provisions of this grant. Forthwith upon receipt of such a grant from the county to the State Lands Commission, the State Lands Commission shall lease the lands so granted to the Department of Fish and Game. The public benefit shall be the sole consideration to be received by the State Lands Commission from the Department of Fish and Game for said lease. Any and all income received by the Department of Fish and Game from the lands so leased shall be used only in connection with the

department's improvement and administration of the leased lands. For purposes of this subdivision, the term ecological reserve means the definition given to the term in Sections 1580 to 1584, inclusive, of the Fish and Game Code.

(i) The county may grant to the City of Newport Beach, a municipal corporation, that portion of said lands which are described in subdivision (b) of Section 2 (presently known as North Star Beach) for the establishment, and improvement and conduct of a public beach and related public facilities; provided, however, that if at any time the City of Newport Beach no longer uses said portion of said lands so granted by the county to the city of Newport Beach for such a purpose the lands so granted shall revert to the county to be held pursuant to the provisions of this grant. The use of any lands conveyed by the county pursuant to the provisions of this subdivision shall be compatible and not unreasonably interfere with any use of adjacent lands in accordance with paragraph (3) of subdivision (a) and subdivision (h) of this section.

(j) The provisions of Section 6359 of the Public Resources Code shall not be applicable to this amendment of the grant to the county.

(k) The county shall establish a separate tidelands trust fund or funds in such manner as may be approved by the State Lands Commission and the county shall deposit in the fund or funds all moneys received directly from, or indirectly attributable to, the granted tidelands in the county.

(l) Notwithstanding any other provision of law to the contrary, the county, acting either alone or jointly with another local or state agency, may use revenues accruing from or out of the use of the granted tidelands for any or all of the purposes set forth in this act.

(m) Such revenues may be deposited in one or more reserve funds for use in accordance with the terms and conditions set forth in this act.

(n) As to the accumulation and expenditure of revenues for any single capital improvement on the granted lands involving an amount in excess of two hundred fifty thousand dollars (\$250,000) in the aggregate, the county shall file with the State Lands Commission a detailed description of such capital improvement not less than 90 days prior to the time of any disbursement therefor or in connection therewith, excepting preliminary planning. The State Lands Commission may, within 90 days after the time of such filing, determine and notify the county that such capital improvement is not in the statewide interest and benefit or is not authorized by the provisions of subdivision (l) of this section. The State Lands Commission may request the opinion of the Attorney General on the matter, and if it does so, a copy of such opinion shall be delivered to the county with the notice of its determination. In the event the State Lands Commission notifies the county that such capital improvement is not authorized, the county shall not disburse any revenue for or in connection with such capital improvement, unless and until it is determined to be authorized by a final order or

judgment of a court of competent jurisdiction. The county is authorized to bring suit against the state for the purpose of securing such an order or adjudication, which suit shall have priority over all other civil matters. Service shall be made upon the Executive Officer of the State Lands Commission and the Attorney General, and the Attorney General shall defend the state in such suit. If judgment be given against the state in such suit, no costs shall be recovered against it.

(o) At the end of every third fiscal year, beginning June 30, 1977, that portion of the county tideland trust revenues in excess of two hundred fifty thousand dollars (\$250,000) remaining after current and accrued operating costs and expenditures directly related to the operation or maintenance of tideland trust activities have been made, shall be deemed excess revenues; provided that any funds deposited in a reserve fund for future capital expenditures or any funds used to retire bond issues for the improvement or operation of the granted lands shall not be deemed excess revenue. Capital improvements of the granted lands for purposes authorized by this act, including such improvements which may be paid for by the county from such revenues within the lands to be conveyed to the state pursuant to this act, may be considered as expenditures for the purposes of determining net revenues, provided, however, that if made after the effective date of this act they may be so considered only if made in accordance with subdivision (n) of this section.

The excess revenue, as determined pursuant to subdivision (n) of this section, shall be divided as follows: 85 percent to the General Fund in the State Treasury, and 15 percent to the county to be deposited in the trust fund and used for any purpose authorized by subdivision (l) of this section.

(p) The State Lands Commission, at the request of the county, shall grant an extension of time, not to exceed 30 calendar days, for filing any report or statement required by this act which was not filed due to mistake or inadvertence.

