

1

22

1

DEED.

DATE APRIL 28, 1923.

SOUTHERN CALIFORNIA EDISON COMPANY to
CITY OF SAN BUENAVENTURA.

THIS INDENTURE, made this 28th day of April 1923, between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, organized and existing under the laws of the State of California, party of the first part, and the CITY OF SAN BUENAVENTURA, a municipal corporation within the State of California, party of the second part, WITNESSETH:

That the party of the first part for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged does by these presents sell and convey unto the party of the second part and it's successors and assigns the water distributing system of the party of the first part, situated within the corporate limits of the City of San Buenaventura and on and along Ventura Avenue, in the County of Ventura, State of California, consisting generally of the following, to-wit:

All water rights of Southern California Edison Company in and to the waters of the San Buenaventura River, excepting rights riparian to lands owned by the Company not to be conveyed hereunder, to the extent hereafter expressly provided; that certain dam located across Ventura River, known as the Casitas Dam, with it's appurtenances; all water mains and service pipes of the Company located between said Dam and the municipal boundaries of the City of San Buenaventura, and all water mains and service pipes of the Company within said City excepting such portion of the mains East of Pacific Avenue extended in said City as now constitute an integral part of the "Mound System" used in supplying water from wells East of said City to persons on property entitled to receive water from such "Mound System"; all rights of way, easements and franchises for the construction and maintenance of said mains and service pipes; all reservoirs and pumping plants connected with and constituting a part of said ^{water} distributing system; all maps, records and drawings of the water system in the Ventura office of said Company and all books of the water system in the said office and all books of account and systems of accounting, and the good will of the business.

The real property constituting a part of said water distributing system, which is hereby conveyed to the party of the second part, is more particularly described as follows, to-wit:

Parcel 1.

POLI STREET PUMPING PLANT SITE

Part of Lot Two (2) in Block One (1) of the City of San Buenaventura, in the County of Ventura, State of California, as shown upon the Official Map of said City, described as follows:

Beginning at a point in the South line of Poli Street, distant 60 feet East from the point of intersection of the East line of Ash Street, with the South line of Poli Street; thence South 90 feet; thence at right angles East 60 feet; thence at right angles South 60 feet; thence at right angles East 60 feet; thence at right angles North 150 feet to the South line of Poli Street; thence West along same 120 feet to the place of beginning.

Together with an easement, consisting of a perpetual, unobstructed and unrestricted right of way for alley way purposes, (to be used in common with other owners of property in said Block One (1), over a strip or parcel of land 10 feet wide, extending from the South East corner of the above described real property East, to the West line of Kalorama Street, and particularly described as follows:

Beginning at a point in the West line of Kalorama Street distance South 140 feet from the point of intersection of the West line of Kalorama Street, with the South line of Poli Street; thence West 200 feet; thence at right angles South 10 feet; thence at right angles East 200 feet, to the West line of Kalorama Street; thence North along same, 10 feet to the place of beginning.

Parcel 2.

CHURCH STREET RESERVOIR SITE

All that certain real property situate, lying and being in the Addition to the City (formerly Town) of San Buenaventura, County of Ventura, State of California, and described as follows, to-wit:

Part of Lot Four (4), Block Forty-eight (48), as the same are designated and delineated upon the official map of the Addition to the Town of San Buenaventura, California, and particularly described as follows, to-wit:

Beginning at the point of intersection of the west line of Laurel Street and the north line of Church Street, thence from said point of beginning:

1st. North 50 feet, along the west line of Laurel Street to a point; thence at right angles,

2nd. West 50 feet to a point; thence at right angles;

3rd. South 50 feet to a point in the north line of Church Street; thence along same,

4th. East 50 feet to the point of beginning.

The title to the above described real property, subject to forfeiture in event a water reservoir is not maintained upon the above described real property, as provided in the deed of L. M. Lloyd, conveying said real property to Santa Ana Water Company, dated December 15, 1887, and recorded in the office of the County Recorder of Ventura County in Book 22 of Deeds, at page 465 et. seq.

Parcel 3.

RESERVOIR SITE, MISSION STREET

All that certain real property situate, lying and being in the Addition to the city (formerly Town) of San Buenaventura, County of Ventura, State of California, and described as follows, to wit:

Part of Lots One (1) and Four (4), Block Fifty-two (52), as the same are designated and delineated upon the official map of the Addition to the Town of San Buenaventura, California, and particularly described as follows:

Beginning at a point distant 80 feet west and 160 feet north of the point of intersection of the west line of Ann Street and the North line of Mission Street, thence from said point of beginning:

1st. North 100 feet to a point; thence at right angles;

2nd. West 100 feet to a point; thence at right angles;

- 3rd. South 100 feet to a point; thence at right angles;
 4th. East 100 feet to the point of beginning.

Parcel 4.

RESERVOIR SITE, VENTURA AVENUE

All that real property, situate, lying and being in the County of Ventura, State of California, and described as follows, to-wit:

Part of Lots One (1) and Two (2), as the same are designated and delineated upon that certain map entitled "Valley of San Buenaventura, the lands subdivided July 1862 prepared for Vassault Esq., by W. E. Leighton, C. E. and "Land Surveyor" and recorded in the office of the County Recorder of Ventura County in Book 5 of Miscellaneous Records (Maps), at page 43, and particularly described as follows:

Beginning at a point in the west line of Ventura Avenue, at the southeast corner of said Lot 1 and the northeast corner of said Lot 2, said point being the northeast corner of that certain parcel of land as conveyed by Jacob Nideffer to the Trustees of the San Buenaventura School District (and known as the Avenue School lot) by deed dated February 6, 1883, and recorded in the office of the County Recorder of Ventura County in Book 12 of Deeds, at page 192, et. seq., from said point of beginning a 6" x 6" x 36" redwood post marked "R" set at angle in west line of Ventura Avenue, bears North 13° 50' east 11.81 chains distant and a 6" x 6" redwood post and a 2 inch iron pipe standard set in the center line of said Ventura Avenue bears 76° 10' east 33 feet distant from said redwood post marked "R"; thence along the south line of said Lot 1.

1st. North 76° west 129 feet to a point in the center of San Juan Barranca; thence down said barranca, following its meanders by the following courses and distances:

2nd. South 57° 6' west 234.80 feet to a 4" x 4" redwood post marked "P", set on left bank of barranca; thence,

3rd. South 62° 25' west 180 feet to a 4" x 4" redwood post marked "P", set on left bank of barranca, from which post a gum tree 14 inches in diameter, marked with a spike in blaze, bears south 40° 40' west 3.70 feet to spike thence.

4th. North 76° 35' west 120.70 feet to a point in center of barranca, at the crossing of the old "Farmer's Ditch"; thence up said old ditch line, following its meanders by the following courses and distances:

5th. North 12° 2' east 55.50 feet to a 4" x 4" redwood post marked "P" from which a nail driven in the corner of a 6" x 6" redwood post bears south 84° 50' east 9.10 feet distant; thence,

6th. North 34° 18' east 205.80 feet to a point; thence leaving line of said old "Farmer's Ditch",

7th. South 76° 26' east 249.80 feet to a point; thence

8th. North 56° 4' east 109.80 feet to a 4" x 4" redwood post marked "P"; thence,

9th. South 76° 10' east 154 feet to a point in the west line of Ventura Avenue; thence along same,

10th. South 13° 50' west 41.20 feet to the point of

beginning, and containing 2.203 acres.

The party of the first part for and in consideration of the sum hereinbefore named, does also hereby remise, release and forever quitclaim to the party of the second part and to its successors and assigns, all of the following described rights of way, reservations, water rights and franchise rights situated in the County of Ventura, State of California.

Parcel 5.

RIGHTS OF WAY

All the right, title or claim, demand or privilege that the Southern California Edison Company has or can or may have under any claim or right to take, appropriate, occupy or in any way use the following described strip or parcels of land as an easement, right of entry or right of way for the purpose of constructing, operating and maintaining a ditch, canal, flume, pipes, pipe line system, connections, and other conduits for the purpose of conveying, conducting and carrying the waters of the San Buenaventura River, Arroyo San Antonio, or Arroyo Los Coyotes; said strips or parcels of land, easements and rights of way particularly described as follows:

5 (a) That certain property right, right of way, easement and privilege as conveyed by the San Buenaventura Commercial, Manufacturing and Mining Company (party of the first part therein) to Santa Ana Water Company (party of the second part therein), by deed dated October 4, 1871, and recorded in the office of the County Recorder of Ventura County in Book "E" of Deeds (Transcribed Records from Santa Barbara County), at page 337 et. seq., and therein particularly described as follows:

"First. All the water of said stream (San Buenaventura River)
"of water which may or can be led and conveyed from said stream
"unto said race or water ditch and the right to erect a dam at
"the point mentioned; and also,
"Second. All the lands used for said water race or ditch and
"through which it passes from point of beginning aforementioned
"to the Town of San Buenaventura; the said water race or ditch
"being about six feet wide and three feet deep; and also the
"right of way through and entry upon any lands and premises owned
"by the parties of the first part for the purpose of making and
"finishing said ditch and keeping the same in repair, or of
"making or erecting any works, reservoirs, buildings &c., for
"any purpose, authorized by said charter of party of second
"part, or which they may deem proper to erect, and for a
"further and more particular description of the lands and
"water rights granted, and the lands through which said water
"race passes, also hereby conveyed, reference is hereby made to
"the field notes and plat of survey thereof, made by John T.
"Stow, Surveyor, in June 1871, which for the purpose of
"description of same, is hereby made a part of this convey-
"ance."

5. (b) All the right, title and interest in and to all the rights of way, easements and privileges of whatsoever kind which the Southern California Edison Company (as the successor in interest of the Santa Ana

Water Company, the Ventura Water, Light and Power Company and the Ventura County Power Company) has or can or may have or may have acquired under or in pursuance of that certain decree and judgment of the District Court of the First Judicial District of the State of California, in and for the County of Ventura, rendered the tenth day of March, A. D. 1874, in an action therein pending, entitled "Santa Ana Water Company, Plaintiff, vs. Ramon C. de la Riva, et al., Defendants." Numbered 20 on the Register of Actions in the office of the County Clerk of said Ventura County, State of California, wherein it was ordered adjudged and decreed.

"That the plaintiff, the Santa Ana Water Company, is in charge lawfully
"of the property, ditches, and of the public use for which the property
"hereinafter described is condemned and the right of way adjudged over
"and through the same, along the route described in map and surveys
"showing route and termini and locality of plaintiff's water ditches,
"reservoirs, &c. annexed to complaint and hereinafter set forth.

"And it is hereby adjudged and decreed that the plaintiff has the sole
"and exclusive right to supply the inhabitants of the Town of San
"Buenaventura and its vicinity with pure fresh water for the term of
"fifty years from and after the 4th day of January, 1869, under and by
"virtue of valid ordinances regularly passed and published of the said
"town and approved by an act of the legislature of the State of
"California, passed the 29th day of March, 1870, and by valid conveyances
"from the owners of the Mission Ecclesiastical Establishment of San
"Buenaventura, now a corporation sole, and also it is further adjudged
"and decreed that plaintiff has the sole right to divert, take, use and
"appropriate all the water flowing in the San Buenaventura River and its
"tributaries and in San Antonio Creek, for the term aforesaid, and to
"conduct the same by its ditches over and through the lands hereinafter
"described to the Town of San Buenaventura, for the public uses and
"purposes of supplying the inhabitants of said Town of San Buenaventura
"and vicinity with pure, fresh water, and for irrigating, mechanical
"and manufacturing purposes, by means of ditches, flumes, pipes, reser-
"voirs, etc.

