

1. (a) Expenses of sale, including posting and advertising; (b) all costs, fees, charges and expenses of Trustee and of these Trusts, including cost of evidence of title and Trustee's fee in connection with sale;

2. All sums expended under the terms hereof, not then repaid, with accrued interest at the rate of ten per cent. per annum;

3. Accrued interest on said note;

4. Unpaid principal of said note; or if more than one, the unpaid principal thereof pro rata and without preference or priority; and

5. The remainder, if any, to the person or persons legally entitled thereto, upon proof of such right.

I. This Deed of Trust in all its parts applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns.

J. Trustee accepts these Trusts when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law.

In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, the Trustor has executed this Deed of Trust, the day and year first above written.

H. W. Planalp

Le Claire Planalp

State of California,) ss.  
County of Orange, }

On this 22nd day of August, 1928, before me, C. C. Fuller,  
a Notary Public in and for said County, personally appeared  
H. W. Planalp and Le Claire Planalp, husband and wife, known to me to be the persons whose  
names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.

((SEAL))

C. C. Fuller Notary Public  
in and for said County and State.

Filed for Record at the request of Grantee Aug. 29, 1928 at 45 min. past 8 o'clock  
A. M., and recorded in Vol. 197 of Official Records, page 16, Orange County Records. Justine  
Whitney, Recorder. By Mathilde Williams, Deputy Recorder.

Mable Pruitt

COMPARED

Blanche Westering

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27901

#### GRANT DEED

THE FIRST NATIONAL BANK OF SANTA ANA, a corporation, in consideration of Ten Dollars (\$10.00) to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant to SAN JUAN WATER COMPANY, a public utility corporation duly organized and existing under the laws of the State of California, all that real property situated in the County of Orange, State of California, described as follows:

#### RESERVOIR SITE

Lot Thirty-six (36) in Block Sixteen (16) in Tract No. 735, Capistrano Beach, as shown on a Map recorded in Book 22, pages 21 et seq. of Miscellaneous Maps, records of Orange County, California, to be used as and for a site for: a reservoir for the impounding of water therein.

#### WELL AND PUMPING PLANT SITES.

Site A. Commencing at the point of intersection of the Easterly line of the 100 feet right of way of the A. T. & S. F. Railroad with the Northerly line of Victoria Boulevard as shown on a Map of San-Juan-By-The-Sea recorded in Book 19, page 27 of Miscellaneous Records

of Los Angeles County, California, and running thence North  $68^{\circ} 54' 00''$  West along the Westerly prolongation of the Northerly line of said Victoria Boulevard a distance of 100.40 feet to the intersection with the Westerly right of way line of the A. T. & S. F. Railroad and running thence South  $15^{\circ} 58' 30''$  West along said Westerly right of way line a distance of 562.25 feet to the Northeasterly corner of the land owned by the Capistrano Beach Company as per deed recorded in Book 661, page 148 of Deeds, records of Orange County, California; thence continuing South  $15^{\circ} 58' 30''$  West along said Westerly right of way line 280.00 feet to the true point of beginning of the property herein described; thence North  $74^{\circ} 01' 30''$  West a distance of 50.00 feet to a point; thence South  $15^{\circ} 58' 30''$  West a distance of 30.00 feet to a point, thence South  $74^{\circ} 01' 30''$  East to a point on the aforementioned Westerly right of way line; thence Northeasterly along said right of way line to the true point of beginning; said lands last hereinabove described to be used for the purpose of obtaining water from the underground water lying beneath the same, by means of wells bored or to be bored therein and pumping plants erected thereon.