(q) In the event that the county fails or refuses to file with the State Lands Commission any report, statement, or document required by any provision of this act, or any extension period granted pursuant to this act, or fails or refuses to carry out the terms of this act, the Attorney General shall, upon the request of the State Lands Commission, bring such judicial proceedings for correction and enforcement as are appropriate, and shall act to protect any improvements to, or assets situated upon, the granted lands or diverted therefrom. The State Lands Commission shall notify the Chief Clerk of the Assembly and the Secretary of the Senate within 30 days of the occurrence of such failure or refusal and of actions taken as a result thereof.

(r) The State Lands Commission shall, from time to time, recommend to the Legislature such amendments as it may deem necessary in the terms and conditions of this act.

(s) The State Lands Commission shall, from time to time, institute

a formal inquiry to determine that the terms and conditions of this act, and amendments thereto, have been complied with in good faith.

(t) The State Lands Commission shall, on or before December 31st of each year, report to the Chief Clerk of the Assembly and to the Secretary of the Senate, the full details of any transaction or condition reported to the commission pursuant to this act which it deems in probable conflict with the requirements of this act, or with any other provision of law.

(u) The Attorney General, on request by resolution of either house of the Legislature, or upon formal request of the State Lands Commission made only after a noticed public hearing at which the grantee has been given an opportunity to fully express any disagreement with the commission's findings or to describe any extenuating circumstances causing the violation, shall bring an action in the Superior Court in the County of Orange to declare that the grant under which the county holds such tidelands and submerged lands is revoked for gross and willful violation of the provisions of this act or other legislative enactment, or to compel compliance with the terms and conditions of the grant and any other provision of law including, but not limited to, this act.

(v) The county shall cause to be made and filed with the State Lands Division, annually, a detailed statement of receipts and expenditures by it of all rents, revenues, issues and profits in any manner hereafter arising from the granted lands or any improvements, betterments or structures thereon. The Department of Fish and Game and City of Newport Beach, in lieu of the county, shall establish such funds, make such deposits, and make such statements as to any lands conveyed to said department and city pursuant to subdivisions (h) and (i) of this section.

(w) The provisions of Public Resources Code Sections 6701 to 6706, inclusive, shall be applicable to this section.

SEC. 2. The land described in Section 1 includes the following:

(a) All those sovereign tidelands and submerged lands, whether filled or unfilled, partly in the City of Newport Beach, all in the County of Orange, State of California, being: Lots 1 and 2 of Section 23, Lot 1 of Section 25, Lots 1 and 2 of Section 26 all in Township 6 South, Range 10 West, San Bernardino Meridian, according to the official plat of said land as shown on a map recorded in Book 3, page 7 of Miscellaneous Maps, records of said County; Tideland Patent No. 204, from the State of California recorded July 19, 1907 in Book 1, page 245 of Patents, records of said County; Portions of Blocks 4, 5, 51, 52, 53, 55, 56 and 57 of Irvine's Subdivision, as per map filed in Book 1, page 88, Miscellaneous Record Maps, records of said County, included within the following described boundary and any other land owned by grantor included within said boundary:

Beginning at the Northeast corner of Lot 12, Tract No. 4224, as shown on a map filed in Book 157, pages 1 through 14, Miscellaneous Maps, records of said Orange County; thence along the boundary of

said Tract the following described courses:

1. South 36° 37' 10" East 118.99 feet;
2. South 21° 22' 02" East 266.44 feet;
3. South 13° 05' 01" East 103.13 feet;
4. South 4° 18' 23" East 214.74 feet;
5. South 4° 38' 29" East 190.28 feet;
6. South 20° 22' 24" East 193.47 feet;
7. South 3° 05' 03" West 88.53 feet;
8. South 23° 28' 09" West 87.23 feet;
9. South 33° 22' 06" West 272.21 feet;
10. South 26° 11' 31" West 242.29 feet;
11. South 24° 24' 07" West 160.08 feet;
12. South 22° 36' 56" West 160.31 feet;
13. South 29° 28' 14" West 307.32 feet;
14. South 10° 19' 39" West 116.92 feet;
15. South 0° 11' 19" East 81.39 feet;
16. South 11° 31' 25" East 80.01 feet;
17. South 21° 04' 53" East 162.61 feet;
18. South 12° 00' 06" East 80.02 feet to the Southeast corner Lot 45, said Tract No. 4224; thence leaving said boundary;
19. North 77° 33' 39" East 84.52 feet; thence
20. South 46° 35' 28" East 50.93 feet; thence
21. South 77° 44' 07" East 23.54 feet; thence
22. North 84° 48' 20" East 55.23 feet; thence
23. South 47° 24' 48" E. 59.44 feet to the intersection with a line that is at right angles to the Northeasterly line of Lot 54, said Tract No. 4224, and passes through the Northwesterly corner of said Lot 54; thence
24. South 20° 08' 29" East 208.14 feet along said line to said Northwesterly corner; thence along the boundary of said Tract No. 4224 the following described courses:
 25. North 69° 51' 31" East 130.00 feet;
 26. South 18° 07' 35" East 156.92 feet;
 27. South 7° 33' 23" West 122.82 feet;
 28. South 38° 25' 04" West 137.05 feet;
 29. South 56° 24' 35" West 99.89 feet;
 30. South 54° 05' 35" West 127.86 feet;
 31. South 44° 44' 03" West 117.00 feet;
 32. South 39° 43' 05" West 216.76 feet;
 33. South 34° 18' 41" West 162.79 feet;
 34. South 11° 26' 49" East 90.42 feet;
 35. South 52° 53' 55" East 218.43 feet;
 36. South 28° 06' 02" East 252.56 feet;
 37. South 20° 31' 44" East 59.20 feet;
 38. South 24° 30' 02" East 299.33 feet;
 39. South 33° 05' 39" East 204.70 feet;
 40. South 18° 18' 25" West 213.42 feet;
 41. South 9° 51' 31" West 235.00 feet;
 42. South 69° 21' 51" West 209.71 feet to the Southwesterly corner

- of Lot 80, said Tract No. 4224; thence leaving said boundary;
43. South 17° 08' 25" West 106.94 feet; thence
 44. South 50° 25' 57" West 252.09 feet; thence
 45. South 41° 32' 54" West 446.29 feet; thence
 46. South 31° 18' 49" West 140.46 feet; thence
 47. South 9° 30' 24" West 211.91 feet; thence
 48. South 0° 40' 50" West 393.71 feet to Station No. 110 of the Ordinary High Tide Line as described in the final decree entered in Case No. 20436 Superior Court of said Orange County, said Station being an angle point in the boundary of said Tract No. 4224; thence
 49. South 1° 53' 04" East 122.43 feet along said Ordinary High Tide Line and boundary to Station No. 111 of said Ordinary High Tide Line; thence leaving said Line and boundary
 50. East 100.00 feet; thence
 51. South 7° 43' 45" West 798.21 feet; thence
 52. South 424.00 feet; thence
 53. East 563.00 feet; thence
 54. North 26° 19' 40" East 467.24 feet to a point in the most Northerly line of the "Boat Launching Area" described in a lease recorded in Book 7640, Page 298, said Official Records, said point being South 82° 17' 23" West 100 feet along said line from Station No. 25 of said Ordinary High Tide Line; thence
 55. North 82° 17' 23" East 100.00 feet along said line to said station; thence
 56. South 24° 13' 27" East 39.30 feet along said Ordinary High Tide Line to the Northwesterly terminus of that certain 80.00 foot strip of land described in a deed to the County of Orange for Back Bay Drive, formerly Bayside Drive, recorded in Book 4288, page 216, Official Records of said Orange County; thence
 57. North 66° 17' 51" East 6.35 feet along said Northwesterly terminus to a point on the Southwesterly right of way line of Back Bay Drive, formerly Palisades Road, 40.00 feet wide, as described in a deed to the County of Orange, recorded in Book 1037, page 269, said Official Records, said point being the beginning of a curve concave Easterly and having a radius of 220.00 feet, a radial to said point bears South 66° 17' 51" West; thence along said right of way line the following described courses:
 58. Northerly 147.87 feet along said curve through an angle of 38° 30' 40";
 59. North 14° 48' 31" East 93.81 feet;
 60. Northeasterly 157.19 feet along a 320.00 foot radius curve that is concave Southeasterly through an angle of 28° 08' 40";
 61. North 42° 57' 11" East 123.69 feet;
 62. Northeasterly 64.82 feet along a 220.00 foot radius curve that is concave Southeasterly through an angle of 16° 52' 50";
 63. North 59° 50' 01" East 82.93 feet;