"And that plaintiff did acquire such right by appropriation of all the
"waters of said stream and its tributaries and the San Antonio Creek in
"the month of January, 1870, and after filing certificate of incorpora-
"tion in the office of Secretary of State for the State of California,
"and did divert and appropriate and use all the waters of said stream
"and its tributaries and said San Antonio Creek into its said upper and
"lower ditches hereinafter described, the upper ditch being at its head
"5 feet wide at the top, 3 feet wide at the bottom and 3 feet deep, or
"of the capacity of two thousand inches along its whole course, and the
"lower ditch of a capacity of four hundred inches along its whole
"course.

"That the use of the premises is a public use and authorized by law.

"That the taking and diversion of all the waters flowing in said stream

"and its tributaries and said San Antonio Creek, by plaintiff, by means of both
 "of its ditches and the land occupied by same and the right of way through said
 "lands to the extent of five feet in width occupied by each of said ditches and
 "four feet on each side thereof along its whole course is necessary to such use.

"That plaintiff is and has been in the peaceable possession of said ditches since
 "the month of January, 1870, and since the incorporation of plaintiff, and using
 "the same for conducting all the waters of said stream and its tributaries and said
 "San Antonio Creek for the public uses and purposes aforesaid. And plaintiff is
 "thereby adjudged to have and possess such sole and exclusive right thereto and to
 "have and possess the free and unobstructed right of way through and over lands here-
 "after described and through which said ditches run, the upper ditch occupying
 "five feet in width and four feet on each side thereof for necessary passage ways,
 "embankments and repairs from its head or dam on the San Buenaventura River near
 "the junction of San Antonio Creek aforesaid on the Rancho of Santa Ana, and
 "running down the valley of said river to the Town of San Buenaventura aforesaid
 "through the following described parcels of land, courses and distances herein-
 "after set forth.

1. Through a portion of the Rancho Santa Ana, the property of the defendant
 "named Ramon G. de la Riva, which Rancho or parcels of land is described as follows:
 "Bounded on the east by Rancho of Ojai, on the north and west by range of hills
 "known as Rincon Hills, on the south by Rancho of San Miguelito, as finally
 "surveyed and patented by the United States, the said defendant, R. G. de la Riva,
 "having appeared in this action and expressly waived compensation and damages for
 "the taking of said lands and water and consented to entry of judgment as prayed
 "for in complaint.

11. The Rancho of Canada Larga, the property of defendant Thomas A. Scott,
 "bounded on the north by Ojai Rancho aforesaid, on the west by Santa Ana Rancho
 "aforesaid, on the south by San Miguelito Rancho, and on the east by lands of the
 "Ex-Mission of San Buenaventura, the said Thomas A. Scott having appeared herein
 "and expressly waived damages and compensation and consented to decree.

111. Through the lands known as Ex-Mission of San Buenaventura belonging to
 "defendant, the San Buenaventura Commercial, Manufacturing and Mining Company,
 "bounded on the north by Canada Larga aforesaid, on the west by the same and San
 "Miguelito Rancho aforesaid, on the south by the last named Rancho and the sea
 "shore, and including the Town of San Buenaventura, and on the east by Santa
 "Paula Rancho.

"And it is hereby further adjudged and decreed that the strip of land described
 "in complaint, five feet wide occupied by plaintiff's upper ditch and four feet
 "wide on each side thereof, making a strip of land in all thirteen (13) feet in
 "width from the head of said ditch as now situated and located on said river on
 "the Santa Ana Rancho near the junction of San Antonio Creek with said river and
 "along the course of said ditch as now situated, courses and distances hereinafter
 "set forth by actual survey, Southward and Eastward through said Santa Ana Rancho
 "down the valley of said river to the boundary line of Rancho Canada Larga afore-
 "said eighty-one 26-100 (81.26) chains, be and the same is hereby condemned to
 "and for the use of plaintiff for the purposes aforesaid and the free right of

"way over and through the same for same purposes and the same is hereby absolutely vested in plaintiff, and also a strip of land of same dimensions, thirteen feet wide, five feet for ditch, as now located, and four feet on each side along the course of said ditch from the boundary line of said Santa Ana Rancho through the tract called Canada Larga to the boundary line of the lands of Ex-Mission aforesaid two hundred and thirty-three 57-100 (233.57) chains, courses and distances as hereinafter set forth, and also there is hereby condemned for plaintiff as aforesaid a strip of land containing fifteen feet wide, including the plaintiff's ditch through Ex-Mission lands of San Buenaventura belonging to the said San Buenaventura Commercial, Manufacturing and Mining Company, defendant from the boundary line of Canada Larga aforesaid to and including the plaintiff's reservoir in the Town of San Buenaventura twenty-three 94-100 (23.94) chains in length as hereinafter set forth by survey to and for the use of plaintiff for the purposes aforesaid and the free right of way over and through the same and the right to take, divert and use all the waters flowing in the said San Buenaventura River and its tributaries and the said San Antonio Creek is hereby vested absolutely in plaintiff for the uses and purposes aforesaid, for the term of years hereinabove mentioned, the entire length of plaintiff's upper ditch being five hundred and ninety-one 17-100 (591.17) chains and also the right to lay pipes from said reservoir or ditches as said plaintiff shall deem most proper in and through the streets of said town and to the buildings to supply the inhabitants of said town with water, or to apply the same to the propulsion of machinery or for manufacturing or mechanical uses and purposes.

"And it is hereby adjudged that a parcel of land occupied by plaintiff's ditch, containing twenty-five one hundredths (25-100) of an acre, a part of the tract called Santa Ana Rancho aforesaid, and which defendants named herein, Mammela Chrisogono and Adelina Chapman, minors over the age of fourteen years, and Alta Garcia, Barbara, Eduardo, Ricardo and Francisco Chapman, minors under the age of fourteen years, heirs of Dolores Ayala Chapman, deceased (Jose Dolores Chapman, Guardian), who have acquired title to the said parcel through which plaintiff's ditch runs for the distance of chains since the ditch was made, said tract being a part set off to said minors by decree of this Court in partition of said Rancho of Santa Ana, entered in May 1871, and the same parcel on which said minor heirs defendants now reside with their guardian, the said Jose Dolores Chapman, is hereby condemned to and for the use of the plaintiff to the extent of thirteen feet in width including ditch and feet in length, courses as actually surveyed hereinafter set forth, and the value of the same is hereby adjudged to be at date of service of summons twenty dollars (\$20.00) gold coin, which sum includes as well all damages to the remainder of the parcel of the said minors by reason of the taking of the said property and the making of the said ditch, and embracing all damages from every source to the remainder of the said lands of the said minors and the said sum shall be paid to said minors or their guardian for their use within thirty days from the date hereof.

"And it is further adjudged that a parcel of land containing twelve one hundredths (12-100) of an acre occupied by the plaintiff's ditch, and including four feet on each side and a part of the above-named tract known as Ex-Mission lands of San

"Buenaventura, and acquired by defendant named Irving Barnard from the owners of
 "the said Ex-Mission Tract (and a part of the lot on which the said Barnard now
 "resides) since plaintiff's ditch was constructed, be and the same is condemned for
 "the use of plaintiff, and the value of the same is hereby adjudged to be one
 "66-100 dollars (\$1.66) gold coin and that no damages result to the remainder of said
 "parcel by reason of the taking and use of the said part thereof hereby condemned
 "from any source whatever, over and above the benefits to the same by reason of the
 "construction of said ditch and said sum of one 66-100 dollars (\$1.66) shall be paid
 "to defendant Irving Barnard within thirty days from the date of entry of this
 "judgment.

"It is further adjudged that a parcel of land containing nine one-
 "hundredths of an acre (9-100) thirteen feet wide, including plaintiff's ditch, a
 "part of the above named Ex-Mission tract acquired by defendant named A. D. Barnard
 "since plaintiff's upper ditch was constructed, and part of the tract of land on
 "which said defendant, A. D. Barnard now resides, be and the same is hereby
 "condemned for the use of plaintiff, and the value of the same is hereby adjudged
 "to be two dollars and one-half (\$2.50) gold coin including all damages from all
 "sources to the remainder of the said parcel through which plaintiff's ditch runs
 "belonging to the said defendant, A. D. Barnard and which said sum shall be paid to
 "him within thirty days from this date of entry of the judgment.

"And it is further adjudged that a parcel of land containing fourteen
 "one-hundredths (14-100) of an acre, occupied by the plaintiff's ditch, including
 "four feet on each side thereof and being a part of the above named Ex-Mission lands
 "and acquired by defendant H. M. Riffin and the piece now occupied by him since
 "plaintiff's ditch was made, be and the same is hereby condemned for the use of
 "the plaintiff, and the same is hereby adjudged to be of the value of three fifty
 "one-hundredths dollars (\$3.50) at the date of service of summons, and which sum
 "includes all damages from all sources to the remainder of the parcel occupied by
 "said Riffin and defendants named A. D. Barnard and wife, J. Willett, George D.
 "Barron, Francis Barron, I. C. Barron and wife, James McGlinchey, W. S. Chaffee,
 "L. C. McKeeby, Jose Lira, Apolinario Ayala, Ramon Lorenzana, Ysidro Obiola, Victor
 "Ustusastegui, who hold and have acquired interests in lands through which
 "plaintiff's ditch runs and since the same was made from the owners of the said
 "Ex-Mission tract, having appeared in this action, and expressly waived compensation
 "and damages for the taking, use and condemnation of the lands occupied by plaintiff's
 "ditches and four feet on each side thereof and the right of way over and through
 "the same and for the taking and the use of the said water by plaintiff, and each
 "having consented to the entering of judgment and decree as prayed for, and
 "defendants named E. L. Gould, George S. Wright, Henry Webb, Ferdinand Vassault,
 "Geo. B. Merrill, Executor of the will of D. C. Waterman deceased, having appeared
 "and answered the amended complaint and consented to judgment and decree in favor
 "of plaintiff as prayed for and waived all compensation and damages, judgment is
 "hereby entered of condemnation as against each and all of said defendants of the
 "lands occupied by the plaintiff's ditches and four feet on each side thereof
 "through lands owned or claimed by said defendants, or either of them or in which
 "they, or either of them, have any right, title or interest.

"And it is further adjudged and decreed that the Parcel of land
 "occupied by the plaintiff's lower ditch from its head at a point on the San

"Buenaventura River aforesaid in said Valley or Canada near the old house and vineyard
 "on Canada Larga Rancho, and where plaintiff's dam now exists and where plaintiff
 "diverts and uses water flowing in said river and along its course and distances as
 "hereinafter set forth by actual survey and measurement down the valley aforesaid, on
 "the east side of the said San Buenaventura River, to the Town of San Buenaventura, one
 "hundred and twenty-eight chains (128) and four feet on each side of said ditch, and
 "running through the lands heretofore known as the Ex-Mission lands of San Buenaventura,
 "and heretofore owned by the said Ex-Mission Establishment, is hereby condemned to and
 "for the use of the plaintiff for the purpose hereinabove named, with the free and
 "unobstructed right of way over and through the same to the extent occupied by the said
 "ditch and four feet on each side thereof, and the sole and exclusive right to divert and
 "use all the water flowing in said San Buenaventura River and its tributaries, for the
 "uses and purposes hereinabove named, for the term of years hereinabove mentioned, is
 "thereby absolutely vested in plaintiff, all the defendants named in this action who own
 "or claim any interest in lands through which this said lower ditch runs having appeared
 "and consented that this decree and judgment be entered as prayed for in complaint and
 "expressly waived compensation and damages for the taking of said land and water for the
 "uses and purposes above mentioned by plaintiff, saving and excepting defendant Volney A.
 "Simpson, who appeared and consented to decree as prayed for, but claimed compensation
 "for the parcel of land through which plaintiff's said lower ditch runs thirteen feet
 "wide and twenty-one 77-100 (21.77) chains in length, being forty-three one hundredths
 "(43-100) of an acre and acquired by said defendant Simpson since the ditch was made,
 "from the owners of the Ex-Mission tract aforesaid, and which parcel thirteen feet wide,
 "including said lower ditch, and twenty-one 77-100 (21.77) chains in length, is hereby
 "condemned to and for the use of plaintiff and the value thereof at the date of service
 "of summons is hereby found and adjudged to be one dollar (\$1.00) in silver coin, which
 "sum includes all damages from all sources to the remainder of the parcel of land of
 "said defendant Simpson, through which said lower ditch runs caused by taking of the said
 "land and the making of the said ditch, courses of land condemned, including this said
 "parcel, by actual survey hereinafter set forth and which sum of one dollar shall be
 "paid defendant Simpson by plaintiff within thirty days from entry of this judgment.

