

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO AND MAIL
TAX STATEMENTS TO:**

Office of County Counsel
400 W. Civic Center Drive, Suite 202
Santa Ana, CA 92701
Attention: Michael A. Haubert

(Space Above for Recorder's Use)

THE UNDERSIGNED GRANTOR DECLARES

Documentary Transfer Tax is \$0.00 (zero)*

Computed on full value of property conveyed, OR

Computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area _____ City of Dana Point AND

*This instrument is exempt from the imposition of any documentary transfer tax because the consideration or value of the property, exclusive of any liens and encumbrances is \$100.00 or less and there is no additional consideration received by Grantor, R&T 11911. This quitclaim deed is recorded to confirm the ownership of the CFD Facilities on County Property constructed by the Company ("**County Facilities**"), as such terms are defined in that certain Joint Community Facilities Agreement ("**Agreement**") dated as of June 6, 2006, by and among the City of Dana Point, the County of Orange, and Headlands Reserve LLC.

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HEADLANDS RESERVE LLC**, a Delaware limited liability company ("**Grantor**"), does hereby release, remise and quitclaim unto the **COUNTY OF ORANGE**, a political subdivision of the State of California, ("**Grantee**"), any and all right, title and interest of Grantor in and to that certain real property located in the County of Orange, State of California, more particularly described on **Exhibit A** and depicted in **Exhibit B** attached hereto and incorporated herein by reference, subject to all covenants, conditions, easements, encumbrances and all other matters of recorded, including, without limitation, any right, title and interest of Grantor in and to those certain County Facilities, more particularly described on **Exhibit C** attached hereto and incorporated herein by reference.

This Quitclaim Deed is made and given in connection with the requirement to transfer ownership of the CFD Facilities on County Property to the County as required pursuant to the Agreement.

Grantor has caused this Quitclaim Deed to be duly executed on _____, 2026.

HEADLANDS RESERVE LLC,
a Delaware limited liability company

By: _____

By: _____

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, 2026, before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, 2026, before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

COUNTY

By: _____
Thomas A. Miller,
Chief Real Estate Officer
County Executive Office
Pursuant to Minute Order dated _____

APPROVED AS TO FORM:
MICHAEL A. HAUBERT

By: _____
Michael A. Haubert
Senior Deputy County Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, 2026, before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

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 the undersigned officer or agent on behalf of the Board of Supervisors of Orange County, California pursuant to authority conferred by the Board of Supervisors, and the COUNTY OF ORANGE consents to recordation thereof by its duly authorized officer.

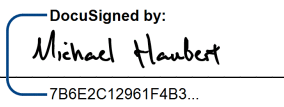
COUNTY OF ORANGE

Dated: _____

By: _____

Thomas A. Miller,
Chief Real Estate Officer
County Executive Office
Pursuant to Minute Order dated

Approved as to form:
Office of the County Counsel
Orange County, California

By:  DocuSigned by:
Michael Haubert
7B6E2C12961F4B3...

Dated: 3/17/2026

EXHIBIT A

LEGAL DESCRIPTION

SALT CREEK BEACH PARK (BE74Q)
DANA POINT HARBOR (HA78H)
COVE ROAD (Z63)

Those portions of land, in the City of Dana Point, County of Orange, State of California, more particularly described as follows:

Parcel BE74Q-101.11 (Selva Road Parking Lot BMPs)

Parcel GA 1018-3.01 "Selva Road Parking Lot" in Grant Deed recorded March 27, 1972 in Book 10052, Page 738 of Official Records in the office of the County Recorder of said county.

Excepting therefrom the land described in Grant Deed recorded November 30, 2010 as Instrument No. 2010000640588 of Official Records in the office of the County Recorder of said county.

Parcel BE74Q-101.61 (North Strand Beach Access)

Parcel GA 1018-5 "Selva Road Access Path" in Grant Deed recorded March 27, 1972 in Book 10052, Page 738 of Official Records in the office of the County Recorder of said county.

Excepting therefrom the land described in Grant Deed recorded June 9, 1975 in Book 11424, Page 10 of Official Records in the office of the County Recorder of said county.

Parcel BE74Q-103.01 (Additional parcel at North Strand Beach Access)

Parcel GA 1018-15.01 in Grant Deed recorded June 9, 1975 in Book 11423, Page 1999 of Official Records in the office of the County Recorder of said county.

Parcel BE74Q-118 and 120 (Access and Restroom)

Parcel 118 and Parcel 120 in Grant Deed recorded November 30, 2010 as Instrument No. 2010000641364 of Official Records in the office of the County Recorder of said county.

Parcel HA78H-101.03 and 102 (Harbor BMP's Filtration)

That portion of land, in the City of Dana Point, County of Orange, State of California, shown as Parcel 21 on the map filed in Book 68, Pages 40 through 44 of Parcel Maps in the office of the County Recorder of said county.