64. Northeasterly 151.56 feet along a 230.00 foot radius curve that is concave Northwesterly through an angle of $37^{\circ} 45' 20''$;
65. North $22^{\circ} 04' 41''$ East 8.49 feet;
66. Northeasterly 374.10 feet along a 370.00 foot radius curve that is concave Southeasterly through an angle $57^{\circ} 55' 48''$;
67. North $80^{\circ} 00' 29''$ East 97.75 feet;
68. Easterly 174.88 feet along a 1980.00 foot radius curve that is concave Northerly through an angle of $5^{\circ} 03' 38''$;
69. North $74^{\circ} 56' 51''$ East 116.34 feet;
70. Northeasterly 119.54 feet along a 330.00 foot radius curve that is concave Northwesterly through an angle of $20^{\circ} 45' 20''$;
71. North $54^{\circ} 11' 31''$ East 28.69 feet;
72. Northeasterly 92.50 feet along a 230.00 foot radius curve that is concave Northwesterly through an angle of $23^{\circ} 02' 30''$;
73. North $31^{\circ} 09' 01''$ East 37.97 feet;
74. Northeasterly 124.65 feet along a 620.00 foot radius curve that is concave Southeasterly through an angle of $11^{\circ} 31' 10''$;
75. North $42^{\circ} 40' 11''$ East 19.36 feet;
76. Northeasterly 180.46 feet along a 780.00 foot radius curve that is concave Northwesterly through an angle of $13^{\circ} 15' 20''$;
77. North $29^{\circ} 24' 51''$ East 110.51 feet;
78. Northeasterly 180.55 feet along a 230.00 foot radius curve that is concave Southeasterly through an angle of $44^{\circ} 58' 40''$;
79. North $74^{\circ} 23' 31''$ East 71.57 feet;
80. Northeasterly 131.85 feet along a 180.00 foot radius curve that is concave Northwesterly through an angle of $41^{\circ} 58' 10''$;
81. North $32^{\circ} 25' 21''$ East 98.40 feet;
82. Northeasterly 139.72 feet along a 580.00 foot radius curve that is concave Northwesterly through an angle of $13^{\circ} 48' 10''$;
83. North $18^{\circ} 37' 11''$ East 191.57 feet;
84. Northerly 190.95 feet along a 680.00 foot radius curve that is concave Westerly through an angle of $16^{\circ} 05' 20''$;
85. North $2^{\circ} 31' 51''$ East 112.97 feet;
86. Northerly 171.90 feet along a 480.00 foot radius curve that is concave Westerly through an angle of $20^{\circ} 31' 10''$;
87. North $17^{\circ} 59' 19''$ West 105.85 feet;
88. Northwesterly 219.44 feet along a 580.00 foot radius curve that is concave Southwesterly through an angle of $21^{\circ} 40' 40''$;
89. North $39^{\circ} 39' 59''$ West 30.54 feet;
90. Northwesterly 209.18 feet along a 580.00 foot radius curve that is concave Southwesterly through an angle of $20^{\circ} 39' 50''$;
91. North $60^{\circ} 19' 49''$ West 256.75 feet;
92. Northwesterly 166.34 feet along a 210.00 foot radius curve that is concave Northeasterly through an angle of $45^{\circ} 23' 00''$;
93. North $14^{\circ} 56' 49''$ West 2.29 feet;
94. Northeasterly 103.72 feet along a 70.00 foot radius curve that is concave Southeasterly through an angle of $84^{\circ} 53' 40''$;
95. North $69^{\circ} 56' 51''$ East 84.37 feet;
96. Northeasterly 177.08 feet along a 180.00 foot radius curve that