"And it is further adjudged, ascertained and declared that the taking
 "of the said lands and of all the waters of the said San Buenaventura River and its
 "tributaries and the San Antonio Creek by plaintiff, by both of its ditches aforesaid is
 "necessary for the supply of pure fresh water to the inhabitants of the Town of San
 "Buenaventura and vicinity and the other uses and purposes above mentioned, the general
 "route, courses and distances, termini of ditches and description of lands through which
 "the same run, by actual survey and measurement, are as follows, to-wit:

FIRST UPPER DITCH.

"The following is a description of each parcel.

Beginning at a point on the Santa Ana Rancho, at a sycamore tree on
 the left bank of the San Buenaventura River, marked by three notches, and running thence
 down the valley of said river, on the following courses, and distances, variation of
 magnetic needle being 14° 06' East:

No.	Course			Distances
1	S	26° 30'	E	3.19 chs.
2	N	34° 30'	E	1.50 chs.
3	N	58° 30'	E	1.50 chs.

No.	Course	Distance.
4	N 76° 45' E	1.08 chs. A flume at the crossing of the Arroyo San Antonio; at 1.36 leaves flume.
5	S 73° E	2.50 chs.
6	S 35° 15' W	1.53 chs.
7	S 34° 15' W	2.50 chs.
8	S. 45' E	1.85 chs.
9	S. 27° 30' E.	1.99 chs.
10	S. 8° E.	2.71 chs.
11	S. 13° E.	1.00 chs.
12	S. 7° E.	0.98 chs.
13	S. 1° W.	3.50 chs.
14	S. 10° 15' E.	0.90 chs. Bridge.
15	S. 23° E.	2.00 chs.
16	S. 17° 15' E.	2.09 chs.
17	S. 30° 30' E.	1.50 chs.
18	S. 45° E.	1.45 chs.
19	S. 9° 30' E.	1.00 chs.
20	S. 13° W.	2.45 chs. Sycamore marked B.T. bears 89° 15' E. distant 28 links.
21	S. 5° 30' E.	5.00 chs.
22	S. 44° 15' E.	2.29 chs.
23	S. 20° E.	5.70 chs.
24	S. 44° E.	3.00 chs.
25	S. 17° 15' E.	1.78 chs.
26	S. 49° 30' E.	2.50 chs.
27	S. 67° 15' E.	1.71 chs.
28	S. 31° 30' E.	1.50 chs.
29	S. 35° E.	4.83 chs. A live oak tree 14 inches in diameter marked 3 notches, bears N. 2°30' W. 45 links.
30	S. 46° 30' E.	2.50 chs.
31	S. 31° 30' E.	1.70 chs.
32	S. 45° E.	3.50 chs.
33	S. 37° 30' E.	1.20 chs.
34	S. 70° 45' E.	7.00 chs. At 6.83 chs. intersects line of Canada Larga and Rancho Santa Ana 13.22 chs. N 6° E. of corner No. 1; thence on lands of Rancho Canada Larga of defnt. Thomas A. Scott
35	S. 50° 30' E.	8.05 chs. A flume 50 links long.
36	S. 75° E.	6.00 chs.
37	S. 74° 30' E.	3.91 chs.
38	S. 50° 45' E.	5.00 chs.
39	S. 66° 45' E.	8.26 chs.
40	S. 32° E.	2.00 chs.
41	S. 53° 30' E.	2.80 chs.
42	S. 84° 30' E.	6.50 chs.
43	S. 58° 15' E.	1.28 chs.

No.	Course		Distance.
44	S.	29° E.	10.00 chs.
45	S.	21° E.	5.13 chs.
46	S.	16° E.	3.50 chs.
47	S.	3° W.	3.50 chs. Flume 210 links long over Barranca (gulch) Canada Brea.
48	S.	4° W.	2.10 chs.
49	S.	51° 30' W.	1.94 chs.
50	S.	19° 45' W.	4.25 chs.
51	S.	17° E.	8.00 chs.
52	S.	46° 06' E.	3.87 chs.
53	S.	79° E.	0.92 chs.
54	N.	75° 52' E.	3.40 chs.
55	N.	59° 15' E.	3.17 chs. End of flume over Canada Larga.
56	S.	74° 30' E.	1.86 chs.
57	S.	51° 30' E.	1.86 chs.
58	S.	53° E.	2.04 chs.
59	S.	40° 45' E.	3.50 chs.
60	S.	11° W.	2.63 chs.
61	S.	51° 15' W.	5.70 chs.
62	S.	29° 30' W.	2.50 chs.
63	S.	1° 30' W.	4.50 chs.
64	S.	19° 45' E.	1.30 chs.
65	S.	36° 30' W.	2.47 chs.
66	S.	11° E.	4.89 chs.
67	S.	36° 30' E.	19.50 chs.
68	S.	7° 15' W.	5.96 chs.
69	S.	13° 30' E.	2.50 chs.
70	S.	27° 45' E.	4.17 chs. At 3.45 gulch from Canada San Jose, flume 62 links long.
71	S.	20° 30' E.	1.51 chs.
72	S.	8° 30' E.	5.00 chs.
73	S.	24° E.	2.76 chs.
74	S.		4.00 chs.
75	S.	13° 30' E.	2.11 chs.
76	S.	27° 30' E.	5.00 chs. Live oak tree marked B.T. bears South 5° 30' W. 93 links distant.
77	S.	39° 30' E.	5.00 chs.
78	S.	20° 45' E.	2.10 chs.
79	S.	4° 15' E.	7.00 chs.
80	S.	50° 30' W.	1.25 chs. At 30 links barranca flume.
81	S.	30° W.	2.68 chs.
82	S.	33° 45' W.	1.70 chs.
83	S.	41° 45' E.	3.18 chs.
84	S.	26° 30' E.	3.50 chs.
85	S.	13° 30' E.	2.29 chs.
86	S.	30° E.	3.00 chs.
87	S.	45° E.	5.27 chs.
88	S.	10° 45' E.	2.50 chs.

No.	Course	Distance.
89	S. 33° E.	1.80 chs.
90	S. 14° 15' E.	6.00 chs.
91	S. 1° 30' E.	3.89 chs.
92	S. 2° 30' W.	2.00 chs.
93	S. 11° 30' E.	2.34 chs. At 90 links leaves Rancho Canada Larga and enters land of defts. W. E. Bernard and wife, W. S. Chaffee, Owen Merry.
94	S. 24° 30' W.	5.50 chs.
95	S. 14° W.	1.18 chs.
96	S. 1° W.	6.00 chs.
97	S. 15° W.	2.27 chs.
98	S. 20° 30' E.	1.90 chs. Small Canada; Flume 14 ft. long.
99	S. 13° 15' W.	0.27 chs.
100	S. 69° 30' W.	1.70 chs.
101	S. 20° 15' W.	3.12 chs.
102	S. 18° W.	4.50 chs.
103	S. 35° 45' W.	3.00 chs.
104	S. 1° E.	0.54 chs.
105	S. 55° 45' E.	1.25 chs.
106	S. 1° 15' E.	0.34 chs. Flume.
107	S. 60° 30' W.	2.00 chs.
108	West	2.16 chs.
109	S. 75° W.	2.80 chs.
110	S. 42° 30' W.	3.26 chs.
111	S. 66° 15' W.	0.95 chs.
112	S. 35° 15' W.	2.50 chs.
113	S. 64° 45' W.	0.50 chs.
114	S. 47° 30' W.	1.00 chs.
115	S. 58° 45' W.	3.61 chs.
116	S. 36° 45' W.	1.00 chs.
117	S. 18° 15' W.	1.16 chs.
118	S. 35° 15' E.	1.42 chs. Reservoir on bench or plateau.
119	S. 9° 15' E.	5.94 chs.
120	S. 32° E.	4.00 chs.
121	S. 38° 15' E.	7.80 chs. N. side of Barranca Canada de San Joaquin; thence skirting North side of same.
122	N. 63° 45' E.	1.77 chs.
123	N. 61° 15' E.	2.45 chs.
124	S. 17° 15' W.	1.44 chs.
125	N. 40° E.	0.48 chs.
126	N. 81° 15' E.	0.98 chs.
127	N. 49° E.	1.46 chs.
128	S. 47° E.	1.47 chs.
129	S. 86° 15' E.	0.47 chs.
130	N. 56° 15' E.	4.07 chs.
131	N. 48° 15' E.	1.00 chs.
132	N. 48° 45' E.	2.57 chs.

No.	Course	Distance.	
133 S.	22° 45' E.	2.50 chs.	Crossing gulch San Joaquin, leaving lands of Owen Marry and through lands of W. S. Chaffee, J. Willett and others.
134 S.	4° 15' W.	5.65 chs.	
135 S.	56° 30' W.	7.71 chs.	
136 S.	12° E.	2.48 chs.	
137 S.	51° 30' E.	4.97 chs.	
138 S.	2° 30' E.	0.94 chs.	
139 S.	28° 30' W.	3.29 chs.	
140 S.	32° 30' E.	1.86 chs.	
141 S.	68° 30' W.	2.32 chs.	
142 S.	5° 30' E.	9.75 chs.	Foot of hills along side hill.
143 S.	5° 30' E.	3.50 chs.	
144 S.	85° 45' W.	1.46 chs.	
145 S.	61° 30' W.	0.98 chs.	
146 S.	32° 45' W.	4.17 chs.	At 4 chs. leave land of W. S. Chaffee, J. Willett and others and enter land of W. S. Chaffee and through lands of other defendants.
147 S.	8° W.	5.54 chs.	
148 S.	7° E.	4.59 chs.	
149 S.	19° 15' E.	1.65 chs.	
150 S.	38° E.	2.97 chs.	
151 S.	62° 30' W.	1.40 chs.	
152 S.	45° 30' W.	1.68 chs.	
153 S.	30° E.	4.19 chs.	
154 S.	75° W.	2.31 chs.	
155 S.	20° 30' W.	4.88 chs.	
156 S.	15° 45' E.	4.63 chs.	
157 S.	67° 15' W.	3.86 chs.	
158 S.	23° 30' W.	1.45 chs.	
159 S.	7° 30' E.	1.86 chs.	
160 S.	58° W.	1.96 chs.	
161 S.	5° 30' W.	0.99 chs.	
162 S.	23° 45' W.	9.92 chs.	
163 S.	21° 30' W.	5.27 chs.	
164 S.	9° 15' W.	8.12 chs.	At 5.90 chs. leaves land of W. S. Chaffee and enters land of deft. V. A. Simpson.
165 S.	42° W.	8.00 chs.	
166 S.	33° 30' W.	4.05 chs.	
167 S.	25° 30' W.	8.77 chs.	At 7.50 chs. leaves land of Simpson and enters lands of Bautista Yecardy.
168 S.	32° 30' W.	3.00 chs.	
169 S.	47° 15' W.	10.64 chs.	
170 S.	34° 30' W.	7.58 chs.	Leave land of B. Yecardy and enter lands of Ex-Mission of S. B. Ventura.
171 S.	63° 45' W.	1.08 chs.	
172 S.	50° 45' W.	1.45 chs.	

No.	Course	Distance.
173	S. 22° 15' W.	3.15 chs.
174	S. 26° 15' W.	2.47 chs.
175	S. 29° W.	1.99 chs.
176	S. 13° 30' W.	1.47 chs.
177	South	3.44 chs.
178	S. 8° 45' E.	1.50 chs.
179	S. 42° 30' E.	1.47 chs.
180	S. 58° 15' E.	2.48 chs.
181	S. 73° E.	1.46 chs.
182	N. 85° 45' E.	1.98 chs.
To a rock mound from which the Southeast corner of East Main Street and Palm Street, bears S. 6° 55' E. dist. 11.67 chs.		

Length of ditch 591.17 chains

On Santa Ana Rancho 81.26 chs.

On Canada Larga Rancho 233.57 chs.

On lands of W. S. Chaffee et al. 159.19 chs.

On lands of V. A. Simpson 21.77 chs.

On lands of W. D. Chillson 48.95 chs.

On lands of B. Yeardy 22.49 chs.

On lands of Ex-Mission of S. B. V. 23.94 chs. 591.17 chains

And also four feet of land in width on each side of said ditch along its entire course.

Field notes of the old ditch sold to the Santa Ana Water Company.

Beginning at a point on the left bank of the San Buenaventura River, and running thence;

No.	Course	Distance
1	S. 35° 30' W.	3.50 chs.
2	S. 56° W.	0.98 chs.
3	S. 69° 45' W.	1.16 chs.
4	S. 73° 15' W.	2.26 chs.
5	S. 38° 30' W.	1.74 chs.
6	S. 27° 45' E.	11.97 chs.
7	S. 56° 30' E.	1.73 chs.
8	S. 12° 42' E.	17.06 chs.
9	S. 5° 45' W.	2.30 chs.
10	S. 37° 24' W.	9.73 chs.
11	S. 31° 15' W.	4.15 chs.
12	S. 40° 15' W.	2.83 chs.
13	S. 11° 30' W.	0.89 chs.
14	S. 40° W.	5.73 chs.
15	S. 79° 45' W.	0.57 chs.
16	S. 27° 30' E.	1.08 chs.
17	S. 40° 15' E.	1.25 chs.
18	S. 51° 15' E.	3.71 chs.
19	S. 16° 45' E.	2.67 chs.
20	S. 5° W.	2.85 chs.

No.	Course	Distance	
21	S. 36 W.	2.67 chs.	
22	S. 66 45' W.	1.82 chs.	
23	S. 46 30' W.	2.10 chs.	
24	S. 29 30' W.	4.26 chs.	To flume at crossing of Barranca San Joaquin.
25	S. 17 45' W.	1.94 chs.	
26	S. 25 W.	2.79 chs.	
27	S. 20 15' E.	5.69 chs.	
28	S. 16 30' E.	10.61 chs.	
29	S. 41 E.	1.38 chs.	To East end of bridge where
30	S. 14 W.	1.28 chs.	ditch crosses Canada St.; thence by pipe down Canada to West Main St. in the Town of San Buenaventura, and also four feet of land on each side of said ditch along its whole length and

all Lots Nos. 1, 2, 3, and 4 of Block 95, by official survey of said Town as hereinabove described, on which plaintiff's reservoir is located." (The foregoing reference is to field notes and not to land to be conveyed)

5. (c) That certain property right, right of way, easement and privilege reserved in favor of the Santa Ana Water Company in that certain deed of Walter S. Chaffee (party of the first part therein) to M. P. Barnard (party of the second part therein), dated June 11, 1873 and recorded in the office of the County Recorder of Ventura County in Book 1 of Deeds, at page 507 et seq., said easement and reservation therein particularly described as follows:

"Excepting or retaining always the right to enter said lands for the purpose of repairing or maintaining the water ditch, canal or sance of the Santa Ana Water Company and four feet of land each side of the said ditch, canal or sance and such land as the said Company may desire for reservoirs, not to exceed two acres."

5. (d) That certain property right, right of way, easement and privilege as conveyed by Ramon G. de la Riva (party of the second part therein) to Santa Ana Water Company (party of the first part therein) by deed dated March 5, 1874, and recorded in the office of the County Recorder of Ventura County on Book 1 of Deeds, at page 648 et seq., and therein particularly described as follows:

"The party of the second part further grants to the party of the first part, its successors and assigns, the right, privilege and easement to erect, build and maintain a dam extending across the river San Buenaventura near the confluence of the two streams (San Buenaventura River and Arroyo San Antonio) but below the point of diversion of the present ditch of said Company, being described in the survey thereof at a point opposite to a sycamore tree on the bank of the San Buenaventura River, and there to dig and build bulkheads, walls, walls or other works for the purpose of increasing the supply of water for the ditches and use of said company."

5. (e) That certain property right, right of way, easement and privilege as conveyed by Robert Ayers (party of the first part therein) to Santa Ana Water Company (party of the second part therein) by deed dated April 13, 1894, and recorded in the office of the County Recorder of Ventura County in Book 41 of Deeds, at page 558 et seq. and therein particularly described as follows:

"The intent and meaning of this conveyance being to grant to said party of the

second part all that portion of the land now owned by said party of the first part lying to the east of the main channel of said river, in all containing fifty or sixty acres more or less.

Reserving and excepting from said lands hereby conveyed the land and right of way heretofore granted to Ventura County for a County Road, and also excepting and reserving right of way for a road across the river and across the said land to said County road.

"And it is hereby expressly provided between the parties hereto that should the main channel of said river be at any time for any cause so changed as to raise any question between the parties hereto, their successors in interest or assigns, as to the location of said boundary line along the center of said main channel, that the said party of the first part hereby reserves the right of free access to said river on the west bank thereof for watering stock, and hereby grants to said party of the second part the right at any and all times to occupy and possess all of the land now owned by said party of the first part that may at any time in the future be on the east side of the main channel of said river, wherever the same may be, and the right to construct and maintain submerged or visible dams in said river bed and to construct and maintain in or on said east bank headworks, ditches, flumes or works of any kind in and by which to divert the water of said river and conduct the same to the works, system and property of said Santa Ana Water Company, it's successors and assigns forever."

5. (f) That certain property right, right of way, easement and privilege as conveyed by Jose B. Chapman (party of the first part therein) to Santa Ana Water Company (party of the second part therein) by deed dated January 19, 1870, and recorded in the office of the County Recorder of Ventura County in Book "D" of Deeds (Transcribed Records from Santa Barbara County), at page 238 et. seq., and therein particularly described as follows:

"The right to enter in and upon that certain part of said Rancho Santa Ana of which the said party of the first part claims and holds possession, and thereupon to build a dam, to dig a ditch or canal, to erect flumes or water conduits, and therefrom and thereunto to take, divert and conduct all or any part of the water of the San Buenaventura River, from its natural stream bed at any point within the limits of the said tract of land of which the said party of the first part claims and holds possession or within the boundaries of the said Rancho Santa Ana".

5. (g) That certain property right, right of way, easement and privilege as conveyed by Kenneth P. Grant (party of the first part therein) to Santa Ana Water Company (party of the second part therein) by deed dated March 13th, 1888, and recorded in the office of the County Recorder of Ventura County in Book 25 of Deeds, at page 30 et. seq. and therein particularly described as follows:

"The strip of land sixteen feet wide or enough to construct and maintain their ditch or canal eight feet wide at bottom, with necessary banks and abutments on each side thereof from such point of diversion of the water of said San Buenaventura River, as may be deemed necessary or advantageous by the varying condition of the stream bed of said river, at the head of, or upon the line of, their said ditch, in, upon and across the said tract of land so as

above described, as nearly in accordance with the said survey of Stow and Power, and upon the lines upon which the said ditch or canal is now being constructed by said Santa Ana Water Company, as the varying conditions of said river may demand. The line of said survey of said Stow and Power being as follows, to-wit:

"Commencing at a point at the mouth of Coyote Creek where it empties into the San Buenaventura River; thence south easterly and along said river 800 feet to a large rock in the bed of the river and near the center thereof; thence southeasterly and along the said river to a station opposite a point of rocks on the right bank of the river; thence south-easterly 152 feet to station on line of ditch; thence south 65° 45', east 575 feet to a station on line of ditch; thence south 63° 25' east 280 feet to station on line of ditch where fence line on southeast boundary of Grant Tract crosses ditch; thence south 66° 45' east through lands of Garcia."

And said Kenneth E. Grant hereby covenants and agrees to and with said Santa Ana Water Company, its successors and assigns, that the said Santa Ana Water Company, its successors and assigns, shall have the right from time to time, and at all times hereafter, without let or hindrance to enter upon said land with servants, agents and officers to repair, cleanse and improve said ditch, or make such changes therein as may be deemed necessary to conduct the water of the San Buenaventura River into the reservoir of the said Santa Ana Water Company, and to regulate the disposition of the water which may be allowed to run in same and conduct in said ditch or canal the water of the said river for the uses and purposes of said Santa Ana Water Company, its successors and assigns forever".

5. (h) That certain property right, right of way, easement and privilege as conveyed by Guadalupe Arellanes de Garcia (party of the first part therein) to Santa Ana Water Company (party of the second part therein) by deed dated February 29th. 1888, and recorded in the office of the County Recorder of Ventura County in Book 24 of Deeds, at page 17 et seq. and therein particularly described as follows:

"A right of way for and sufficient land for a water ditch eight feet wide at the bottom, with sufficient land on each side thereof for embankments with right of entry and possession for maintenance and repairs in, across and upon the land now held and possessed by me from the North line to the South line thereof, the land being a part of what was formerly the Weldon Tract in Ventura County, State of California."

5. (i) That certain property right, right of way, easement and privilege as conveyed by Ursula L. de Acosta (party of the first part therein) to Santa Ana Water Company (party of the second part therein) by deed dated February 29, 1888, and recorded in the office of the County Recorder of Ventura County in Book 24 of Deeds, at page 19 et. seq. and therein particularly described as follows:

"A right of way for and sufficient land for a water ditch eight feet wide at the bottom, with sufficient land on each side thereof for embankments, with right of entry and possession for maintenance and repairs in, across and upon the land now held and possessed by me, from the North line to the South line thereof, the land being a part of what was formerly the Weldon Tract, in Ventura County, State of California."

5. (j) That certain property right, right of way, easement and privilege as conveyed

by W. R. H. Weldon, Hannah L. Weldon and Jane A. Weldon (Parties of the first part) to Santa Ana Water Company (party of the second part therein) by deed dated February 11, 1888, and recorded in the office of the County Recorder of Ventura County in Book 23 of Deeds, at page 514 et seq., and therein particularly described as follows:

"The land and right of way for a ditch or board flume eight (8) feet wide at bottom to extend from the North line of property now and heretofore owned by the parties of the first part; thence on the proposed line as indicated by survey and plat made by Stow and Power for the party of the second part, in, across and upon said property of the parties of the first part, to the tract of land hereby conveyed and described as above, to be used as a water conduit for the uses and purposes of the said party of the second part, its successors and assigns."

5. (k) That certain property right, right of way, easement and privilege as conveyed by Jose Moraga (party of the first part therein) to J. Willett and L. D. Chilson (parties of the second part therein) by deed dated December 28, 1874, and recorded in the office of the County Recorder of Ventura County in Book 1 of Miscellaneous Records, at page 213 et seq. and therein particularly described as follows:

"The right of way through the lands of party of the first part, lying and being situated in Ventura Twp. and Co. of California for a water canal to divert the waters of a part of the S. B. V. River in a flume in accordance with a certain notice put up at the initial point of said diversion and filed in the County Records of said County of Ventura, Nov. 11th A. D. 1874."

