

Taylor, Sharon@Wildlife

From: George Colvin <gcolvin@vtnwest.com>
Sent: Wednesday, November 20, 2019 1:49 PM
To: Walsh, John@Wildlife
Cc: Taylor, Sharon@Wildlife
Subject: RE: Corrective Deed

Hi John -

We agree with item 1 but believe item 2 & 3 are correct.
When do you have time to discuss?

George

11/20 John Walsh, WCB came over & we did conf. call to Hearthstone engineer George Colvin & another person. They emailed orig. transfer deed from Sespe H2O to Beserra. Colvin plotted courses while on ph to verify 3869.7 is correct & parcel 2 is ok.

From: Walsh, John@Wildlife <John.Walsh@wildlife.ca.gov>
Sent: Wednesday, November 20, 2019 1:25 PM
To: George Colvin <gcolvin@vtnwest.com>
Cc: Taylor, Sharon@Wildlife <Sharon.Taylor@wildlife.ca.gov>
Subject: RE: Corrective Deed

Hi George,

It looks like we have three things to address:

- 12/5/19 John Walsh msg to Sharon:*
1) (10) should be (100) → *OEC said not a problem as is correct in orig. Beserra deed discript*
2) 3869.70 should be 3969.70 → *3869.7 correct per engineer*
3) Parcel 2 in two spots should be Parcel 1 — *ok per engineer*

George — you mentioned below that you have a different interpretation. Thoughts?

Thank you,

John Walsh
Supervising Land Agent
PO Box 944209
Sacramento, CA 94244-2090
Wildlife Conservation Board
(916) 322-9461

From: George Colvin <gcolvin@vtnwest.com>
Sent: Tuesday, November 19, 2019 9:18 AM
To: Dennis Bush <dbush@hearthstone.com>
Cc: Walsh, John@Wildlife <John.Walsh@wildlife.ca.gov>
Subject: Re: Corrective Deed

John -

We have some differences in our interpretation of the deed. Should we talk with you or someone else in your organization?

Thanks,

George

Sent from my iPhone

On Nov 19, 2019, at 8:08 AM, Dennis Bush <dbush@hearthstone.com> wrote:

John,

Yes – Our civil engineer, George Colvin, is working on this. I've asked him to provide an update for you.

Thanks,
Dennis

From: Walsh, John@Wildlife [<mailto:John.Walsh@wildlife.ca.gov>]

Sent: Monday, November 18, 2019 1:18 PM

To: Dennis Bush <dbush@hearthstone.com>

Subject: Corrective Deed

Hi Dennis,

I was wondering if you had an update on the correction to the deed.

Thank you,

John Walsh
Supervising Land Agent
PO Box 944209
Sacramento, CA 94244-2090
Wildlife Conservation Board
(916) 322-9461

This message is from an EXTERNAL address.

ea easement from
Parcel 4 of Beserra

deed 10/19/17

Exhibit A

Legal Description

error in legal from CDFW
to Heathstone quitclaim
10/11/19

A non-exclusive easement for road purposes over a strip of land forty (40) feet wide in the Tract of land marked "Cienega" on the map of the Fillmore Subdivision of the 'Sespe Rancho', in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

Beginning at a 1-1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land one-hundred (10) feet wide, as described in Parcel 2 in the Deed to the State of California recorded June 5, 1937 in Book 507, page 473 of Official Records, and the Southwesterly line of the right of way, one-hundred (100) feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

- 1st: - South $43^{\circ} 37' 10''$ East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,
- 2nd: - Southeasterly along said curve through an angle of $0^{\circ} 09'$ an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence
- 3rd: - Southeasterly along said compound curve through an angle of $0^{\circ} 18'$ an arc distance of 30.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3869.70 feet; thence,
- 4th: - Southeasterly along said compound curve through an angle of $0^{\circ} 27'$ an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,
- 5th: - Southeasterly along said compound curve through an angle of $31^{\circ} 50'$ an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3869.70 feet; thence,
3869.70 O.K.
3869.70
- 6th: - Easterly along said compound curve through an angle of $0^{\circ} 27'$ an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,
Parcel 2 O.K.
- 7th: - Easterly along said compound curve through an angle of $0^{\circ} 11' 38''$ an arc distance of 19.56 feet to a Northwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 1 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records, the Southwesterly line of said forty foot wide strip to be prolonged to terminate in said Southerly line of the one-hundred foot wide strip of land of the State of California, and the Westerly line of said Parcel 2 as shown on the map recorded in Book 14, page 49 of Parcel Maps.
O.K.

