

H.S.R.  
R.C.B.  
W.B.H.  
C.D.-

STATE OF CALIFORNIA, )  
County of Los Angeles, )ss. On this 28th day of July, 1939, before me, H. S. Ross, a Notary  
Public in and for said County, personally appeared D. M. Trott,  
known to me to be the Vice President, and Clifton Peters, known to me to be the Secretary of  
Edison Securities Company, the corporation that executed the within and foregoing instrument,  
and known to me to be the persons who executed the within instrument on behalf of the corporat-  
ion therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above  
written.

((SFAL)) H. S. Ross Notary Public  
Rec'd Reg'd 7-28-39 in and for said County and State.

Grantee's Duplicate 7116, Filed Aug. 1, 1939, at 15 minutes past 2 P. M., New Certi-  
ficate No. 8367, Volume 34, Page 104, of Register of Titles, Orange County Records. J. Fred  
Sidebottom, Registrar, Mathilde Crowell, Deputy.

20075 Recorded at Request of Sou. Calif. Edison. Co. at 15 Min. Past 2 P. M., Aug. 1,  
1939, in Book 1008, Page 170, Official Records of Orange County, California. J. F. Sidebottom,  
County Recorder.

Shirley Phelps COMPARED Italy Lee  
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20079

CORPORATION GRANT DEED

EDISON SECURITIES COMPANY, a corporation organized under the laws of the State of  
California, with its principal place of business at the City of Los Angeles, in said State,  
in consideration of Ten Dollars (\$10.00), to it in hand paid, receipt of which is hereby acknow-  
ledged, does hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY LTD., a corporation organized  
under the laws of the State of California, that certain real property in the County of Orange,  
State of California, described as follows:

See Ser #7266A Approved as to description  
J.O.-2558 H. L. Wheeler By JRF  
Date 7/21/39 Right of Way Agt.

PARCEL 1: That portion of the South one-half of the South one-half of the Northeast  
one-quarter of the Southeast one-quarter of Section 24, Township 4 South, Range 11 West,  
S.B.B. and M., in the Rancho Los Coyotes, described as follows:

Beginning at the intersection of the West line of the Northeast one-quarter of the  
Southeast one-quarter of said Section 24, with the North line of the Southern Pacific Railroad  
Company's 60-foot right of way leading from Stanton to Anaheim; thence Easterly along said  
North line of said right of way, 1346 feet, more or less, to the East line of said Section 24;  
thence Northerly along said East line to a point which is 175 feet Northerly, measured at  
right angles, from the North line of said Southern Pacific Railroad Company's right of way;  
thence Westerly parallel with said North line, 1346 feet, more or less, to the West line of  
said Northeast one-quarter of the Southeast one-quarter of Section 24; thence Southerly along  
said West line, 175 feet, more or less, to the point of beginning.

PARCEL 2: That portion of the North one-half of the Southwest one-quarter of Section  
19, Township 4 South, Range 10 West, S.B. B. and M., described as follows:

Beginning at the intersection of the West line of said North one-half of the Southwest  
one-quarter of Section 19 with the North line of the Southern Pacific Railroad Company's 60  
foot right-of-way as conveyed by deed recorded in Book 37 of Deeds, Page 199, records of said  
Orange County; thence Easterly along the North line of said Southern Pacific Railroad Company's  
right of way, 571.6 feet to the East line of the parcel of land conveyed as "Parcel 1" in the  
deed from Marine Trust and Savings Bank to Otto Lenz, dated July 22, 1926, and recorded in  
Book 671 of Deeds, Page 261, records of said County; thence Northerly along the East line of  
said land conveyed to Otto Lenz to a point 175 feet Northerly, measured at right angles, from  
the North line of said Southern Pacific Railroad Company's right of way; thence Westerly parallel  
with said North line, 572.2 feet, more or less, to the West line of said North one-half of  
the Southwest one-quarter of said Section 19; thence Southerly along said West line 175 feet,  
more or less, to the point of beginning;

Also including the following:

(a) An undivided 1/35th interest in and to the well and equipment located on a parcel  
of land 30 feet East and West and 50 feet North and South, the Northeast corner of which is  
located 254.8 feet South of a point in the half section line of said Section, which is 925.06  
feet West of the center of said Section, and a like fractional interest in and to the water  
well, pumping plant and equipment situated on said parcel of land.