FIELD NOTES WATER DITCH SURVEY

"Said survey commencing at or near the water ford now used in crossing S. B. V. River near to and West of Senor Moraga's house and running thence:

1 S 34° 15' E	5 ch
2 S 20° 15' E	4 "
3 S 3° 15' W	3 "
4 S E	3 "
5 S 16° E	2 " 75 lks.
6 S 17° 55' E	3 " 50 lks.
7 S 1° 15' E	4 "
8 S 1° 15' E	4 " River bank.
9 S 19° 5' E	3 "
10 S 6° 15' E	6 "
11 S 37° 55' E	6 "
12 S 46° 55' E	4 "
13 S 40 15' E	7 "
14 S 11 30' E	6 "
15 S 11 45' E	5 " Barranca No. 1
16 S 38 45' E	2 "
17 S 43 E	2 "
18 S 36 15' E	2 "
19 S 45 15' E	2 "
20 S 82 04' E	4 " Road
21 S 18 E	8 "

22	S 3 15' W	4 ch Road
23	S 10 05' W	2 "
24	S 10 15' E	10 "
25	S 31 45' E	4 " Road
26	S 16 15' E	3 " Barranca No. 2
27	S 15 45' E	4 "
28	S 28 30' E	2 "
29	S 69 17' E	2 "
30	S 43 16' E	2 "
31	S 49 45' E	3 "
32	S 69 E	2 "
33	S 13 15' E	3 "
34	S 6 15' W	2 " River bank
35	S	2 "
36	S 13 45' W	2 "
37	S 3 45' E	2 "
38	S 11 15' E.	2 "
39	S 11 45' E.	2 "
40	S 17 05' E.	2 "
41	S 9 15' E.	2 "
42	S 27 30' E.	2 "
43	S 17 45' E	2 "
44	S 6 15' W	2 "
45	S 3 15' E	2 "
46	S 10 30' W	2 "
47	S 7 55' W	2 "
48	S 9 45' E	2 "
49	S 13 30' E	2 "
50	S 38 30' E	2 "
51	S 21 E	2 " Base of bank;
52	S 25 30' W	2 " Oak tree:
53	S 76 W	2 "
54	S 76 W	2 "
55	S 49 W	4 "
56	S 48 15' W	2 "
57	S 47 45' W	10 "
58	S 46 15' W	3 "

One hundred and ninety-one chains to the line of board fence,
running N. from the bank of hill dividing the two valleys."

5. (1) That certain property right, right of way, easement and privilege as conveyed by John T. Stow, J. K. Myers, J. B. Myers, W. W. Sparks, Wm. T. Kittridge, Emma E. Kittridge, Henry Walbridge, A. C. Rayzand, Solomon Walbridge (parties of the first part therein) to J. Willett and L. D. Chillson (parties of the second part therein) by deed dated April 27, 1876, and recorded in the office of the County Recorder of Ventura County in Book 4 of Deeds at page 75 et seq. and therein particularly described as follows:

"A right of way for that certain water flume or ditch now known as the "Willett and Chillson Ditch", as surveyed and at this date excavated by

them from the San Buenaventura River opposite Jose Moraga's place Southerly to the point of discharge at the Rayland Barranca, through our respective lots of land lying along the line of said flume or ditch; said right of way along said flume or through ditch through our respective lands being eight feet wide, that is four feet on each side from the center of said flume or ditch."

5. (m) That certain property right, right of way, easement and privilege as conveyed by John W. Notten (party of the first part therein) to Ventura Land and Water Company (party of the second part therein) by deed dated January 13, 1891, and recorded in the office of the County Recorder of Ventura County in Book 32 of Deeds, at page 424 et seq. and therein particularly described as follows:

"The right of way for a water ditch of flume, extending through and across the lands now owned and occupied by me as hereinafter more fully set forth; the lands through which said ditch is to be constructed are the same lands as conveyed to me by Ellen S. Barnard by Deed dated November 1st., 1890, and recorded in Book 31 of Deeds, page 558 of Ventura County Records. The said ditch or flume is to be not more than eight feet wide at top or bottom, and is to commence or enter said lands on the West line thereof at a point distant three hundred and seventy feet Northerly from the Southwest corner thereof, and extending from thence in a direct line in a Southeasterly direction to a point on the Southerly line of the said lands, distant (300) three hundred feet Easterly from the said Southwest corner thereof.

I also grant to the said company the right to enter upon said lands to such extent as may be necessary to construct, maintain and repair and operate said flume or ditch, the company to pay all damages to trees, shrubs or growing crops, resulting at any time from such construction, maintenance, repair or operation; the said flume or ditch is to be constructed so that the top thereof shall as nearly as practicable conform to the surface of the ground, and all dirt removed in the construction thereof shall be disposed of by said Company so as not to interfere with the use of the land on either side of said ditch."

5. (n) That certain property right, right of way, easement and privilege as conveyed by Caroline Gosnell (party of the first part therein) to the Ventura Land and Power Company (party of the second part therein) by deed dated January 10, 1891, and recorded in the office of the County Recorder of Ventura County in Book 32 of Deeds, at page 527 et seq. and therein particularly described as follows:

"The land and right of way for a flume or water ditch, eight feet wide at the bottom, extending through and across the seventeen acre tract of the party of the first part, as the said tract is described in a deed of conveyance dated Nov. 3d, 1885, made by Ellen S. and A. D. Barnard to the party of the first part hereto, and recorded in Book of Deeds 15, page 466, Ventura County Records, reference being had thereto. Said ditch or flume to be located by said party of the second part according to its plans and surveys and also the right of entry on said land for the purposes of construction maintenance, repair and operation of said ditch or flume, for the purposes of conveying water therein across said land."

5. (o) That certain property right, right of way, easement and privilege

as conveyed by Thaddens Amat, Bishop of Monterey and Los Angeles, a corporation (sole party of the first part therein) to Santa Ana Water Company (party of the second part therein) by deed dated March 2, 1874, and recorded in the office of the County Recorder of Ventura County in Book 1 of Deeds, at page 665 et seq. and therein particularly described as follows:

"And the party of the first part further agrees that the party of the second part may take use and appropriate all the works, dams and ditches and reservoirs which may at any time have been or is now erected and maintained by said church, or the old Mission Establishment; and further that the party of the second part shall have the right of way in common with the party of the first part over, in and through a strip of land eight feet wide on either side of the ditch now used and running through the lands of said church, situate in Block 58 of the Town of San Buenaventura, for the purpose of repairing and maintaining said ditch and works."

5. (p) That certain property right, right of way, easement and privilege as conveyed by Jose de Arnaz, Francisco Molleda and Victor Ustusauastegui (parties of the second part therein) to Thomas R. Bard and Walter S. Chaffee (parties of the first part therein) by deed and agreement dated January ..., 1871, and recorded in the office of the County Recorder of Ventura County in Book 1 of Miscellaneous Records at page 76 et seq., and therein particularly described as follows:

"The parties of the second part have agreed and do hereby agree for themselves, their heirs, assigns and associates, and the heirs, assigns and associates of each of them, to make a full, complete and satisfactory transfer of all the right, title and interest of each and every of the said parties of the second part, and of the assigns and associates of each and every of them in and to the ditch or ditches through which water is now supplied to the Town of San Buenaventura and its inhabitants, together with all water rights, franchises and privileges which they have in any manner obtained to the whole or any part of the waters of the San Buenaventura river from its mouth to a point on said river six miles distant from the mouth thereof, and also the rights, franchises or permissions which they have acquired from the Town Trustees of the Town of San Buenaventura or which they may have acquired from any other source to supply said town and its inhabitants and manufacturers with water, such transfer of said ditch and water rights and privileges to be made upon demand of the said parties of the first part."

5. (q) That certain property right, right of way, easement and privilege as conveyed by Victor Ustusauastegui, Apolinario Ayala, Jose Liras, Ramon Lorenzana, Ysidro Obiols, L. C. McKeeby, A. D. Barnard and James McGlinchey (parties of the first part) to Santa Ana Water Company (parties of the second part therein) by deed dated March 6, 1874 and recorded in the office of the County Recorder of Ventura County in Book 1 of Deeds, at page 652 et seq. and therein particularly described as follows:

"All the ditches, flumes, dams and works formerly and now used to convey and supply water to said lands for irrigating purposes, and also the right of way over, in and upon a strip of land four feet in width on both sides of the center line of a certain irrigating ditch, constructed on and upon the lands aforesaid and used for irrigating said lands, hereby covenanting and agreeing to and with the party of the second part, its

successors and assigns, that the party of the second part, its successors and assigns, may from time to time, and at all times hereafter, without let or hindrance enter upon the said strip of land with its servants, agents and officers to repair, cleanse and improve said ditch and to regulate the disposition of and to control the water which may be allowed by said company to run through the same, and may hereafter in said ditch or through flumes or pipes conduct water through the land aforesaid for the use and disposition by said company for any and all purposes, and to supply the same to other lands and to other inhabitants of the adjacent land and Town of San Buenaventura."

5. (r) That certain property right, right of way, easement and privilege as conveyed by I. C. Barron (party of the first part therein) to Santa Ana Water Company (party of the second part therein) by deed dated March 7, 1874, and recorded in the office of the County Recorder of Ventura County in Book 1 of Deeds, at page 676 et seq. and therein particularly described as follows:

"The right of way over, in and upon a strip of land four feet in width on both sides of the center line of a certain irrigating ditch constructed in and upon and across the lands aforesaid, known and designated as the Lower Ditch; being all the interest of the party of the first part in and to said strip of land, hereby covenanting and agreeing to and with the party of the second part, its successors and assigns, that the party of the second part, its successors and assigns may, from time to time and at all times hereafter enter upon the said strip of land with its servants, agents and officers to repair, clean and improve the said ditch, and to regulate the disposition and to control the water which may be allowed by said company to run through the same, and may hereafter in said ditch or through flumes or pipes conduct water through the lands aforesaid for the use and disposition by said company for any and all purposes, and to supply the same to other lands and to other inhabitants of the adjacent lands and Town of San Buenaventura."

5. (s) That certain property right, right of way, easement and privilege as conveyed by Geo. D. Barron, J. Willett, Francis Barron, I. C. Barron, M. L. Barron (parties of the first part therein) to Santa Ana Water Company (party of the second part therein) by deed dated March 9, 1874, and recorded in the office of the County Recorder of Ventura County in Book 1 of Deeds at page 686 et seq. and therein particularly described as follows:

"The land now occupied by the upper water ditch of said company and four feet of land in width on each side thereof over and through the lands through which said ditch runs, now owned and possessed by each and all of us, and the free right of way along the same, and we hereby waive all damages to one and each of our premises by reason of construction of the same, or by reason of the construction of any flumes or reservoirs, necessary to supply said Town of San Buenaventura with water."

5. (t) That certain property right, right of way, easement and privilege as conveyed by Eugene P. Foster, et ux. (parties of the first part therein) to Ventura Land and Power Company (party of the second part therein) by deed dated February 26, 1897, and recorded in the office of the County Recorder of Ventura County in Book 50 of Deeds, at page 555 et seq. and therein particularly described as follows:

"A right of way for the flume now owned and operated by the said party of the second part, across the lands of the said parties of the first part, adjoining the tract hereinabove granted, as the said flume is now constructed and existing across said land, together with right and entry to repair and maintain such flume."

5. (u) All that certain right of way and easement which the Ventura County Power Company (as the successor in interest of the Santa Ana Water Company and the Ventura Water, Light and Power Company) has or can or may have or may have acquired under or in pursuance of that certain "Stipulation of Settlement" in that certain action in the Superior Court of State of California, in and for Ventura County, in that certain action entitled "Peter Burtnett, J. F. Hock and A. W. Hock, Plaintiffs, vs. Santa Ana Water Company, Defendant," numbered 1754 on the register of Actions in the office of the County Clerk of Ventura County, wherein it was stipulated and agreed by both parties to said action as follows:

"1st. That the defendant shall have the right of way for covered flume or pipe of sufficient size to conduct the water, not to exceed 16 inches square or sixteen inches diameter from the ditch of defendant across the land of plaintiffs, as the same is described in the complaint herein, at the place where the same now is and to continue the flume or pipe to South line of said land on line of ditch, the said flume or pipe to be sunk in the ground to be sufficient depth for ordinary plowing, the same to be kept in proper repair at the cost of defendant, and the right of entry therefor is granted by plaintiffs to defendant."