11/20/19

George Colvin
From engineer at Heathstone staty 3869.7 is
correct, not 3969.7. George plotted while on ph to verify

RECORDING REQUESTED BY

LAWYERS TITLE INSURANCE CORPORATION

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Mr. Alfred C. Beserra
STREET ADDRESS 3027 Maxson Road
El Monte, California 91732
CITY, STATE, ZIP _____

Title Order No. 8716 Escrow No. 8716

89315

BOOK 4206 PAGE 737

RECORDED AT REQUEST OF
LAWYERS TITLE INS. CORP.-74
AT 4:55 MIN. PAST 8:4 M.
OFFICIAL RECORDS VENTURA COUNTY

DEC 31 1973

Robert L. Hansen RECORDER

FEE
\$6
4

TRANSFER
TAX PAID
CODE # 0

This space for Recorder's use

**CORPORATION
GRANT DEED**

GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX \$133.65
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SESPE LAND and WATER COMPANY, a corporation and SESPE LAND and WATER COMPANY, a corporation successor to MCNAB ESTATE COMPANY, a corporation organized under the laws of the state of California hereby GRANTS ~

ALFRED C. BESERRA and TERESA P. BESERRA, husband and wife as joint tenants, as to an undivided one-half interest and RAMON M. BECERRA and TRINIDAD C. BECERRA, husband and wife as joint tenants, as to an undivided one-half interest

the following described real property in the unincorporated area of the County of Ventura, State of California:

AS PER ATTACHED LEGAL DESCRIPTION

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

STATE OF CALIFORNIA

COUNTY OF Ventura

SS.

Dated: December 5, 1973

On December 5th, 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Katherine Wright

known to me to be the President, and Edwin Nutt

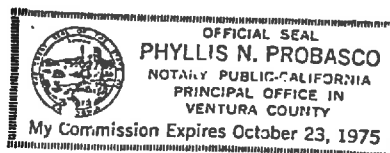
known to me to be the Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Phyllis N. Probasco

SESPE LAND and WATER COMPANY

By Mary Katherine Wright President
By Edwin Nutt Secretary



(This area for official notarial seal)

AP#s 41-290-145 & 41-260-185

EXHIBIT "A"

PARCEL 1:

That portion of that certain tract of land marked "Cienega" on the map of the Fillmore Subdivision of Sespe Rancho, in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, and the Southeast one-quarter of the Northwest one-quarter, Lot 3, Lot 4 and a portion of Lot 2 of Section 32, Township 4 North, Range 19 West, San Bernardino Meridian, according to the official plat of said land on file in the Bureau of Land Management, described as a whole as follows:

Beginning at Corner No. 554 of Tract No. 2 of said Sespe Ranch; thence along the Westerly line of the land described in the Deed to William Shiells Company recorded as Document No. 40970 on August 8, 1968 in Book 3348, page 359 of Official Records,

1st: - North 3° 23' 40" East 394.89 feet to a 2 inch iron pipe which bears South 3° 23' 40" West 736.69 feet from the point of intersection of said Westerly line with the Southerly line of the right of way, one-hundred feet wide, of the Southern Pacific Railroad Company; thence to and along the Southerly line of the land described in the Deed to Alfred C. Beserra, et al., recorded as Document No. 64440 on December 28, 1970 in Book 3768, page 154 of Official Records,