(b) A right of way over a strip of land 10 feet wide for ingress and egress to said  
well and equipment, the center line of which is described as follows:

Beginning at a point in the North line of the Southwest one-quarter of said Section 19,  
distant 990.09 feet West of the center of said Section, said point being the Northwest corner  
of the East half of the Northwest one-quarter of the Northeast one-quarter of the Southwest  
one-quarter of said Section 19; thence Southerly, along the West line of said East one-half of

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the Northwest one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 19, a distance of 264.80 feet to a point; thence East to the intersection with the hereinbefore referred to parcel upon which said well and equipment is located.

(c) The right to use, in conjunction with the adjacent owners, a pipe line for the conveyance of water to be located on a strip five feet wide, together with the right of ingress and egress to maintain the same, the center line of which is described as follows:

Beginning at a point in the North and South center line of said Section 19, distant 660.62 feet South of the center of said Section, said point being the Southeast corner of the Northeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 19; thence West along the South line of the North one-half of the North one-half of said Southwest one-quarter of Section 19 to a point in the East line of the West one-half of the Northwest one-quarter of the Southwest one-quarter of Section 19; thence North along said East line, 99.06 feet to the Northeast corner of land conveyed to Otto Lenz by deed recorded in Book 671, Page 261, of Deeds; thence West along the North line of said Lenz land, 574.88 feet.

(d) The right to use a 6-foot right of way for ingress and egress, the center line of which extends from a point in the West line of the East one-half of the Northwest one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 19, distant 264.80 feet South of the East and West center line of said Section, South along said West line to intersect the center line of the pipe line right of way described above under (c), together with the right to use the existing pipe line East of and parallel with said center line extending from the land hereinabove described under (a) to the South line of the North one-half of the Northwest one-quarter of the Southwest one-quarter of said Section 19.

PARCEL 3: That portion of the North one-half of the Southwest one-quarter of Section 19, Township 4 South, Range 10 West, S. B. B. and M., described as follows:

Beginning at the intersection of the West line of the parcel of land conveyed as "Parcel #1" in the deed from Bank of Italy National Trust and Savings Association to James Rosendahl, dated August 30, 1928, and recorded in Book 193 of Official Records, Page 463, records of said Orange County, with the North line of the Southern Pacific Railroad Company's 60-foot right of way, as conveyed by deed recorded in Book 37 of Deeds, Page 199, records of said County; thence Easterly along the North line of said Southern Pacific Railroad Company's right of way, 571.5 feet, more or less, to the East line of said land conveyed to James Rosendahl; thence Northerly, along said East line to a point which is 175 feet Northerly, measured at right angles from the North line of said Southern Pacific Railroad Company's right of way; thence Westerly, parallel with said North line, 572.2 feet, more or less, to the West line of said land conveyed to James Rosendahl; thence Southerly, along said West line, 175 feet, more or less, to the point of beginning.

Also including the following:

(a) An undivided 2/73rds interest in and to that portion of Section 19, Township 4 South, Range 10 West, S. B. B. and M., described as a parcel of land 30 feet East and West by 50 feet, North and South, the Northeast corner of which is located 254.80 feet South of a point in the half section line of said Section, which is 925.06 feet West of the center of said Section and a like fractional interest in and to the water well, pumping plant and equipment situated on said parcel of land.