5. (v) That certain property right, right of way, easement and privilege as conveyed by W. S. Chaffee, A. D. Barnard, L. D. Chillson, Robert Lyon and Ellen S. Barnard (parties of the second part therein) to Santa Ana Water Company (party of the first part therein) by deed dated May 21, 1872, and recorded in the office of the County Recorder of Ventura County in Book 1 of Miscellaneous Records, at page 82 et seq., and therein particularly described as follows:

"All of said lands being the same which are occupied and owned severally by the parties of the second part and are situate in the Canada de San Buenaventura, County and State aforesaid. And the said parties of the second part in consideration of the premises, do hereby covenant and agree for themselves and each of them for their heirs and assigns, and the heirs and assigns of each of them, to and with the said party of the first part, its successors and assigns, that the said party of the first part from time to time and at all times during the said term of one year, and for such further time as the said party of the first part may elect to keep said ditch in repair, and to supply said sufficient quantity of water to the parties of the second part as aforesaid, may, without let or hindrance, enter upon the said lands of the parties of the second part with their servants, agents and officers to repair clean and improve the said ditch from which said parties of the second part are now receiving water, and the said party of the first part may conduct in said ditch and through said farms all surplus water for other use and disposition of said water company."

PARCEL 6. Also all rights, privileges, easements, rights of entry, rights of way, reservations, property and property rights, and all reversionary interest of any

kind, name or character, particularly described and reserved in favor of any grantor or reversioner (usually described as the "party of the first part", and for the sake of brevity hereinafter, described as such) in any deed, bond, agreement, contract, undertaking, promise or transaction wherein the party of the first part therein, as the predecessor in interest of the Southern California Edison Company, reserved or excepted certain rights, privileges, easements or property rights, out of, in or to the title to the property affected by said instruments, which said rights are herein particularly described by reference to the record of said deeds and other instruments, and by reference to such deeds and other instruments and the record thereof they are made a part hereof for the purpose of defining and describing the rights, privileges, easements, rights of entry, rights of way, reservations, property and property rights: all briefly described as follows:

6. (a) That portion of those certain rights and privileges described in and reserved to the Ventura Land and Power Company (party of the first part therein) in that certain deed to the Ventura and Ojai Valley Railroad Company (party of the second part therein), dated July 29, 1899, and recorded in the office of the County Recorder of Ventura County in Book 58 of Deeds, at page 585 et seq., and therein particularly described as follows:

"It is provided that the railroad of said second party is to be maintained and operated in a manner not to interfere with the flumes, ditches and pipes now used to deliver water by said first party, nor to change the lines or grades thereof in any manner whatsoever. It is further provided that said first party expressly reserves unto itself the right to construct ditches and flumes and to lay pipe lines over and across the strips of land heretofore described."

6. (b) All those certain rights and privileges as described in and reserved to the Santa Ana Water Company (party of the first part therein) in that certain deed to the Ventura and Ojai Valley Railroad Company (party of the second part therein), dated July 29, 1899, and recorded in the office of the County Recorder of Ventura County in Book 59 of Deeds, at page 584 et seq., and therein particularly described as follows:

"Provided, however, that the construction and maintenance of said railroad shall not in any way or manner intrude upon or interfere with the present water reservoirs and their embankments now constructed and in use upon the parcel of land hereinbefore described; nor shall this instrument be understood or construed as conveying any portion of the land now occupied by reservoirs of their embankments. Said first party excepts and reserves unto itself the right to construct ditches or flumes and lay pipes over and across the land hereby conveyed unto second party.

"It is furthermore provided that said first party hereby grants unto second party, its successors and assigns, the right to cross any of the rights of way now belonging to said first party and occupied by ditches, flumes and pipes of said first party, in the construction or maintenance of said railroad under the express condition that said railroad shall be constructed and maintained at such crossings in a manner not to temporarily or permanently interfere with flumes pipes, or with their grade, use, elevation or operation in any manner whatsoever."

6. (c) All those certain rights and privileges as described in and reserved to the Ventura Water, Light and Power Company (party of the first part therein) in that certain deed to Ventura County (party of the second part therein) dated April 1, 1903, and recorded in the office of the County Recorder of Ventura County in Book 59 of Deeds, at page 385 et seq. and therein particularly described as follows:

"Reserving, however to said Ventura Water, Light and Power Company, its successors, assigns, the right to cross said strip of land at any point or points with ditches, flumes, pipes or other water conduits, without any extra or additional cost to it."

6. (d) All those certain rights, privileges and easements as described in and reserved to the Ventura Water, Light and Power Company (party of the first part therein) in that certain deed to W. H. Barnes (party of the second part therein), dated December 1, 1904, and recorded in the office of the County Recorder of Ventura County in Book 101 of Deeds, at page 331 et seq., and therein particularly described as follows:

"The party of the first part also reserves the right to maintain its receiving reservoirs for water, now upon that certain part of said tract of land lying East of the railroad right of way across the same, and West of a line commencing at station No. 6 above mentioned, and running thence South 0° 30' West 6.68 chains to station No. 12 as above mentioned, and also the right to construct and maintain another receiving reservoir, or other receiving reservoirs, upon said part of said tract of land, at any time, and of any capacity; and a right of way for a wagon road over, upon and along a strip of land fifteen feet wide, lying south of and adjacent to the line of fence on the southerly bank of the barranca, on the northerly side of the lands hereby conveyed, from the public road east of said lands, to, upon and over the part of said lands above mentioned, where said receiving reservoirs now are and may be hereafter constructed, said right of way being for the use of the said party of the first part, its assigns and successors in estate in passing from the public road, to, upon and over said land reserved for receiving reservoirs."

6. (e) All those certain rights, easements, privileges, franchises and authority described in and reserved to party of the first part therein in that certain deed to Ventura County (party of the second part therein), dated November 1, 1906, and recorded in the office of the County Recorder of Ventura County, in Book 106 of Deeds, at page 591 et seq., and therein particularly described as follows:

"Reserving a perpetual, unrestricted and unobstructed easement, right of entry and right of way, in or over and across the above described real property, for the purpose of constructing, operating and maintaining any kind, size or character of dam, conduits, flumes, ditches, canals or other structures or works for the collecting, reservoiring or impounding of the waters of the San Buenaventura River, and conducting, conveying and carrying said waters to such place or places of distribution and use as may be fit, proper, desirable or convenient, and it is mutually understood and agreed between the parties hereto, that the party of the second part hereto shall not nor will it permit others to dig or, excavate any part of the above described real property to such an extent as to interfere with, injure or damage the ditch now constructed over and across the above described real property, or to damage or injure any works or structures which the party of the first part, or

its successors or assigns, may hereafter erect or construct upon any part of said real property."

"The said party of the first part also reserves a right of entry and right of way for a wagon road over a strip or parcel of land 30 feet wide, lying adjoining and immediately west of the Southern Pacific Railroad right of way."

PARCEL 7. Those certain rights as reserved in favor of Ventura County Power Company in that certain deed to Wm. R. Livingston, dated October 17th, 1911, recorded in Book 131, page 368, of Deeds, in the office of the County Recorder of Ventura County, said reservation therein particularly described as follows:

"Reserving unto the said party of the first part herein a perpetual easement and right of way for a pipe line where the pipe line belonging to the said party of the first part now extends under, over and across said parcel of land."

PARCEL 8. Those certain property rights, rights of way and privileges as reserved in favor of the Ventura County Power Company in that certain deed to Laura de Nice, dated July 13th, 1912, recorded in the office of the County Recorder of Ventura County in Book 136, page 271, of Deeds, Records of said County, said reservation therein particularly described as follows:

"Reserving and excepting a perpetual, unobstructed and unrestricted easement, right of entry and of way for the purpose of constructing, renewing, repairing and maintaining pipe lines, submerged or impounding dams over and across any part of the above described real property, the party of the first part to be responsible for and shall pay to the parties entitled thereto any damages that may be caused or which may result from the laying and operating of said pipe lines or impounding dam or leakage therefrom, provided that the damage so estimated shall always be reasonable and just and commensurate to the injury and damage suffered."

PARCEL 9. All those certain rights, rights of way and privileges as conveyed by Romulo Moraga and Virginia Moraga Rodriguez to the Ventura County Power Company by deed dated July 8, 1909, and recorded in Book 119 of Deeds, page 180, Records of Ventura County, California, and particularly described as follows, to-wit:

"All that certain real property situate, lying and being in the County of Ventura, State of California, and bounded and particularly described as follows:

All of their right title and interest and all of the right title and interest of each of them, of, in and to all water ditches and other conduits, diverting dams and other works of every kind and description now or heretofore used, or which might be used, for supplying water to Moraga Tract, or any part thereof, said tract being the same lands as conveyed by Benjamin Moraga to Luisa Lorenzana de Moraga by deed of gift, bearing date of the 2nd day of November, 1885, and recorded in Book 15 of Deeds, at page 472, Records of said Ventura County, and all rights of way to, for, or used in connection with said ditches, conduits, dams or other works."

PARCEL 10. All the title, right or claim, demand or privilege that the Southern California Edison Company has or can or may have under any claim or right,

as the successor in interest of any appropriator, locator or user, to take, divert, appropriate, or in any way to use any of the waters of the San Buenaventura River, or its tributaries or confluents, and particularly described as follows:

10. (a) The right to divert the waters of the San Buenaventura River, or Arroyo Matallija, and of the Arroyo San Antonio, to the extent of two thousand inches, measured under a four inch pressure for the purpose of supplying water for irrigation, domestic, culinary, stock and manufacturing purposes, at various points along the line of the ditches and other works formerly belonging to the Santa Ana Water Company, and for supplying the town of San Buenaventura and its inhabitants, and the vicinity of said town, with fresh water, by diverting the said water from its natural channels acquired by the Santa Ana Water Company by notice of appropriation of water, dated January 10, 1870, followed by the construction of suitable dams, gates, ditches, flumes and other conduits, and the actual diversion, appropriation and use of said waters for the purposes above mentioned, and by the actual, continuous and uninterrupted use of said waters by said Santa Ana Water Co. and its successors in interest, from said 10th day of January, 1870, to the present time. The original point of diversion of said water was near the confluence of the San Buenaventura River and the Arroyo San Antonio, in the Rancho Santa Ana, but was afterwards changed to a point on the San Buenaventura River, on what is known as the "Jose Dolores Chapman Tract" in said Rancho Santa Ana and later to a point on said river near the crossing of the Casitas Pass Road; also

10. (b) The right to divert all the waters flowing in the San Buenaventura River, at the head of what was formerly known as the lower ditch of the Santa Ana Water Company, to the extent of five hundred inches, measured under a four inch pressure, for the purpose of irrigating land along the line of said ditch, and of supplying the Town of San Buenaventura, and for the purpose of manufacturing and water power acquired by the Santa Ana Water Co., by a notice of appropriation of water, dated November 25, 1873, and recorded on said day in the office of the County Recorder of Ventura County, State of California, and by immediately after the posting and recording of said notice, constructing suitable ditches, dams, canals, reservoirs, pipe lines and other conduits, for conducting and storing said waters, and by the diversion at the point above named, and the appropriation and use of said waters of the Santa Ana Water Company and its successors in interest, for the purposes above mentioned, continuously from the 25th day of November, 1873, to the present time, also

10. (c) The right to divert the waters of the San Buenaventura River to the extent of fifteen hundred inches measured under a four inch pressure, at or near the water ford used in crossing said San Buena Ventura River, west of and near the "Moraga house" in the Rancho Canada Larga y Verde, and conduct same to the corporate limits of the Town of San Buena Ventura, for milling, manufacturing, irrigation, and domestic purposes, acquired by L. D. Chillson and J. Willett by notice of appropriation of said waters dated November 2, 1874 and by notice of intention to extend ditches and flumes, dated January 29, 1875, followed by the construction of dams, gates, ditches and flumes and other conduits, and by the actual diversions, appropriation and use of said

waters, for the purposes above mentioned, continuously by the said L. D. Chillson and J. Willett, and their successors in interest, from said 29th day of January, 1875, to the present time. The point of diversion of said waters has been changed to a point on said river in the Rancho Canada Larga y Verde, near where the old flouring mill formerly stood, and where, what is known as the lower ditch of the Santa Ana Water Company, has heretofore diverted and now diverts waters from said river, also.