Site B. Commencing at the point of intersection of the Easterly line of the 100 feet right of way of the A. T. & S. F. Railroad with the Northerly line of Victoria Boulevard, as shown on a Map of San-Juan-by-the-Sea, recorded in Book 19, page 27 of Miscellaneous Records of Los Angeles County, California, and running thence North  $68^{\circ} 54' 00''$  West along the Westerly prolongation of the Northerly line of said Victoria Boulevard a distance of 100.40 feet to the intersection with the Westerly right of way line of the A. T. & S. F. Railroad and running thence South  $15^{\circ} 58' 30''$  West along said Westerly right of way line a distance of 562.25 feet to the Northeasterly corner of the land owned by the Capistrano Beach Company as per deed recorded in Book 661, page 148 of Deeds, records of Orange County, California, to the true point of beginning of the property herein described, running thence North  $68^{\circ} 54' 00''$  West along the Northerly boundary of the land owned by the said Capistrano Beach Company a distance of 50.00 feet to a point; thence South  $15^{\circ} 58' 30''$  West 30.00 feet to a point; thence South  $68^{\circ} 54' 00''$  East 50.00 feet to a point on said Westerly right of way line; thence North  $15^{\circ} 58' 30''$  East along said right of way line 30.00 feet to the true point of beginning; said lands last hereinabove described to be used for the purpose of obtaining water from the underground water lying beneath the same, by means of wells bored or to be bored therein and pumping plants erected thereon.

Site C. Commencing at the point of intersection of the Easterly line of the 100 feet right of way of the A. T. & S. F. Railroad with the Northerly line of Victoria Boulevard, as shown on a Map of San-Juan-By-the-Sea, recorded in Book 19, page 27 of Miscellaneous Records of Los Angeles County, California, and running thence North  $68^{\circ} 54' 00''$  West along the Westerly prolongation of the Northerly line of said Victoria Boulevard a distance of 100.40 feet to the intersection with the Westerly right of way line of the A. T. & S. F. Railroad and running thence South  $15^{\circ} 58' 30''$  West along said Westerly right of way line a distance of 562.25 feet to the Northeasterly corner of the land owned by the Capistrano Beach Company as per deed recorded in Book 661, page 148 of Deeds, records of Orange County, California, running thence North  $68^{\circ} 54' 00''$  West along the Northerly boundary of the land owned by the said Capistrano Beach Company a distance of 315.00 feet to the true point of beginning of the land herein described; thence continuing North  $68^{\circ} 54' 00''$  West along said boundary a distance of 30.00 feet to a point; thence South  $21^{\circ} 06' 00''$  West 50.00 feet to a point; thence South  $68^{\circ} 54' 00''$  East 30.00 feet to a point; thence North  $21^{\circ} 06' 00''$  East 50.00 feet to the true point of beginning; said lands last hereinabove described to be used for the purpose of obtaining water from the underground water lying beneath the same, by means of wells bored or to be bored therein and pumping plants erected thereon.

Site D. Commencing at the point of intersection of the Easterly line of the 100 feet



right of way of the A. T. and S. F. Railroad with the Northerly line of Victoria Boulevard as shown on a Map of San-Juan-By-The-Sea, recorded in Book 19, page 27 of Miscellaneous Records of Los Angeles County, California, and running thence North  $68^{\circ} 54' 00''$  West along the Westerly prolongation of the Northerly line of said Victoria Boulevard a distance of 100.40 feet to the intersection with the Westerly right of way line of the A. T. & S. F. Railroad; and running thence South  $15^{\circ} 58' 30''$  West along said Westerly right of way line a distance of 562.25 feet to the Northeasterly corner of the land owned by the Capistrano Beach Company, as per deed recorded in Book 661, page 148 of Deeds, records of Orange County, California, running thence North  $68^{\circ} 54' 00''$  West along the Northerly boundary of the land owned by the said Capistrano Beach Company a distance of 995.22 feet to the true point of beginning of the land herein described, thence continuing North  $68^{\circ} 54' 00''$  West along said Northerly boundary a distance of 30.00 feet to a point; thence South  $21^{\circ} 06' 00''$  West 50.00 feet to a point; thence South  $68^{\circ} 54' 00''$  East 30.00 feet to a point; thence North  $21^{\circ} 06' 00''$  East 50.00 feet to the true point of beginning; said lands last hereinabove described to be used for the purpose of obtaining water from the underground water lying beneath the same, by means of wells bored or to be bored therein and pumping plants erected thereon.

#### PIPE LINE EASEMENTS.

Also a perpetual right of way and easement for the construction, operation, maintenance and repair of underground water and gas conduits and/or pipe lines upon, along, under, across and through the following described three pieces or parcels of land, to-wit:

Easement No. 1. A strip of land 4 feet in width along the Westerly side of Lot Thirty-six (36) in Block Seven (7); along the Southwesterly side of Lot Thirty-seven (37) in Block Seven (7); and along the Southwesterly side of Lot Seventy (70) in Block Six (6); all in Tract No. 735, Capistrano Beach, as shown on a Map recorded in Book 22, page 21 et seq. of Miscellaneous Maps, records of Orange County, California.