(b) A right of way, in common with others having a like right, over a strip of land 10 feet wide for ingress and egress to and from said well and equipment, the center line of which is described as follows:

Beginning at a point in the North line of the Southwest one-quarter of said Section 19, distant 990.09 feet West of the center of said Section, said point being the Northwest corner of the East half of the Northwest one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 19; thence Southerly, along the West line of said East one-half of the Northwest one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 19, a distance of 264.80 feet to a point; thence East to an intersection with the hereinbefore referred to parcel upon which said well and equipment is located.

(c) The right to use, in conjunction with the adjacent owners, a pipe line for the conveyance of water to be located on a strip five feet wide, together with the right of ingress and egress to maintain the same, the center line of which is described as follows:

Beginning at a point in the North and South center line of said Section 19, distant 660.62 feet South of the center of said Section, said point being the Southeast corner of the Northeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 19; thence West along the South line of the North one-half of the North one-half of said Southwest one-quarter of Section 19 to a point in the East line of the West one-half of the Northwest one-quarter of the Southwest one-quarter of Section 19; thence North along said East line, 99.06 feet to the Northeast corner of land conveyed to Otto Lenz by deed recorded in Book 671, Page 261, of Deeds; thence West along the North line of said Lenz land, 574.88 feet.

(d) The right to use a 6 foot right of way for ingress and egress, the center line of which extends from a point in the West line of the East one-half of the Northwest one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 19 distant 264.80

feet South of the East and West center line of said Section, South along said West line to intersect the center line of the pipe line right of way described above under (c), together with the right to use the existing pipe line East of and parallel with said center line extending from the land hereinabove described under Parcel 2 (a) to the South line of the North one-half of the North one-half of the Southwest one-quarter of said Section 19.

(e) An easement, in common with other owners, over a strip of land 30 feet wide, for road purposes, the center line of which is the West line of the Northeast one-quarter of the Southwest one-quarter of said Section 19 and extending from the North line of the North one-half of the Southwest one-quarter of said Section 19 to the North line of that certain 30 foot strip of land conveyed to Southern Pacific Railroad Company.

PARCEL 4: That portion of the North one-half of the Southwest one-quarter of Section 19, in Township 4 South, Range 10 West, S. B. B. and M., described as follows:

Beginning at the intersection of the Northerly line of the Southern Pacific Railroad Company's (Los Alamitos Branch) 60-foot right of way with the Easterly line of the land in the North one-half of said Southwest one-quarter of Section 19, conveyed to James Rosendahl by deed dated August 30, 1928, and recorded in Book 193 at Page 463 of Official Records in the Office of the County Recorder of said Orange County; thence from said point of beginning Easterly along said Northerly right of way line 1320 feet, more or less, to the Easterly line of said Southwest one-quarter of Section 19; thence Northerly along said Easterly line to a point which is 175 feet Northerly, measured at right angles, from said Northerly right of way line; thence Westerly parallel with said Northerly right of way line, 1320 feet, more or less, to the Easterly line of said land conveyed to James Rosendahl; thence Southerly along said Easterly line, 175 feet, more or less to the point of beginning.

PARCEL 5: Those portions of the Northwest one-quarter of the Southeast one-quarter and of the South one-half of the Northeast one-quarter of the Southeast one-quarter of Section 19, Township 4 South, Range 10 West, S.B.M., described as a whole as follows:

Beginning at the intersection of the West line of the Southeast one-quarter of said Section 19 with the North line of the Southern Pacific Railroad Company's (Los Alamitos Branch) 60-foot right of way; thence Easterly along said North right of way line, 2640 feet, more or less, to a point in the East line of the Southeast one-quarter of said Section 19; thence Northerly along said East line, 175 feet, more or less, to a point which is 175 feet Northerly, measured at right angles, from said North right of way line; thence Westerly, parallel with said North right of way line, 2640 feet, more or less, to a point in the West line of said Southeast one-quarter of said Section 19; thence Southerly along said West line, 175 feet, more or less, to the point of beginning.

PARCEL 6: The Southerly 175 feet of the Southwest one-quarter of the Northwest one-quarter of the Southeast one-quarter of Section 22, