

Recording Requested By and  
When Recorded Return to:

State Coastal Conservancy  
1515 Clay Street, 10<sup>th</sup> Floor  
Oakland, CA 94612

Attn: Legal Counsel: RB

**EXEMPT FROM RECORDING FEES -- GOV. CODE SECTION 6103, GOV. CODE SECTION 27383**

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**DECLARATION OF DEED RESTRICTIONS**  
Los Cerritos Wetlands, Los Angeles County, California

This DECLARATION OF DEED RESTRICTIONS (“declaration”) is made this \_\_\_\_ day of \_\_\_\_\_, 2024 by the Los Cerritos Wetlands, LLC, a limited liability company (“Landowner”).

**Pertinent Facts**

- A. Landowner is the legal owner of the fee interest in the real property located in the County of Los Angeles, State of California, that is described in Exhibit A (“Real Property”), APN: 7237-019-809, and which was conveyed to Landowner pursuant to the grant deed recorded concurrently with this declaration.
- B. Landowner obtained the Real Property in a land exchange with the Los Cerritos Wetlands Authority (“LCWA”). Prior to LCWA’s ownership of the Real Property, Southern California Edison Company owned the Real Property. On May 30, 2001, Southern California Edison made an irrevocable offer to dedicate fee title to the Real Property to the State Coastal Conservancy (the “Conservancy”), pursuant to the settlement in the matter of *Earth Island Institute, Donald May and David Jeffries v. Southern California Edison Company* (US District Court, Southern District of California

**Declaration of Restrictive Covenants  
Los Cerritos Wetlands, Los Angeles County**

Case No. 90CV1535-B). The offer was made to “implement the Conservancy’s resource enhancement program at the Los Cerritos Wetlands.” Upon the Conservancy making a finding that the Real Property would be suitable for wetland restoration, the offer required the Conservancy to either accept the offer or designate a party to accept the offer. On January 18, 2007, the Conservancy found that the Real Property would be suitable for wetland restoration and approved the designation of LCWA to accept the offer on the condition that the Conservancy approve any subsequent transfer of the Real Property by the LCWA.

- C. On February 15, 2024, the Conservancy approved the transfer of the Real Property by LCWA to Landowner in exchange for the transfer of an approximately 150-acre parcel by Landowner to LCWA, the Synergy Oil Field APNs: 7237-017-010, 7237-017-011, 7237-017-012, 7237-017-013, 7237-017-014, 7237-017-018, and 7237-017-019, for purposes of natural resource and wetland protection and restoration, open space, and public access that is compatible with those purposes.
- D. The Conservancy conditioned its approval of the transfer of the Real Property upon Landowner recording a deed restriction that permanently prohibits the extraction or production of oil or gas on or from the Real Property. The condition is the third condition in the Resolutions and Findings section of the Conservancy Board Authorization dated February 15, 2024.
- E. Landowner is executing this declaration to comply with the Conservancy’s condition of approval of LCWA’s transfer of the Real Property to Landowner.
- F. Landowner intends through this declaration to bind itself and its assigns and successors in interest.

**DEED RESTRICTIONS**

In light of the pertinent facts above, Landowner agrees to the following:

- 1. **PROHIBITED USES OF THE REAL PROPERTY.** All of the following activities are prohibited on, at, or below the surface of the Real Property:
  - a. Extraction of oil or gas using the surface of the Real Property, regardless of location of the oil or gas.

**Declaration of Restrictive Covenants  
Los Cerritos Wetlands, Los Angeles County**

- b. Production of oil or gas, meaning processing, refining, storage, and/or distribution, regardless of the source of the oil or gas.
  - c. Extraction of oil or gas from the subsurface of the Real Property from any location.
2. **MONITORING AND INSPECTION OF THE PROPERTY.** On reasonable prior written notice from LCWA (no less than forty-eight [48] hours), Landowner shall allow LCWA to visually inspect the Real Property to ascertain compliance with this declaration. LCWA shall not be permitted to perform any physical testing on the Real Property. LCWA shall provide Landowner with a certificate of insurance, which certificate shall contain sufficient general liability protections for LCWA. Landowner shall respond promptly (no more than twenty-four [24] hours) to LCWA's written request for information regarding use of the Real Property.
  3. **REMEDIES.** Notwithstanding any other provision of this declaration, LCWA may use any remedy available in law or equity to enforce this declaration.
  4. **BENEFIT AND BURDEN.** This declaration runs with and burdens the Real Property. All obligations, terms, conditions, and restrictions imposed by this declaration shall be deemed covenants and restrictions running with the Real Property, shall be effective limitations on the use of the Real Property from the date of recordation of this declaration, and shall bind Landowner and all its successors and assigns. This declaration benefits the LCWA and the State of California.
  5. **SUCCESSORS AND ASSIGNS.** The provisions of this declaration bind and inure to the benefit of the successors and assigns of Landowner, LCWA, and the Conservancy.
  6. **CONSTRUCTION OF VALIDITY.** If a court in a final determination holds any provision of this declaration invalid, or if, for any other reason a provision becomes unenforceable, no other provision shall be affected.
  7. **TERM.** This declaration is irrevocable.

**Declaration of Restrictive Covenants  
Los Cerritos Wetlands, Los Angeles County**

8. **AMENDMENT**. No change in this declaration will be valid unless made in writing, signed by Landowner, LCWA and the Conservancy, and recorded in the official records of Los Angeles County, California.

This declaration is executed as follows:

Los Cerritos Wetlands, LLC

By: \_\_\_\_\_ ,  
      (Name)

Its: \_\_\_\_\_  
      (Title)

**Declaration of Restrictive Covenants  
Los Cerritos Wetlands, Los Angeles County**

**EXHIBIT A**

**The Real Property**  
*(Legal Description)*