



# Title Insurance and Trust Company

VENTURA COUNTY OFFICE  
101 S. CHESTNUT STREET VENTURA  
TELEPHONE 648-2275

APRIL 27, 1966

**IMPORTANT**  
When replying refer to  
Our No. 225517-DR

DEPARTMENT OF FISH AND GAME  
1416 NINTH STREET  
SACRAMENTO, CALIFORNIA, 95814

ATTENTION: MR. JAMES S. LEIBY,  
ADMINISTRATIVE OFFICER

Your No.  
FILLMORE FISH HATCHERY

PLEASE AMEND PARCEL 3 OF THE ABOVE NUMBERED REPORT DATED MARCH 23, 1966, TO READ AS FOLLOWS:

PARCEL 3:

A NONEXCLUSIVE EASEMENT, FOR TRANSPORTING, MOVING OR FLOWING WATER, TOGETHER WITH THE RIGHT OF CONSTRUCTING AND MAINTAINING A CHANNEL FOR SUCH PURPOSES, OVER 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 "CIENEGA", DISTANT ALONG SAID NORTHERLY LINE 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; THENCE ALONG SAID SOUTHERLY LINE NORTH 77° 26' WEST 180.36 FEET; THENCE SOUTH 15° 58' WEST 400 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° 53' 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.

DR:JF

*Don Rainey*  
DON RAINEY  
TITLE OFFICER



# Title Insurance and Trust Company

VENTURA COUNTY OFFICE

☒ 101 SO. CHESTNUT ST., VENTURA  
TELEPHONE 648-5151

April 5, 1966

☐ 542 SO. "A" ST., OXNARD  
TELEPHONE 487-3883

## IMPORTANT

When replying refer to  
Our No. 225517-DR

- Department of Fish and Game
- 1416 Ninth Street
- Sacramento, California 95814

Attention: James S. Leiby  
Administrative Officer

Your No.  
Fillmore Fish Hatchery

The following is a report of the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy. In addition to any exceptions shown herein, and not cleared, the policy, if issued, will contain conditions and stipulations and also exceptions from its coverage as may be required by the particular form of policy issued.

Dated as of March 23, 1966 at 7:30 a.m.

Don Rainey Title Officer

Vestee:

JOHN E. RHODES, an undivided 55.4% interest, and THE HEIRS OR DEVISEES OF G. BERNICE RHODES, deceased, subject to the administration of the estate of said decedent, John E. Rhodes and Title Insurance and Trust Company, being the duly appointed and qualified executors, Orange County Superior Court Case No. A 48635 Probate, an undivided 44.6% interest, as to an undivided 20% interest in all oil, gas and other mineral rights (excluding gravel) in said land;  
McNAB ESTATE COMPANY, a corporation, an undivided 25% interest, except as to all oil, gas, gravel and other mineral rights; and in,  
SESPE LAND AND WATER COMPANY, a corporation, as to the remaining interests in said land.

### Exceptions:

1. Taxes not examined.
2. A waiver in favor of the State of California of any claims for damages to said land by reason of a highway contiguous thereto, contained in the deed  
From : Sespe Land and Water Company  
Reason : Location, construction or maintenance  
Recorded : In book 507 page 473 Official Records

Said Matter Affects: Parcel 2

3. The rights, interests and claims of Department of Public Works, Division of Water Resources and of Division of Fish and Game, Department of Natural Resources, State of California, to the use

(continued)

of the waters of an unnamed stream, as disclosed by a license agreement filed March 29, 1946 as Document No. 7892.

4. An easement affecting all of said land for the purposes stated herein, and incidental purposes,

In Favor Of : Southern California Edison Company  
For : Pole lines  
Recorded : March 8, 1950 in book 920 page 229 Official  
Records

The poles of said line shall be located on other land.

5. An easement affecting all of said land for the purposes stated herein, and incidental purposes,

In Favor Of : Fillmore Irrigation Company  
For : Irrigation ditches and pipes  
Recorded : January 21, 1954 in book 1179 page 445 Official  
Records

6. A non-exclusive easement to use the channel of the Santa Clara River where said channel passes through said land for the flow of water released by normal operation of the San Felicia Dam as granted to United Water Conservation District by deed recorded December 19, 1960 as Document No. 50342 in book 1941 page 28 of Official Records.

7. A non-exclusive easement to conduct water in an existing ditch, together with the right to use existing roadways as granted to United Water Conservation District by deed recorded December 19, 1960 as Document No. 50342 in book 1941 page 28 of Official Records.

8. A deed of trust to secure an indebtedness of the amount stated herein and any other amounts payable under the terms thereof

Dated : October 16, 1964  
Amount : \$400,000.00  
Trustor : Sespe Land and Water Company and McNab Estate  
Company  
Trustee : Equitable Trust Company, a corporation  
Beneficiary : Security First National Bank, a national banking  
association  
Recorded : October 21, 1964 in book 2653 page 534 Official  
Records  
Instrument No. : 75987

A chattel mortgage, given as additional security for the payment of the indebtedness secured by said deed of trust, which chattel mortgage was

Executed By : Sespe Land and Water Company and McNab Estate  
Company  
Recorded : October 21, 1964 in book 2653 page 541 Official  
Records

Said Matter Affects This and Other Property.

(continued)

Description:

PARCEL 1:

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 that certain parcel marked "Cienega" on 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:

(continued)

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

Beginning at a point on the northerly line of said "Cienega", distant along said northerly line North  $89^{\circ} 45'$  West 4309 feet from the northeasterly corner of said "Cienega"; thence,

1st: - South  $8^{\circ} 43'$  West 269.13 feet to the northerly line of the Southern Pacific Railroad Company (Saugus Branch) right of way, 100 feet wide.

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

PARCEL 3:

A nonexclusive easement, for transporting, moving or flowing water, together with the right of constructing and maintaining a channel for such purposes, over 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  $89^{\circ} 45'$  West 4309 feet from the northeasterly corner of said "Cienega"; thence South  $8^{\circ} 43'$  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; thence along said southerly line North  $77^{\circ} 26'$  West 180.36 feet; thence South  $15^{\circ} 58'$  West 400 feet; thence North  $77^{\circ} 26'$  West 29.73 feet to the true point of beginning; thence,

1st: - South  $59^{\circ} 03'$  West 260.44 feet; thence,

2nd: - South  $40^{\circ} 12' 30''$  West 380 feet; thence,

3rd: - South  $48^{\circ} 53' 30''$  West 895 feet; thence at right angles,

4th: - South  $41^{\circ} 06' 30''$  East 100 feet; thence at right angles,

5th: - North  $48^{\circ} 53' 30''$  East 1354.95 feet to the intersection with the southerly prolongation of that certain course hereinbefore recited as "South  $15^{\circ} 58'$  West 350 feet"; thence along said prolongation, X

6th: - North  $15^{\circ} 58'$  East 255 feet to the true point of beginning.

DR:mb

In triplicate