- is concave Northwesterly through an angle of $56^{\circ} 22' 00''$;
- 97 North $13^{\circ} 34' 51''$ East 926.31 feet;
 98. Northerly 367.32 feet along a 380.00 foot radius curve that is concave Westerly through an angle of $55^{\circ} 23' 00''$;
 99. North $41^{\circ} 48' 09''$ West 241.47 feet;
 100. Northwesterly 99.32 feet along a 220.00 foot radius curve that is concave Northeasterly through an angle of $25^{\circ} 52' 00''$;
 101. North $15^{\circ} 56' 09''$ West 54.89 feet;
 102. Northwesterly 165.17 feet along a 580.00 foot radius curve that is concave Southwesterly through an angle of $16^{\circ} 19' 00''$;
 103. North $32^{\circ} 15' 09''$ West 39.22 feet;
 104. Northwesterly 93.71 feet along a 480.00 foot radius curve that is concave Southwesterly through an angle of $11^{\circ} 11' 10''$;
 105. North $43^{\circ} 26' 19''$ West 193.40 feet;
 106. Northerly 362.21 feet along a 370.00 foot radius curve that is concave Easterly through an angle of $56^{\circ} 05' 20''$;
 107. North $12^{\circ} 39' 01''$ East 252.19 feet;
 108. Northerly 292.89 feet along a 1780.00 foot radius curve that is concave Westerly through an angle of $9^{\circ} 25' 40''$;
 109. North $3^{\circ} 13' 21''$ East 14.17 feet;
 110. Northerly 293.38 feet along a 1820.00 foot radius curve that is concave Easterly through an angle of $9^{\circ} 14' 10''$;
 - 111 North $12^{\circ} 27' 31''$ East 27.16 feet;
 112. Northerly 236.73 feet along a 1180.00 foot radius curve that is concave Westerly through an angle of $11^{\circ} 29' 40''$;
 113. North $0^{\circ} 57' 51''$ East 82.33 feet;
 114. Northerly 194.78 feet along a 620.00 foot radius curve that is concave Easterly through an angle of $18^{\circ} 00' 00''$;
 115. North $18^{\circ} 57' 51''$ East 20.34 feet;
 116. Northeasterly 170.04 feet along a 150.00 foot radius curve that is concave Southeasterly through an angle of $64^{\circ} 57' 00''$;
 117. North $83^{\circ} 54' 51''$ East 78.48 feet;
 118. Northeasterly 127.39 feet along a 180.00 foot radius curve that is concave Northwesterly through an angle of $40^{\circ} 33' 00''$;
 119. North $43^{\circ} 21' 51''$ East 57.99 feet;
 120. Northeasterly 184.74 feet along a 1520.00 foot radius curve that is concave Southeasterly through an angle of $6^{\circ} 57' 50''$;
 121. North $50^{\circ} 19' 41''$ East 31.50 feet;
 122. Northeasterly 218.92 feet along a 1480.00 foot radius curve that is concave Northwesterly through an angle of $8^{\circ} 28' 30''$;
 123. North $41^{\circ} 51' 11''$ East 44.65 feet;
 124. Northeasterly 194.36 feet along a 1220.00 foot radius curve that is concave Southeasterly through an angle of $9^{\circ} 07' 40''$;
 - 125 North $50^{\circ} 58' 51''$ East 66.39 feet;
 126. Northeasterly 300.05 feet along a 1780.00 foot radius curve that is concave Northwesterly through an angle of $9^{\circ} 39' 30''$;
 - 127 North $41^{\circ} 19' 21''$ East 33.58 feet;
 128. Northeasterly 154.36 feet along a 380.00 foot radius curve that is concave Northwesterly through an angle of $23^{\circ} 16' 30''$;

129. North 18° 02' 51" East 42.03 feet;
130. Northerly 216.88 feet along a 580.00 foot radius curve that is concave Westerly through an angle of 21° 25' 30";
131. North 3° 22' 39" West 302.88 feet;
132. Northerly 255.24 feet along a 370.00 foot radius curve that is concave Easterly through an angle of 39° 31' 30";
133. North 36° 08' 51" East 21.09 feet;
134. Northeasterly 403.36 feet along a 520.00 foot radius curve that is concave Southeasterly through an angle of 44° 26' 40";
135. North 80° 35' 31" East 628.42 feet;
136. Easterly 289.58 feet along a 320.00 foot radius curve that is concave Southerly through an angle of 51° 51' 00";
137. South 47° 33' 29" East 3.72 feet;
138. Southeasterly 115.09 feet along a 355.00 foot radius curve that is concave Northeasterly through an angle of 18° 34' 30";
139. South 66° 07' 59" East 375.25 feet;
140. Easterly 209.08 feet along a 780.00 foot radius curve that is concave Northerly through an angle of 15° 21' 30";
141. South 81° 29' 29" East 241.76 feet;
142. Easterly 208.39 feet along a 980.00 foot radius curve that is concave Northerly through an angle of 12° 11' 00";
143. North 86° 19' 31" East 57.06 feet;
144. Easterly 95.37 feet along a 260.00 foot radius curve that is concave Southerly through an angle of 21° 01' 00";
145. South 72° 39' 29" East 70.33 feet;
146. Easterly 108.18 feet along a 1380.00 foot radius curve that is concave Northerly through an angle of 4° 29' 30";
147. South 77° 08' 59" East 180.02 feet;
148. Easterly 96.09 feet along a 220.00 foot radius curve that is concave Northerly through an angle of 25° 01' 32" to the Westerly terminus of that certain 60.00 foot strip of land described in Parcel 2 in a deed to the City of Newport Beach recorded in Book 10,000, page 891, said Official Records; thence
149. North 16° 56' 34" West 19.71 feet along said Westerly terminus to the Northerly line of said strip said Northerly line being a curve concave Southerly and having a radius 480.00 feet; thence from a tangent that bears North 73° 03' 26" East
150. Easterly 553.25 feet along said curve through an angle of 66° 02' 20" to the beginning of a reverse curve concave Northerly and having a radius of 25.00 feet being the Northerly line of Parcel 3 as described in said deed, thence
151. Easterly 31.15 feet along said curve through an angle of 71° 23' 49" to the beginning of a reverse curve concave Southeasterly and having a radius of 842.00 feet being the Northwesterly line of Parcel 1 as described in said deed; thence along said Northwesterly line the following described courses:
152. Northeasterly 96.16 feet along said curve through an angle of 6° 32' 37";