10. (d) The right to take, divert and use all of the waters of the San Buenaventura River and its tributaries, conveyed to the Santa Ana Water Company, by Thaddens Amat, Bishop of Monterey and Los Angeles (a corporation sole) as trustee of the property of the Roman Catholic Church in California by deed dated March 2, 1874, and recorded in the office of the County Recorder of said Ventura County in Book 1 of Deeds, at page 665 et seq., and being all of the right and title of the Old Mission Church and establishment in the Town of San Buenaventura in said County of Ventura, to take, divert, appropriate and use the waters of the said San Buenaventura River and its tributaries; also,
10. (e) All of the rights to take, divert, appropriate and use the waters of the San Buena Ventura River, acquired by the Santa Ana Water Company, the Ventura Land and Power Company, Ventura Water, Light and Power Company and Ventura County Power Company (predecessors in interest of the Southern California Edison Company) by purchase or otherwise from prior appropriators or users of the waters of the San Buenaventura River and all of the rights to take, divert and use the waters of the San Buenaventura River acquired by the Santa Ana Water Company and the Ventura Land and Power Company by purchase or otherwise from the owners of lands riparian to said San Buenaventura River and all the rights of the Southern California Edison Company, as successor in interest of the Ventura County Power Company and Ventura Water, Light and Power Company to take, divert, appropriate and use the waters of the San Buenaventura River belonging to it, as the owner of various tracts of land riparian to said river, and such rights riparian reserved to said Ventura Water, Light and Power Company in any and all deeds heretofore made by it, conveying portions of its lands, excepting however, any such rights appurtenant to lands along said river, the fee title to which is now in Southern California Edison Company and is not herein described as property to be transferred under this agreement.
10. (f) The right to take, divert, appropriate, use and the right to sell, dispose of and supply to others for use, all the waters flowing in the San Buenaventura River at its usual and normal flow at points of diversion, acquired by the Santa Ana Water Company and the Ventura Land and Power Company, and the Ventura Water, Light and Power Company, the Ventura County Power Company and the Southern California Edison Company, by the actual taking, diverting, appropriating and using and selling and supplying to others for beneficial purposes, all the waters flowing in the said San Buenaventura River at said points of diversion, for more than fifteen years last past; also,
10. (g) All and singular the right, title and interest, demand and privilege of the Ventura Water, Light and Power Company either in its own

right or in its right as the successor in interest of any appropriator, locator, claimant or user, or which said corporation has or can or may have under any claim or any title to take, divert, appropriate or in any way to use any of the waters of the San Buenaventura River, Arroyo San Antonio, or Arroyo Los Coyotes or their tributaries or confluents, together with any dam or dams canals, conduits or channels of said river or Arroyos that are owned or claimed by the Southern California Edison Company, or in which said corporation has any estate, right, title or interest, and heretofore, at any time or now, used to convey water from said river or arroyos or their tributaries or confluents, together with all riparian rights owned or claimed by said Southern California Edison Company by virtue of any occupancy, ownership, title, estate or interest in any land upon or bordering or that at any time has been in, upon or bordering or riparian to said San Buenaventura River, Arroyo San Antonio or Arroyo Los Coyotes, excepting however, any such rights appurtenant to lands along said river, the fee title to which is now in Southern California Edison Company and is not herein described as property to be transferred under this agreement, and also all rights that have been in any way acquired by said Southern California Edison Company as successor in interest to the Ventura Water Light and Power Company and the Ventura County Power Company) by appropriation, uses or enjoyment, to any and all of the water and water rights of the entire flow of water, surface, percolating, subterranean, springs or underflow, of the San Buenaventura River, Arroyo San Antonio or Arroyo Los Coyotes, their tributaries, confluents or channels and branches, including any and all easements, franchises, licenses, privileges, incident and appurtenant, of any kind and nature connected therewith, subject to the above exception.

PARCEL 11. All that certain water and all those certain water rights as conveyed to Ventura County Power Company by deed dated November 7th, 1908, by J. A. Driffill, et ux. appertaining to that certain lot, piece or parcel of land, situate, lying and being in the County of Ventura, State of California, and bounded and particularly described as follow, to-wit:

Situate within the limits of Rancho Canada Larga o' Verde, and being a portion of that certain tract of land conveyed by Thomas A. Scott to Jose Moraga by deed dated April 23, 1873, and recorded in the office of the County Recorder of Ventura County, California in Book 1, of Deeds at page 568, and more particularly described as follows:

Commencing at a rock set for the Northeast corner of Moraga Tract; thence,

1st- South 3° 7' East 4.32 chains, at 1.98 chains a 4" x 4" redwood post set for the Southeast corner of that certain tract of land which was conveyed by Romulo Moraga and others to Benjamin Moraga, by deed dated January 29th, 1895, and recorded in the office of the County Recorder of Ventura County, California, in Book 45 of Deeds at page 406; at 4.32 chains a rock 8" x 8" x 12" marked "X" set flush with the ground; thence,

2nd- West 17.057 chains to a point, from which a rock 5" x 5" x 12" marked "X" set flush with the ground, bears East 9.65 feet distant; thence,

3rd- North 8° 15' East 9.58 chains, at 2.36 chains a 4" x 4" redwood post set by Geo. C. Power for the Southwest corner of that tract of land which was conveyed to Benjamin Moraga as hereinbefore mentioned; at 9.38 chains the Northwest corner of the Moraga Tract; thence,

4th- North 89° East 5.62 chains; thence,

5th- South 19° 36' East 2.31 chains to a point; thence,

6th- South 72° 30' East 9.52 chains to the place of beginning;

Also all water ditches and other conduits, diverting dams or other water works and all rights of way for said water ditches and other conduits and all dams and water works, used for diverting the waters and in the exercise of the water rights above mentioned.

Being the perpetual and exclusive right to all water now being, flowing or standing or which shall hereafter be, flow or stand, in, upon, over, under or beneath said premises, and also all water rights, however acquired, belonging or appertaining to said premises and all water ditches or other conduits, diverting dams or other water works of any description, and all rights of way for said water ditches or other conduits and all dams and water works for diverting said waters, and in the exercise of said water rights. The water, water rights, water ditches, dams, water works, and rights of way hereby conveyed are all those reserved to the parties of the first part, their heirs, assigns, in that certain deed, of even date herewith, by which said parties of the first part conveyed to William M. Snuffin and Nettie H. Snuffin the premises above described.

PARCEL 12. Those certain rights as reserved in favor of Ventura County Power Company in that certain deed to Wm. R. Livingston, dated October 17, 1911, recorded in Book 131, page 368 of Deeds, in the office of the County Recorder of Ventura County, said reservation therein particularly described as follows:

Reserving unto the said party of the first part the water rights on said premises so far as said water rights are riparian to the San Buenaventura River, but reserving no further rights or privileges of any kind whatever.

PARCEL 13. Those certain property rights, rights of way and privileges as reserved in favor of the Ventura County Power Company in that certain deed to Laura De Nice, dated July 13, 1912, recorded in the office of the County Recorder of Ventura County in Book 136 of Deeds, page 271, Records of said County, said reservation therein particularly described as follows:

The party of the first part reserved all water which may be developed upon said real property, but hereby grants to the party of the second part the unrestricted and perpetual right to develop any and all water which may be required for domestic and stock purposes and for the purpose of irrigation of all or any part of said real property.

PARCEL 14. All those certain water rights, riparian or otherwise, reserved to the Ventura County Power Company in that certain deed dated June 10, 1911, recorded in Book 129, page 345 of Deeds, in the office of the County Recorder of Ventura County, wherein said Ventura County Power Company as party of the first part conveyed to Romulo Moraga that certain 700 acre tract described as follows:

All that part of Tract "B" of said Rancho Santa Ana lying East of San Buenaventura River, as said Tract "B" is designated and delineated upon that certain map entitled "Map of Rancho Santa Ana, as partitioned by order of the District Court", and filed in the office of the County Clerk of Ventura County in that certain action entitled "Ramon G. de la Rivas, Plaintiff, vs. B. Lalloffs et al., Defendants", the papers in said action having been transferred from the District Court of the First Judicial District of the State of California, in and for the County of Santa Barbara, to said County of Ventura; said action having been brought for the purpose of partitioning said Rancho Santa Ana; said real property particularly described as follows:

Beginning at Station No. 2 of the final survey of said Rancho Santa Ana, said point of beginning being at the "Rancheria de Matilija" and at the extreme northern corner of said Rancho Santa Ana; thence from said point of beginning.

1st- South 6° West 259.92 chains, along line No. 1 of the final survey of said Rancho Santa Ana, to a stake marked "A. V." set in the Northeast corner of Lot 39 of the "Robinson, Fawcett and Dean Subdivision" of Tract "A" of said Rancho Santa Ana, and at the Southeast corner of that certain parcel of land in said Tract "B" which was, by the final decree of partition of Rancho Santa Ana, allotted and set apart to Maria del Pilar Ruiz, and designated and delineated upon the above described map as "Maria P. de Ruiz"; thence;

2nd- South $84^{\circ} 45'$ West along the South line of said Tract "B" to a point in the main channel of San Buenaventura River; thence.

3rd- Northerly, up the main channel of the San Buenaventura River, following its meanders, to the point of intersection of said main channel of said river with line No. 2 of the final survey of said Rancho Santa Ana; thence along said line No. 2.

4th- North $55^{\circ} 26'$ East to the point of beginning, and containing 700.00 acres, more or less.

PARCEL 15. All right, title and interest to the waters of the San Buenaventura River as conveyed by Romulo Moraga and Virginia Moraga Rodriguez to the Ventura County Power Company by deed dated July 8, 1909, and recorded in Book 119, page 180, Deed Records of Ventura County, California, and particularly described therein as follows, to-wit:

Also all of their right, title and interest and all of the right, title and interest of each of them, of, in and to the waters of the San Buenaventura River, and all right which they have, or either of them have to divert water therefrom;

Also, all water and water rights, however acquired or owned which are appurtenant, or belong to, or which are owned with, all or any part of those certain lots, pieces or parcels of land, each situate within the limits of the Rancho Canada Larga o' Verde, and being a portion of said Moraga Tract, and particularly described as follows, to-wit:

Commencing at a rock set for the Northeast corner of said Moraga Tract, and running thence;

1st- South 3° 7' east 4.32 chains to a rock 6" x 8" x 12", marked "X" set flush with the ground, the point of commencement and northeast corner of the tract hereby conveyed, and running thence;

2nd- South 3° 7' east 2.31 chains to a redwood post set for the Southeast corner of that certain tract of land conveyed to Jesus Moraga, by deed, dated June 29th, 1895, and of record in Book 45 of Deeds, at page 381, in the County Recorder's office of the County of Ventura, thence

3rd- West 16.99 chains to a 4" x 4" redwood post, thence;

4th- North 6° 51' west 1.93 chains to a rock mound; thence,

5th- North 8½° east .38 chains to a point from which a rock 5" x 5" x 12" marked "X" set flush with the ground, bears east 9.65 feet distant; thence,

6th- East 17.057 chains to a rock 8" x 12" the place of beginning and containing 3.925 acres, and being the southerly half of that certain parcel of land conveyed by Romulo Moraga, et al., to Jesus Moraga by deed, dated June 29, 1895, and recorded in Book 45 of Deeds at Page 381, records of Ventura County.

Beginning at a point of the west boundary of the tract of land conveyed by Thomas A. Scott to Jose Moraga, part of the said Rancho Canada Larga o' Verde by deed recorded in Deed Book 1, at page 568 et. seq., Records of Ventura County, California, from which said point the southwest corner of the said tract bears south 6° 51' east 6.14 chains distant, and from which said southwest corner, that Station No. 4 of the final survey of said Rancho bears south 18½° west 6.53 chains distant; thence east 15.17 chains to a redwood post 4" x 4" at a point on the west side of the road leading to the Ojai; thence north 18½° east 5 chains to a redwood post 4" x 4" on west side of road to Ojai; thence west 16.49 chains to a point on the west boundary of said tract; thence south 6° 51' east, 4.95 chains to the place of beginning and containing 7.63 acres as surveyed by Geo. C. Power, December 1894.

Beginning at a rock mound in the old channel of the San Buenaventura River, from which Station No. 4 of the final survey of said Rancho bears south 18½° west 6.53 chains and running thence;

1st-East 13.54 chains to a rock 18 x 8 x 7 inches set in the ground at southeast corner of fenced field; thence,

2nd-North 8½° east 6.17 chains to redwood post 4 x 4 inches; thence,

3rd-West 15.17 chains; thence,

4th-South 6° 51' east 6.14 chains to the place of beginning and containing eight and 75/100 (8.75) acres, as surveyed by George C. Power, December, 1894.

MISCELLANEOUS RESERVATIONS.

PARCEL 16.

That portion of those certain rights, easements, privileges and property described in and reserved to the Ventura Water, Light and Power Company (party of the first part therein) in those certain deeds described as follows:

Deed to Andrew E. Rae, et. ux., dated November 9, 1904, and recorded in the office of the County Recorder of Ventura County in Book 101 of Deeds at page 301 et seq.

- Deed to W. E. Barnes, dated November 16, 1904, and recorded in the office of the County Recorder of Ventura County in Book 102 of Deeds, at page 119 et seq.;

Deed to W. E. Barnes, dated December 1, 1904, and recorded in the office of the County Recorder of Ventura County in Book 101 of Deeds, at page 331 et seq.;

said rights, easements and privileges reserved in said deeds, in favor of said Ventura Water, Light and Power Company particularly described as follows:

"Also excepting and reserving therefrom and thereout, unto the said party of the first part, its assigns and successors in estate, the perpetual and exclusive right to all water now being, flowing or standing, or which shall hereafter be, flow or stand in, upon, under or beneath said premises, and also all water rights, however acquired, belonging or appurtenant to said premises, and all dams, water ditches and conduits now upon, or which may hereafter be constructed upon said premises, with the right of entering in, into and upon, and of passing along and over said premises and every part and parcel thereof, for the purpose of taking and conducting the said water, and for the purpose of taking, sinking, drilling and boring for the same, and the right of holding, using and occupying exclusively all such portions of said premises, as it may require for pipes, pipe lines, ditches and other conduits, engines, derricks, rigs, machinery, apparatus, shafts, structures and wells required for properly and conveniently taking, developing and conducting said waters, and for laying, constructing, using, maintaining and repairing said pipes, pipe lines and other conduits; and the exclusive right of taking, pumping and taking away any and all of said waters upon, over, out of and from said real property and every portion thereof, provided however, that the parties of the second part shall have the right to water stock kept upon said premises at the San Buenaventura River, and to dip water from the water ditches of the party of the first part upon said premises, they using proper care not to pollute the water flowing in said ditches, for the purpose of watering said stock, or any thereof."

PARCEL 17. That portion of certain property rights, rights of way easements and privileges as reserved to the Ventura County Power Company in that certain deed of Ventura County Power Company (party of the first part) to Ventura County (party of the second part therein) dated February 20th, 1907, and recorded in Book 113, page 233 of Deeds, in the office of the County Recorder of Ventura County, said easements and reservations therein particularly described as follows:

"Also excepting from this conveyance and reserving unto the party of the first part, its assigns and successors in estate, all surface, subterranean and percolating water now in, upon or under, or which may hereafter be in, upon or under said land, and each and every parcel thereof, and all water rights of every nature and description, howsoever acquired, appertaining to, or used with said lands or any part thereof, and all dams, reservoirs, water ditches, water pipes, flumes and water conduits of any kind, size of character now upon, or which may hereafter be placed or constructed upon said lands, with

the perpetual, unrestricted and unobstructed easement, right of entry and right of way in, into, over, across and along said lands, and every part and parcel thereof, for the purpose of taking, diverting, developing, holding, impounding, conducting and distributing said water, and the right of holding, using and occupying exclusively and perpetually all such portions of said premises as may be desirable or convenient for dams, reservoirs, water ditches, pipes, pipe lines and other water conduits, engines, derricks, rigs, machinery, apparatus, structures and wells necessary or convenient for taking, diverting, developing, holding, impounding, conducting and distributing said waters, and for constructing, laying, using, maintaining and repairing said dams, reservoirs, water ditches, pipes, pipe lines, flumes and other water conduits, and the perpetual and exclusive right of taking, diverting, pumping, conducting and carrying away any and all of said water upon, across, over, out of and from said land and every portion thereof."

PARCEL 18.

All of the rights and privileges of the Southern California Edison Company pertaining to the Ventura Water System under that certain unrecorded agreement, dated May 14, 1920, between M. Willett and Edith Willett, his wife, (parties of the first part) and Southern California Edison Company (party of the second part) and wherein and whereby said Southern California Edison Company is permitted to construct and has actually constructed a pumping plant and pipe line on a part of Lot 1, as the same is designated and delineated upon that certain map entitled "Valley of San Buenaventura, the lands subdivided July 1862, prepared for F. Vassault, Esq. by W. H. Leighton, C. E. and Land Surveyor", and the further right to pass over lands of the parties of the first part adjacent to the pumping plant to reach the same, and to carry water from such pumping plant to the mains of the party of the second part, all as particularly described in said agreement; reserving, however, to the Southern California Edison Company, the right to erect and maintain a line to conduct electric energy to such pumping plant as provided in said agreement and as now located.

PARCEL 19.

All rights privileges and property (except equipment, materials, supplies and tools) now held and enjoyed by the Southern California Edison Company as a part of, or in conjunction with, the Ventura Water System (and excluding the Mound Water System) and not herein particularly described.

PARCEL 20.

WATER FRANCHISES. VENTURA COUNTY, ORDINANCE NO. 110.

That certain right, franchise, privilege, license and authority granted by the County of Ventura, State of California, to the Ventura Water, Light and Power Company, by ordinance and grant duly passed and adopted by the Board of Supervisors of said Ventura County, July 22, 1901, and recorded in the office of the County Clerk of the County of Ventura, in Volume 1 of Ordinance Book at page 252 et seq. and therein designated and described as Ordinance No. 110, wherein the County of Ventura, State of California did grant to the Ventura Water, Light and Power Company, and to its successors and assigns for and during a period of fifty (50) years commencing July 3, 1901, and ending on the 3rd day of July 1951, the authority to construct, lay, maintain, repair, operate and use pipes and covered flumes for carrying and conducting water for domestic and irrigation purposes upon, along and across certain public highways in said County of Ventura, State of California, and particularly defined and described in said "Ordinance No. 110", to which ordinance and the record thereof reference is hereby made and by reference it is made a part hereof for the purpose of

fully and definitely describing and defining the public highways of said Ventura County over which said franchise is granted, and also for the purpose of describing and defining all the reservations, restrictions and conditions upon which said franchise, right, privilege, license and authority were granted to said Ventura Water Light and Power Company, and by it assigned and transferred to the Ventura County Power Company, reserving to grantor right to lay & maintain under said franchise that portion of Mound Water System and extensions thereof upon Thompson Blvd. & Old Conejo Rd.

VENTURA COUNTY ORDINANCE NO. 162.

PARCEL 21. That certain right, franchise, privilege, license and authority granted by the County of Ventura, State of California, to the Ventura County Power Company by ordinance and grant duly passed and adopted by the Board of Supervisors of said Ventura County, August 11th, 1910, and recorded in the office of the County Clerk of Ventura County in Book 1 of Ordinances, at page 424 et seq., and therein designated and described as ordinance No. 162, wherein the County of Ventura, State of California, did grant to said Ventura County Power Company, and to its successors and assigns, for and during a period of fifty (50) years, commencing August 4, 1910, and ending on the 4th day of August, 1960, the authority to lay, construct, maintain, repair, replace and operate a 36-inch internal diameter reinforced concrete pipe line for conveying and conducting water in, upon, across and along a part of that certain public road or highway within the limits of Tract "C" in the Rancho Canada Larga o' Verde, in the County of Ventura, State of California, known as and called the "Road from the City of San Buenaventura to the Town of Nordhoff", and particularly defined and described in said Ordinance No. 162, to which ordinance and the record thereof reference is hereby made and by reference it is made a part hereof for the purpose of fully and definitely describing and defining the public highways of said Ventura County over which said franchise is granted and also for the purpose of describing and defining all the reservations, restrictions and conditions upon which said franchise, right, privilege, license and authority were granted to said Ventura County Power Company.

VENTURA COUNTY. ORDINANCE NO. 164

PARCEL 22. That certain right, franchise, privilege, license and authority granted by the County of Ventura, State of California, to the Ventura County Power Company by ordinance and grant duly passed and adopted by the Board of Supervisors of said Ventura County, December 9, 1910, and recorded in the office of the County Clerk of Ventura County in Book 1 of Ordinances, at page 429 et seq., and therein designated and described as "Ordinance No. 164" wherein the County of Ventura, State of California, did grant to said Ventura County Power Company, and to its successors and assigns, for and during a period of fifty (50) years, commencing on the 14th day of November, 1910, and ending on the 14th day of November, 1960, the authority to lay, construct, maintain, use repair, replace and operate a 36-inch internal diameter reinforced concrete pipe line for conveying and conducting water in, upon, under, across and along a part of that certain public road or highway, in the County of Ventura, State of California, known as and called the "Road from the City of San Buenaventura to the Town of Nordhoff", and particularly defined and described in said Ordinance No. 164, to which Ordinance, and the record thereof, reference is hereby made and by reference it is made a part hereof, for the purpose of fully and definitely describing and defining the public highways of said Ventura County over which said franchise is granted, and also for the purpose of describing and defining all reservations, restrictions and conditions

upon which said franchise, right, privilege and authority were granted to said Ventura County Power Company.

VENTURA CITY FRANCHISE

PARCEL 23. Any franchise, right or grant or privilege possessed, used or enjoyed by the Southern California Edison Company or its predecessors in interest in the City of San Buenaventura, in connection with the supplying of water to said City or to its inhabitants (other than any such connected with the Mound Water System herein expressly excepted), acquired either by direct grant from the said City, by deed, or assignment, or by reason of the exercise by it or by its predecessors in interest, of any privileges granted by the constitution or laws of the State of California.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or not otherwise appertaining and the reversion and reversions, remainder and remainders, rents, issued and profits thereof, subject, however, to taxes for the fiscal year 1923-4, and to the easements, conditions, restrictions and reservations of record.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto said party of the second part and its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by its officers thereunto duly authorized on the day and year first above written.

SOUTHERN CALIFORNIA EDISON COMPANY

(Corporate Seal)

By G. C. Ward
Its Vice President

ATTEST: Clifton Peters
Its Secretary

Approved as to form: Roy V. Reppy, General Counsel,

By E. W. Cunningham Attorney.

April 28, 1923.

Approved as to description R. E. Cates

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

On this 28th day of April, in the year nineteen hundred and 23, A. D., before me, H. S. Ross, a Notary Public in and for the said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared G. C. WARD, known to me to be the Vice President, and CLIFTON PETERS, known to me to be the Secretary of SOUTHERN CALIFORNIA EDISON CO. the Corporation which executed the within and annexed instrument, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said county the day and year in this certificate first above written.

H. S. Ross,

(Notarial Seal)

Notary Public in and for Los Angeles County,
State of California.

Recorded at Request of Ventura Abstract Co. May 5-1923 at 40 min. past 9 A.M.

R. W. Haydon Recorder

No. 2408

By Marjorie Cagnacci Deputy

-----000-----