Parcel Z63-133 and 138 (Cove Road Storm Drain)

Parcel Z63-133 and Z63-138 in Resolution No. 07-084 recorded July 3, 2007 as Instrument No. 2007000419278 of Official Records in the office of the County Recorder of said county.

See EXHIBIT B attached and by reference made a part.

APPROVED

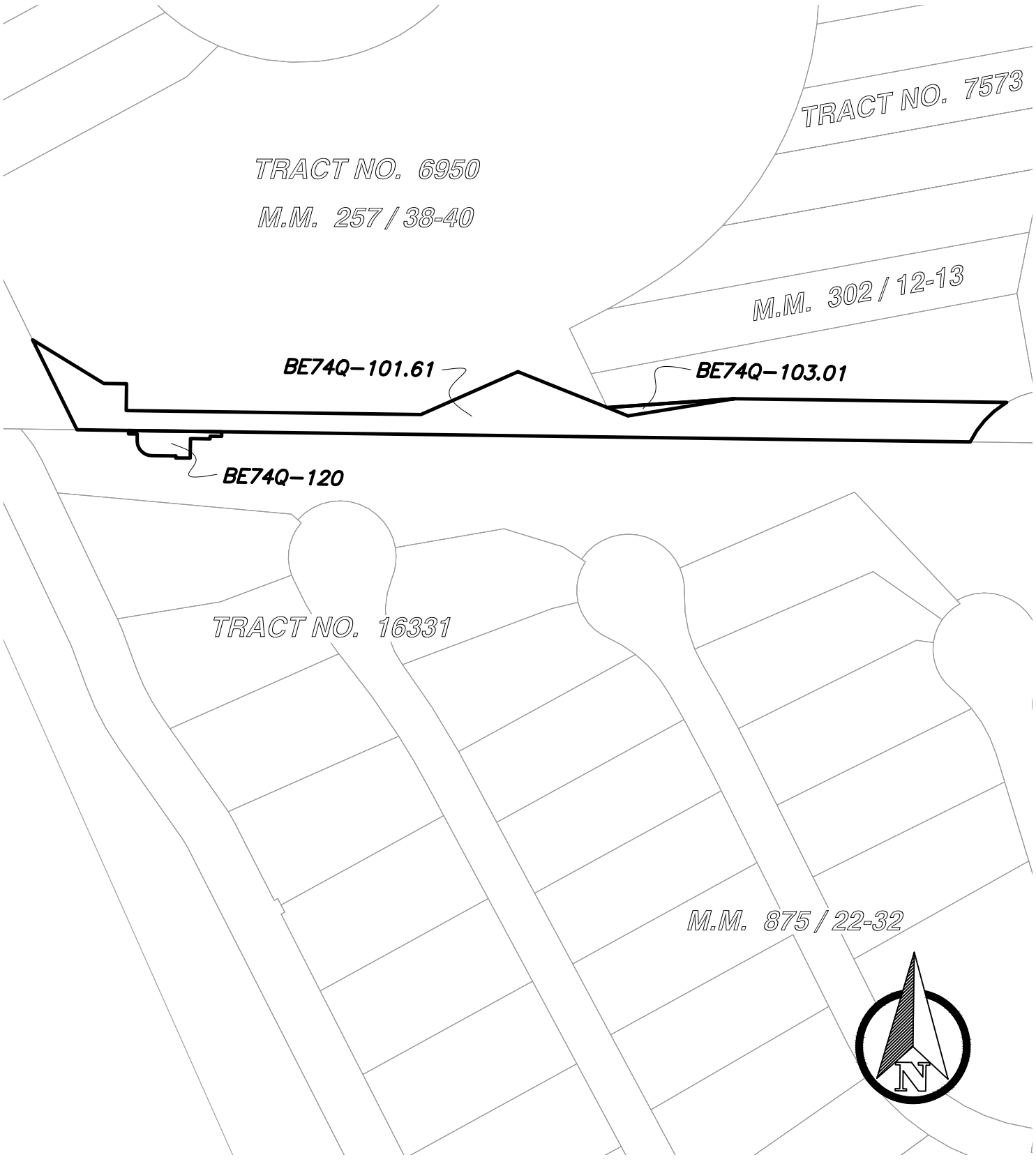
Lily M. N. Sandberg, County Surveyor L.S. 8402


By: Raymond J. Rivera, L.S. 8324

Date: 



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA



OC PUBLIC WORKS
OC SURVEY
RIGHT-OF-WAY SERVICES

ROW ID NO. 2025-041

SCALE: 1" = 100'