2nd: - West 4121.60 feet, at 1530.75 feet the Southeasterly corner of said land of Beserra, at 4121.60 feet the Southwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 2 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records; thence along the Westerly line of said Parcel 2,

3rd: - North 14° 41' 16" East 112.68 feet; thence,

4th: - West to a point on the Westerly line of said Lot 2 of Section 32; thence,

5th: - Southerly along said last-mentioned Westerly line to and along the Westerly line of said Southeast one-quarter of the Northwest one-quarter of Section 32 to a point which bears North 150.00 feet from the Southwest corner of said Southeast one-quarter of the Northwest one-quarter of Section 32; thence,

6th: - East 150.00 feet; thence,

7th: - South 150.00 feet to a point on the Southerly line of said Southeast one-quarter of the Northwest one-quarter of Section 32; thence along said Southerly line,

8th: - East to and along the Southerly line of said Lots 3 and 4 of Section 32 to the Southeast corner of said Lot 4; thence,

9th: - North along the Easterly line of said Lot 4 of Section 32 to a point on Line No. 52 of said Tract No. 2, Sespe Rancho; thence along the Southerly boundary of said Tract No. 2 by the following two courses,

10th: - South 78° 30' East to Corner No. 553; thence,

continued

11th: - North 62° 15' East 1188 feet to said Corner No. 354 at the point of beginning.

EXCEPTING from that portion of said land lying within the said land marked "Cienega" the following,

- a. An undivided 20% interest in all oil, gas and other mineral rights (excluding gravel) in said land, as granted to John E. Phodas, et al., in Deed recorded April 7, 1964, as Document No. 22674 in Book 2516, page 116 of Official Records.
- b. An undivided 40% interest in and to all oil, gas, hydrocarbon and minerals of every kind lying more than 500 feet below the surface of said land, without, right of surface entry as granted to Patricia W. Heath, et al., in Deed recorded November 22, 1967 as Document No. 53138 in Book 3226, page 579, Official Records.

ALSO EXCEPTING from that portion of said land lying within said Lots 2, 3 and 4, all oil, gas and other hydrocarbon substances and all other minerals in, under or that may be taken from said land, together with the sole and exclusive perpetual right to explore for, produce, extract, take and remove said substances (and water for such operations on said land), from and to store the same upon the said land, together with the right to construct, erect, maintain, operate, use, repair, and replace thereon, and remove therefrom all derricks, tanks, machinery, buildings and equipment and structures which may be reasonable, necessary or convenient for such purposes, together with the rights of way for passage over, upon and across and ingress and egress to and from said land, and for pipe lines, telephone and power lines in connection with said operations on said land or elsewhere, as reserved by The Texas Company, a Corporation, in Deed recorded December 3, 1948 as Document No. 19940 in Book 849, page 225 of Official Records.

PARCEL 2:

A non-exclusive easement for road purposes over a strip of land forty (40) feet wide in the Tract of land marked "Cienega" on the map of the Fillmore Subdivision of the Sespe Rancho, in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

Beginning at a 1-1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land one-hundred (100) feet wide, as described in Parcel 2 in the Deed to the State of California recorded June 5, 1937 in Book 507, page 473 of Official Records, and the Southwesterly line of the right of way, one-hundred (100) feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

- 1st: - South 43° 37' 10" East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,
- 2nd: - Southeasterly along said curve through an angle of 0° 00' an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence,
- 3rd: - Southeasterly along said compound curve through an angle of 0° 18' an arc distance of 30.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3369.70 feet; thence,

continued

DESCRIPTION CONTINUED . . .

- 4th: - Southeasterly along said compound curve through an angle of $0^{\circ} 27'$ an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,
- 5th: - Southeasterly along said compound curve through an angle of $31^{\circ} 50'$ an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3869.70 feet; thence,
- 6th: - Easterly along said compound curve through an angle of $0^{\circ} 27'$ an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,
- 7th: - Easterly along said compound curve through an angle of $0^{\circ} 11' 38''$ an arc distance of 19.56 feet to the Northwestern corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 1 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records, the Southwesterly line of said forty foot wide strip to be prolonged to terminate in said Southerly line of the one-hundred foot wide strip of land of the State of California, and the Westerly line of said Parcel 2 as shown on the map recorded in Book 14, page 49 of Parcel Maps.

* * *

Taylor, Sharon@Wildlife

From: Walsh, John@Wildlife
Sent: Friday, October 25, 2019 3:53 PM
To: Taylor, Sharon@Wildlife
Subject: RE: Cienega Springs easement quitclaim error legal description

Thanks Sharon. I just emailed Hearthstone and suggested they provide a corrective deed.

John

From: Taylor, Sharon@Wildlife <Sharon.Taylor@wildlife.ca.gov>
Sent: Friday, October 25, 2019 3:29 PM
To: Walsh, John@Wildlife <John.Walsh@wildlife.ca.gov>
Subject: Cienega Springs easement quitclaim error legal description

Hi John,

I was reviewing the road easement quitclaim from CDFW to Hearthstone at Cienega Springs (project 2019118) & there are a couple legal description errors. I compared the quitclaim with Parcel 4 of the Beserra deed of 10/19/17 & circled the differences on the quitclaim for 5th & 7th courses. Also a typo in the 2nd paragraph.

There's a 100' radius error in 5th course & has wrong parcel 2 instead of parcel 1 in 7th course.

Would this be re-recorded?

Thanks,
Sharon
Wildlife Branch
916-323-7194

*easement from
Parcel 4 of Beserra*

deed 10/19/17

Exhibit A

Legal Description

/error in legal from CDFW

~~Stan~~ Heathstone quitclaim

10/11/19

Project 2019118

A non-exclusive easement for road purposes over a strip of land forty (40) feet wide in the Tract of land marked "Cienega" on the map of the Fillmore Subdivision of the 'Sespe Rancho', in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

(100) Beginning at a 1-1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land one-hundred (10) feet wide, as described in Parcel 2 in the Deed to the State of California recorded June 5, 1937 in Book 507, page 473 of Official Records, and the Southwesterly line of the right of way, one-hundred (100) feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

- 1st: - South 43° 37' 10" East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,
- 2nd: - Southeasterly along said curve through an angle of 0° 09' an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence
- 3rd: - Southeasterly along said compound curve through an angel of 0° 18' an arc distance of 30.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3869.70 feet; thence,
- 4th: - Southeasterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,
- 5th: - Southeasterly along said compound curve through an angle of 31° 50' an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3869.70 feet; thence,
- 6th: - Easterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,
- 7th: - Easterly along said compound curve through an angle of 0° 11' 38" an arc distance of 19.56 feet to a Northwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 1 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records, the Southwesterly line of said forty foot wide strip to be prolonged to terminate in said Southerly line of the one-hundred foot wide strip of land of the State of California, and the Westerly line of said Parcel 2 as shown on the map recorded in Book 14, page 49 of Parcel Maps.

*3969.70
in deed*

Parcel 1

1

Parcel 4
Reserva Deed description

EXHIBIT "A"
Legal Description

granted to John E. Rhodes, et al., in deed recorded April 7, 1964, in Book 2516, Page 116 of Official Records.

(b) An undivided 40% interest in and to all oil, gas, hydrocarbon and minerals of every kind lying more than 500 feet below the surface of said land, without right of surface entry, as granted to Patricia W. Heath, et al., in deed recorded November 22, 1967, in Book 3226, Page 579 of Official Records.

ALSO EXCEPT from that portion of said land lying within said Lots 2, 3 and 4, all oil, gas and other hydrocarbon substances and all other minerals in, under or that may be taken from said land, together with the sole and exclusive perpetual right to explore for, produce, extract, take and remove said substances (and water for such operations on said land), from and to store the same upon the said land, together with the right to construct, erect, maintain, operate, use, repair and replace thereon, and remove therefrom all derricks, tanks, machinery, buildings and equipment and structures which may be reasonable, necessary or convenient for such purposes, together with the rights of way for passage over, upon and across and ingress and egress to and from said land and for pipelines, telephone and power lines in connection with such operations on said land or elsewhere, as reserved by the Texas Company, a corporation, in deed recorded December 3, 1948, in Book 849, Page 225 of Official Records.