Easement No. 2. Commencing at the point of intersection of the Easterly line of the 100 feet right of way of the A. T. & S. F. Railroad with the Northerly line of Victoria Boulevard, as shown on a Map of San-Juan-By-The-Sea, recorded in Book 19, page 27 of Miscellaneous Records of Los Angeles County, California, and running thence North  $68^{\circ} 54' 00''$  West along the Westerly prolongation of the Northerly line of said Victoria Boulevard a distance of 100.40 feet to the intersection with the Westerly right of way line of the A. T. & S. F. Railroad; and running thence South  $15^{\circ} 58' 30''$  West along said Westerly right of way line a distance of 562.25 feet to the Northeasterly corner of the land owned by the Capistrano Beach Company as per deed recorded in Book 661, page 148 of Deeds, records of Orange County, California; thence continuing South  $15^{\circ} 58' 30''$  West along said Westerly right of way line a distance of 30.00 feet to the true point of beginning of the strip of land herein described; the last named point being the Southeasterly corner of well site "B"; thence continuing South  $15^{\circ} 58' 30''$  West along said Westerly right of way line a distance of 250.00 feet to a point identical with the Northeasterly corner of well site "A"; thence North  $74^{\circ} 01' 30''$  West along the Northerly line of said well site "A" a distance of 10.00 feet to a point; thence North  $15^{\circ} 58' 30''$  East 250.90 feet <sup>South</sup> along our s'ly line with channel plot the Southerly line of well site "B"; thence  $68^{\circ} 54' 00''$  East along said Southerly line of well site "B" a distance of 10.04 feet to the true point of beginning.

Easement No. 3. Commencing at the point of intersection of the Easterly line of the 100 feet right of way of the A. T. & S. F. Railroad with the Northerly line of Victoria Boulevard as shown on a Map of San-Juan-By-The-Sea, recorded in Book 19, page 27 of Miscellaneous Records of Los Angeles County, California, and running thence North  $68^{\circ} 54' 00''$  West along the Westerly prolongation of the Northerly line of said Victoria Boulevard a distance of 100.40 feet to the intersection with the Westerly right of way line of the A. T. & S. F. Railroad and running thence South  $15^{\circ} 58' 30''$  West along said Westerly right of way line a distance of 562.25 feet



to the Northeasterly corner of the land owned by the Capistrano Beach Company as per deed recorded in Book 661, page 148 of Deeds, records of Orange County, California, being the true point of beginning of the strip of land herein described; running thence North 68° 54' 00" West along the Northerly boundary of said land owned by the said Capistrano Beach Company a distance of 1500.22 feet to the Northwesterly corner of said land owned by said Capistrano Beach Company; thence South 31° 30' 00" West 10.17 feet to a point; thence South 68° 54' 00" East 1502.95 feet to a point on the said Westerly right of way line of the A. T. & S. F. Railroad; thence North 15° 58' 30" East along said Westerly right of way line 10.04 feet to the true point of beginning, except therefrom the Northerly 10.00 feet of well sites "B", "C" and "D".

#### WATER RIGHTS AND RIGHT TO REMOVE SAME.

Also all right, title and interest in and to all water on the surface of and/or underlying those certain pieces and/or parcels of land of the Rancho Boca de la Playa situate in said County and State, hereinafter specifically described, together with the perpetual right and privilege to extract, remove and/or withdraw the same from the underground sands, gravels and channels thereof, by means of wells and pumping plants situated upon the well sites hereinabove described, said certain pieces and/or parcels of land being specifically described as follows, to-wit:

Beginning at the point of intersection of the Southwesterly line of the Pryor Homestead in the Rancho Boca de la Playa with the Westerly line of the property of the A. T. & S. F. Railway Co.; running thence North 68° 54' West along the Southwesterly line of said Pryor Homestead 1363.61 feet to a point in the Easterly line of the County Road known as McKinley Avenue, said point being the Easterly corner of that certain 41.55 acre parcel of land described in the deed recorded in Book 114, page 226 of Deeds, records of Orange County, California; thence South 31° 30' West 2902.21 feet, more or less, to the ordinary high tide line of the Pacific Ocean; thence Southeasterly along said ordinary high tide line to an intersection with the Southwesterly prolongation of the Southeasterly line of Forster Avenue, as shown on a Map of San-Juan-By-The-Sea of record in Book 19, pages 27 and 28 of Miscellaneous Records of Los Angeles County, California; thence Northeasterly along said prolongation to an intersection with the Westerly line of the property of the A. T. & S. F. Railway Company; thence Northerly and Northeasterly along said Westerly line of said property of the A. T. & S. F. Railroad to the point of beginning.