EXHIBIT B

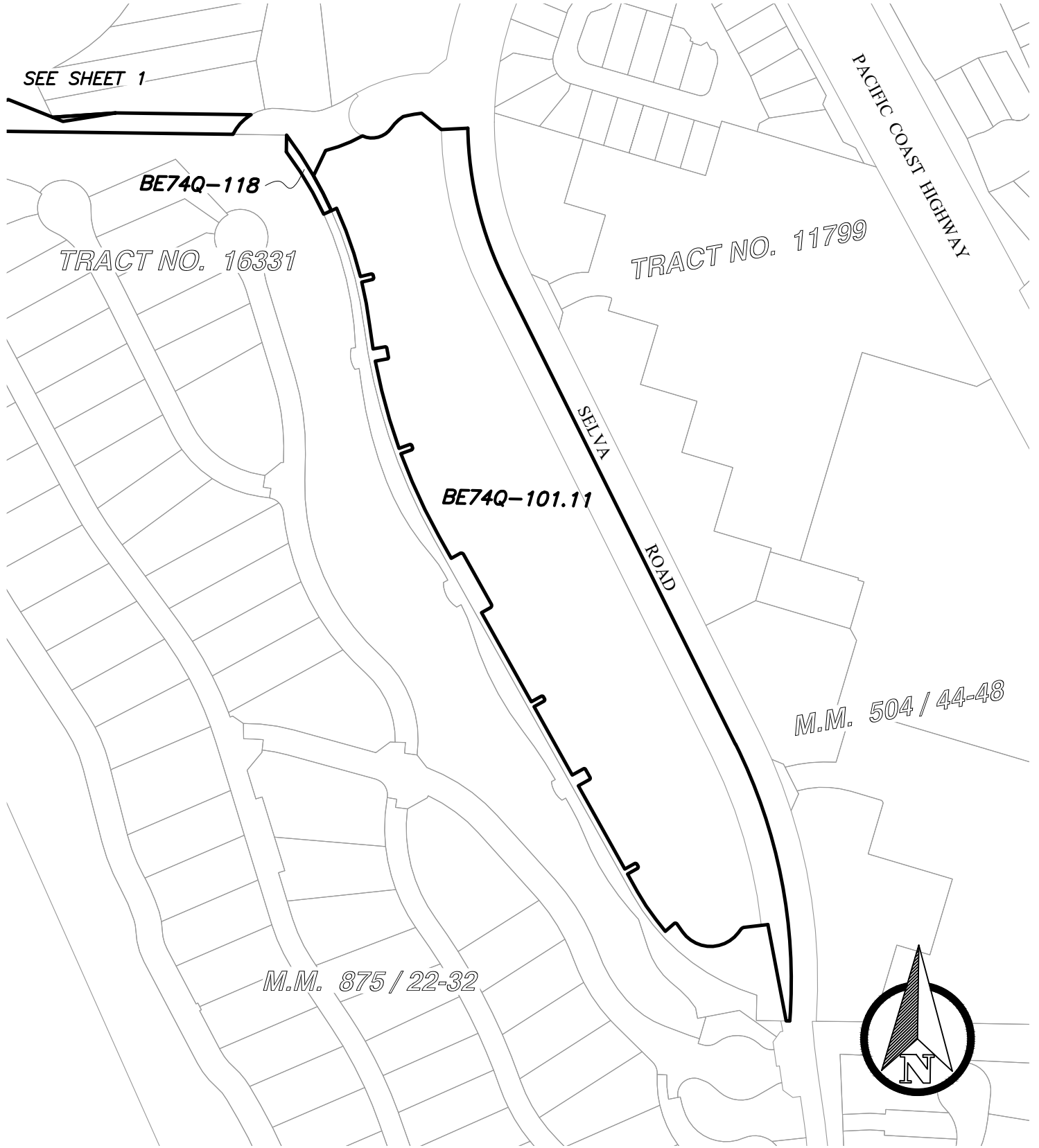
SHEET 1 OF 3

PROJECT: NORTH STRAND BEACH & DANA POINT HARBOR QUITCLAIMS

PREPARED BY:
Page 8 of 11 J.V.