Parcel 4:

A non-exclusive easement for road purposes over a strip of land 40 feet wide in the tract of land marked "Cienega" on the map of the Fillmore Subdivision of the Sespe Rancho, in the County of Ventura, State of California, recorded in Book 3, Page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

Beginning at a 1 1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land 100 feet wide, as described in Parcel 2 in the deed to the State of California, recorded June 5, 1937 in Book 507, Page 473 of Official Records, and the Southwesterly line of the right of way, 100 feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

1st: South 43° 37' 10" East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,

2nd: Southeasterly along said curve through an angle of 0° 09' an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence,

3rd: Southeasterly along said compound curve through an angle of 0° 18' an arc distance of 30.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3869.70 feet; thence,

4th: Southeasterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,

5th: Southeasterly along said compound curve through an angle of 31° 50' an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3969.70 feet; thence,

Parcel 4

Beserra deed description
10/19/17 Project 2006061

EXHIBIT "A"
Legal Description

6th: Easterly along said compound curve through an angle of $0^{\circ} 27'$ an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,

7th: Easterly along said compound curve through an angle of $0^{\circ} 11' 38''$ an arc distance of 19.56 feet to the Northwestern corner of Parcel 1 as shown on that certain map recorded in Book 14, Page 49 of Parcel Maps and of Parcel 1 in the deed to Alfred C. Beserra et al., recorded July 3, 1973, in Book 4135, Page 534 of Official Records, the Southwesterly line of said 40 foot wide strip to be prolonged to terminate in said Southerly line of the 100 foot wide strip of land of the State of California, and the Westerly line of said Parcel 1 as shown on the map recorded in Book 14, Page 49 of Parcel Maps.

EXCEPT any portion described herein as Parcel 11.

Parcel 5: Assessor's Parcel No. 041-0-260-355; 041-0-290-505

That portion of that certain tract of land marked "Cienega" on the map of the Fillmore Subdivision of Sespe Rancho, in the County of Ventura, State of California, as per Map recorded in Book 3, Page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, together with a portion of Lot 2 of Section 32, Township 4 North, Range 19 West, San Bernardino Meridian, described as follows:

Beginning at a point in the North line of lands described in the deed to Alfred C. Beserra, et al., recorded on December 31, 1973, in Book 4206, Page 737 of Official Records, at the Southwest corner of Parcel "A" as shown on the map of said land recorded in Book 16, Page 3 of Parcel Map; thence from said point of beginning along said North line of lands of Beserra,

1st: West 1,000.00 feet; thence at right angles,

2nd: North 250.00 feet; thence,

3rd: South $87^{\circ} 05' 28''$ East 1032.03 feet to a point on the West line of said Parcel "A"; thence along said West line,

4th: South $8^{\circ} 49' 50''$ West 200.00 feet to said point of beginning.

EXCEPT an undivided 20% interest in and to all oil, gas, and other mineral rights (excluding gravel), as granted to John E. Rhodes and G. Bernice Rhodes, in deed recorded April 7, 1964, in Book 2516 Page 116 of Official Records.

ALSO EXCEPT an undivided 40% interest in and to all oil, gas, hydrocarbons and mineral of every kind lying more than 500 feet below the surface of said land, without right of surface entry, as granted to Patricia W. Heath, et al., in deed recorded November 22, 1967, in Book 3226 Page 579 of Official Records.

ALSO EXCEPT from that portion of said land lying within said Lot 2, all oil, gas and other hydrocarbon substances and all other minerals in, under or that may be taken from said land, together with the sole and exclusive perpetual right to explore for, produce, extract, take and remove said substances (and water for such operations on said land), from and to store the same upon the said land, together with the right to