

Robert L. Hummer RECORDER **FREE-5**

RECORDED AT REQUEST OF
State Civil Dist. Justice
AT 10 MIN. PAST 11:10 A.M.
OFFICIAL RECORDS VENTURA COUNTY
JUL 25 1972

Robert L. Hummer RECORDER

FREE-2

COMPARED

NOV 2 1972

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

STATE OF CALIFORNIA, by and through
its controller, HOUSTON I. FLOURNOY,

Plaintiffs,

NO. 944967

v.

LIS PENDENS

SESPE LAND AND WATER COMPANY, a
California corporation; McNAB
ESTATE COMPANY, a California
corporation; DOES I through L,
inclusive,

Defendants.

NOTICE OF PENDENCY OF ACTION

NOTICE IS HEREBY GIVEN that the above entitled action concerning and affecting real property was commenced on September 30, 1968 in the Superior Court of the State of California for the County of Sacramento. Said case was subsequently transferred from the Superior Court of the State of California for the County of Sacramento to the Superior Court for the County of Los Angeles. Said action was brought by the above-named plaintiffs against the above named-defendants, and said action is now pending in the Superior Court for the County of Los Angeles. Said action concerns real property and affects the title and right of possession of real property.

1 The object of said action is to reform a deed, pursuant
2 to Civil Code § 3399, granted by Sespe Land and Water Company on
3 May 16, 1966 to the State of California, to properly reflect the
4 prior agreement of the grantor and grantee, that the State of
5 California was to receive, among other things, an easement to
6 transport water through an existing drainage ditch to the bed of
7 the Santa Clara River.

8 The real property affected is situated in Ventura
9 County, California and is described in Exhibit A, attached hereto.

10 For further particulars, reference is hereby made to
11 the complaint for reformation of deed and to quiet title,
12 Number 944,967 on file in said proceeding in the Office of the
13 County Clerk of Los Angeles County, State of California.

14 DATED:

15
16 EVELLE J. YOUNGER, Attorney General
17 CARL BORONKAY,
18 Deputy Attorney General
19 JANE C. GOICHMAN,
20 Deputy Attorney General

21 By Jane C. Goichman
22 JANE C. GOICHMAN
23 Deputy Attorney General

24 Attorneys for Plaintiffs
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PARCEL I:

That portion of that certain parcel marked "Cienega" on the map of Fillmore Subdivision of Sespe Rancho, in the county of Ventura, state of California, according to the map recorded in book 3 page 5 of Maps, in the office of the county recorder of said county, described as follows:

Commencing at a point on the northerly line of said "Cienega", distant along said northerly line North 89° 45' West 4309 feet from the northeasterly corner of said "Cienega", thence South 8° 43' West 369.35 feet to a point on the southerly line of the Southern Pacific Railroad Company (Saugus Branch) right of way, 100 feet wide and being the true point of beginning; thence along said southerly line,
 1st: - North 77° 26' West 180.36 feet; thence,
 2nd: - South 15° 58' West 400.00 feet; thence,
 3rd: - North 77° 26' West 29.73 feet; thence,
 4th: - South 15° 58' West 348.25 feet; thence,
 5th: - South 70° 33' 08" East 1385.12 feet; thence,
 6th: - North 4° 02' East 923.14 feet to the southerly line of said Southern Pacific Railroad Company right of way; thence along said southerly line,
 7th: - North 77° 26' West 983.84 feet to the true point of beginning.

EXCEPT all public roads lying within the boundaries of said land.
 ALSO EXCEPT all minerals, oil, gas and other hydrocarbon substances but not including gravel and rock lying in and under said land, but without the right of entry upon the surface and that portion of the subsurface of said land lying above a plane parallel with and 500 feet below the present surface of said land.

PARCEL 2:

A nonexclusive easement, for road purposes, over that portion of

1 that certain parcel marked "Cienega" on map of Fillmore Subdivision
 2 of Sespe Rancho, in the county of Ventura, state of California,
 3 according to the map recorded in book 3 page 5 of Maps, in the
 4 office of the county recorder of said county, described as
 5 follows:

6 A strip of land 40 feet in width lying westerly of and adjoining
 7 the following described line:

8 Beginning at a point on the northerly line of said "Cienega",
 9 distant along said northerly line North 89° 45' West 4309 feet
 10 from the northeasterly corner of said "Cienega"; thence,
 11 1st: - South 8° 43' West 269.13 feet to the northerly line of the
 12 Southern Pacific Railroad Company (Saugus Branch) right of way, 100
 13 feet wide.

14 The westerly line of said 40 foot strip to be prolonged or shortened
 15 to begin in said first mentioned northerly line and terminate in
 16 said last mentioned northerly line.

17 PARCEL 3:

18 A non exclusive easement, for transporting, moving or flowing water,
 19 together with the right of constructing and maintaining a channel
 20 for such purposes, over that portion of that certain parcel marked
 21 "Cienega" on the map of Fillmore Subdivision of Sespe Rancho, in
 22 the county of Ventura, state of California, according to the map
 23 recorded in book 3 page 5 of maps, in the office of the county
 24 recorder of said county, described as follows:

25 Commencing at a point on the northerly line of "Cienega", distant
 26 along said northerly line 89° 45' West 4309 feet from the
 27 northeasterly corner of said "Cienega"; thence South 8° 43' West
 28 269.35 feet to a point on the southerly line of the Southern
 29 Pacific Railroad Company (Saugus Branch) right of way, 100 feet
 30 wide; thence along said southerly line North 77° 26' West 180.36
 31 feet; thence South 15° 58' West 4 feet; thence, North 77° 26'

West 29.73 feet to the true point of beginning; thence,
 1st: - South 59° 03' West 260.44 feet; thence,
 2nd: - South 40° 12' 30" West 380 feet; thence,
 3rd: - South 48° 58' 30" West 895 feet; thence at right angles,
 4th: - South 41° 06' 30" East 100 feet; thence at right angles,
 5th: - North 48° 53' 30" East 1354.95 feet to a line that bears
 South 15° 58' West from the true point of beginning; thence
 along said line,
 6th: - North 15° 58' East 205 feet to the true point of beginning.

Also including an existing ditch and access way on both
 sides thereof, being a total of 100 feet in width extending in a
 generally southerly and westerly direction from the southerly end
 of the easement, described hereinabove as parcel 3, to the bed of
 the Santa Clara River.

And as to all of the above described real property, SUBJECT TO
 1956-66 taxes, reservations, restrictions, conditions, rights-of-
 way and easements of record.