ATTACHMENT C

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA**



**OC PUBLIC WORKS
OC SURVEY**
RIGHT-OF-WAY SERVICES

ROW ID NO. 2025-041

SCALE: 1" = 200'

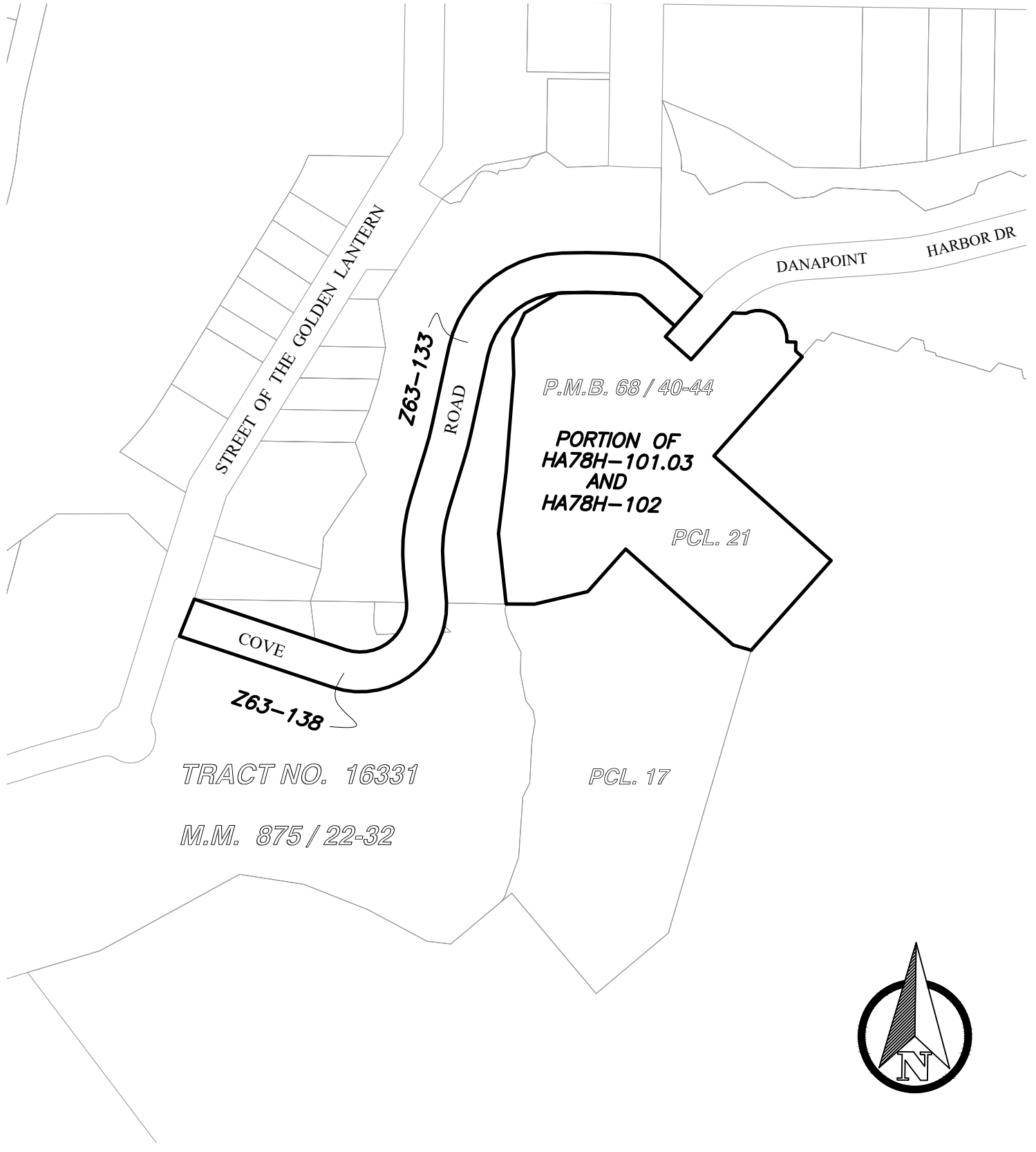
EXHIBIT B

SHEET 2 OF 3

PROJECT: NORTH STRAND BEACH & DANA POINT HARBOR QUITCLAIMS

PREPARED BY:
Page 9 of 11 J.V.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA**



**OC PUBLIC WORKS
OC SURVEY**
RIGHT-OF-WAY SERVICES

ROW ID NO. 2025-041

SCALE: 1" = 200'

EXHIBIT B

SHEET 3 OF 3

PROJECT: NORTH STRAND BEACH & DANA POINT HARBOR QUITCLAIMS

PREPARED BY:

Page 10 of 11 J.V.

EXHIBIT C

DESCRIPTION OF COUNTY FACILITIES

1. Harbor parking lot storm water treatment BMPs improvements, including, without limitation, screens, filters, diversions, storm drain, man holes, structures, etc.
2. Selva parking lot storm water treatment BMPs improvements, including, without limitation, screens, filters, diversions, storm drain, man holes, structures, etc.
3. Cove Road storm drain line from Green Lantern to Dana Point Harbor parking lot.
4. North Strand Beach access improvements, walkway, stairs, overlooks, restroom, landscaping, irrigation, fencing, signage, precise grading, area drainage, landscape, walls, public utilities, benches, etc.