- 153 North 74° 14' 34" East 98.02 feet;
154. Northeasterly 478.44 feet along a 758.00 foot radius curve that is concave Northwesterly through an angle of 36° 09' 52";
155. North 38° 04' 42" East 156.00 feet;
156. Northeasterly 547.51 feet along a 842.00 foot radius curve that is concave Southeasterly through an angle of 37° 15' 23" to the beginning of a reverse curve concave Northwesterly and having a radius of 65.00 feet, the Northerly terminus of said curve being tangent to a line that is parallel with and 82.00 feet Westerly of the center line of Jamboree Road, 100.00 feet wide, as described in a deed to the County of Orange recorded in Book 4110, page 10, Official Records of said County; thence
157. Northeasterly 76.03 feet, more or less, along said curve through and angle of 67° 01' 22" to said parallel line; thence
- 158 North 8° 19' 43" East 414.47 feet along said parallel line to the Southerly terminus of the Westerly right of way line of Jamboree Road, 132.00 feet wide, as described in a deed to the City of Newport Beach recorded in Book 6135, page 155, said Official Records; thence along said right of way line being a curve concave Westerly and having a radius of 2334.00 feet and being tangent to said parallel line; thence
159. Northerly 295.99 feet along said curve through an angle of 7° 15' 58" to a point thereon that is 300.30 feet Southerly of the Northerly terminus of said curve; thence non-tangent
160. South 68° 20' 16" West 563.43 feet; thence
161. North 31° 39' 56" West 338.79 feet; thence
- 162 North 68° 20' 16" East 608.78 feet to the beginning of a curve concave Southerly and having a radius of 3805.00 feet; thence
163. Easterly 124.57 feet along said curve through an angle of 1° 52' 33" to said Westerly right of way line; thence
164. North 6° 18' 34" West 416.16 feet along said line to the beginning of a curve therein concave Easterly and having a radius of 1666.00 feet; thence
- 165 Northerly 352.71 feet along said curve and right of way line through an angle of 12° 07' 49" to the Southerly line of the land described in a deed to the Newport Harbor Union High School District recorded in Book 7578, page 670, said Official Records; thence
- 166 North 84° 10' 45" West 154.76 feet along said Southerly line to the beginning of a curve therein concave Southerly and having a radius of 2000.00 feet; thence
- 167 Westerly 618.97 feet along said curve and Southerly line through an angle of 17° 43' 56"; thence leaving said line non-tangent
168. South 57° 44' 19" West 77.81 feet; thence
- 169 South 64° 51' 54" West 161.27 feet; thence
170. South 64° 25' 17" West 181.82 feet; thence
171. South 66° 59' 55" West 381.32 feet; thence