Excepting therefrom:

1. A strip of land 500 feet in width lying adjacent to and parallel with the Northeasterly line of the lands hereinabove described as excepted in the deed from John O. Forster et al. to The First National Bank of Santa Ana recorded in Book 548, page 115 of Deeds, records of Orange County, California, on November 11th, 1924.

2. That certain 20 feet strip of land described in the deed recorded in Book 316, page 93 of Deeds, records of Orange County, California.

It is expressly understood and agreed by and between the parties hereto that each of the pieces or parcels of land hereinabove described, is to be used by said Grantee for the purposes only as hereinabove expressed as to such parcel, and that in case any of said pieces or parcels of land is used for any other purpose than that therein specified as to such parcel, then the same shall revert to and become the property of the said Grantor, its successors or assigns.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns forever, for the uses and purposes and subject to the conditions hereinabove expressed.



The said THE FIRST NATIONAL BANK OF SANTA ANA likewise for the aforesaid consideration of Ten Dollars (\$10.00), does hereby remise, release, relinquish and forever quitclaim to the said San Juan Water Company all water conduits, water pipe lines and water distribution lines and other instrumentalities used in connection therewith, upon, across, through, under and/or along any and all of the said pipe line easements herein described.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF SANTA ANA has hereunto caused its corporate name to be signed and its corporate seal to be affixed by its Vice-President and Ass't. Trust Officer, thereunto duly authorized by resolution of its Board of Directors, this 26th day of July, 1928.

((CORPORATE SEAL))

THE FIRST NATIONAL BANK OF SANTA ANA

By E. B. Sprague

Vice-President.

By Homer C. Chaney

Ass't. Trust Officer.

State of California, )

County of Orange, ) ss.

On this 26th day of July, 1928, before me, E. Virginia Craig,

a Notary Public in and for said County and State, residing

therein duly commissioned and sworn, personally appeared E. B. Sprague known to me to be the Vice-President, and Homer C. Chaney, known to me to be the Ass't. Trust Officer of the corporation described in and that executed the within instrument, and 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 same.

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

((SEAL))

E. Virginia Craig Notary Public

in and for said County and State.

Recorded At Request Of Grantee Aug. 30, 1928 At 30 min. past 8 A. M. In Book 197 Page 20 Official Records of Orange County. Justine Whitney, County Recorder. Ruby Cameron, Deputy.

Mable Pruitt

COMPARED

Blanche Westering

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27902

#### GRANT DEED

CAPISTRANO BEACH COMPANY, a corporation duly organized and existing under the laws of the State of California, in consideration of Ten Dollars (\$10.00) to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant to SAN JUAN WATER COMPANY, a public utility corporation duly organized and existing under the laws of the State of California, and engaged in the business of selling water for domestic and other purposes, all that real property situated in the County of Orange, State of California, described as follows:

#### RESERVOIR SITE

Beginning at the Northwesterly terminus of the course which runs "North 22° 50' 37" West 6492.13 feet to a point", in the description of Parcel 1 in the deed from John O. Forster et al. to The First National Bank of Santa Ana, recorded November 7th, 1924, in Book 548, page 115 of Deeds, records of Orange County, California, and running thence from said point of beginning North 69° 20' 30" West along the exterior boundary line of said Parcel 1, described in said deed, a distance of 149.19 feet, to a point; thence leaving said exterior boundary line North 20° 41' 37" East a distance of 331.64 feet to a point; thence South 74° 44' 54" East a distance of 120.62 feet to a point; thence South 15° 50' 25" West a distance of 344.23 feet to the point of beginning, said parcel containing 1.0445 acres, to be used as and for a site for a reservoir for the impounding of water therein.

#### WATER CONDUITS.

The said Grantor does also hereby further grant, sell and convey to said Grantee all