172. South 75° 12' 12" West 102.44 feet; thence
173. South 12° 38' 00" West 29.56 feet; thence
174. South 39° 14' 15" West 116.20 feet; thence
175. South 22° 35' 41" West 87.19 feet; thence
176. South 10° 18' 17" West 106.21 feet; thence
177. South 62° 06' 10" West 28.85 feet; thence
178. South 9° 57' 02" West 115.74 feet; thence
179. South 35° 35' 57" West 54.11 feet; thence
180. South 66° 26' 52" West 63.82 feet; thence
181. South 84° 33' 00" West 142.14 feet; thence
182. North 70° 40' 37" West 81.60 feet; thence
183. North 88° 55' 32" West 133.02 feet; thence
184. North 74° 30' 41" West 258.38 feet; thence
185. North 83° 40' 51" West 149.91 feet; thence
186. North 39° 13' 32" West 31.63 feet; thence
187. North 66° 23' 34" West 147.33 feet; thence
188. North 57° 47' 03" West 633.42 feet; thence
189. North 65° 24' 57" West 219.50 feet; thence
190. North 55° 57' 02" West 176.81 feet; thence
191. North 74° 28' 33" West 140.11 feet; thence
192. North 64° 33' 00" West 91.92 feet; thence
193. North 76° 57' 50" West 465.50 feet; thence
194. North 83° 23' 12" West 104.19 feet; thence
195. South 47° 54' 39" West 20.89 feet; thence
196. South 89° 45' 48" West 121.00 feet; thence
197. North 78° 34' 22" West 143.85 feet; thence
198. North 82° 27' 21" West 262.77 feet; thence
199. North 69° 45' 06" West 259.40 feet to a point in that certain 2060.00 foot radius curve in the Southeasterly boundary of Parcel 102.1 described in a deed to the Orange County Flood Control District recorded in Book 5906, page 516, said Official Records, said curve being concave Northerly, a radial to said point bears South 22° 50' 23" East; thence
200. Westerly 240.19 feet along said curve through an angle of 6° 40' 50" to the Westerly terminus of said curve; thence
201. South 73° 50' 27" West 384.32 feet continuing along said boundary to an angle point therein; thence
202. North 16° 09' 33" West 100.00 feet along said boundary and the northerly prolongation thereof; thence
203. South 76° 25' 54" West 280.21 feet; thence
204. South 75° 59' 33" West 241.69 feet; thence
205. South 85° 26' 24" West 81.76 feet; thence
206. South 58° 22' 28" West 207.87 feet; thence
207. South 53° 22' 27" West 422.40 feet; thence
208. South 36° 43' 20" West 194.00 feet; thence
209. South 22° 58' 42" West 307.39 feet; thence
210. South 14° 54' 39" West 270.09 feet; thence
211. South 6° 51' 09" West 234.68 feet; thence
212. South 3° 34' 35" West 88.17 feet; thence

213. South 6° 26' 13" East 98.12 feet; thence
214. South 36° 07' 10" East 22.90 feet; thence
215. South 1° 08' 12" East 126.02 feet; thence
216. South 7° 42' 56" West 156.42 feet; thence
217. South 23° 11' 55" West 194.20 feet; thence
218. South 24° 54' 56" West 85.45 feet; thence
219. South 25° 44' 05" West 231.46 feet; thence
220. South 33° 17' 43" West 440.17 feet to a point that is North 54° 13' 20" West 79.13 feet from Station No. 76 of said Ordinary High Tide Line as described in said final decree above referred to; thence
221. South 54° 13' 20" East 79.13 feet to said Station No. 76; thence
222. South 0° 24' 52" West 610.81 feet along said Ordinary High Tide Line to Station No. 77 thereof; thence
223. South 31° 37' 12" East 430.16 feet along said Ordinary High Tide Line; thence
224. South 45° 00' 00" West 181.91 feet to the Northeasterly line of Lot 11 of said Tract No. 4224; thence
225. South 64° 55' 53" East 90.37 feet along said Northeasterly line to the Northeasterly corner of Lot 12, said Tract No. 4224 and the point of beginning.

(b) A parcel of land in Upper Newport Bay adjacent to Block 53, Irvine's Subdivision, in the City of Newport Beach, County of Orange, State of California, as per map filed in Book 1, page 88, Miscellaneous Maps, records of said county being bounded as follows:

Bounded on the north and northwest by the westerly boundary line of the lands described in the decree in the case of County of Orange v. The Irvine Company, Orange County Superior Court Case No. 20436.

Bounded on the southwest by the northeasterly line of North Star Lane as shown on the map of Tract 4224, filed in Book 157, page 1, Miscellaneous Maps, records of said county.

Bounded on the east and southeast by that certain parcel described in subdivision (a) of Section 2

SEC. 3. Chapter 2044 of the Statutes of 1957 is repealed.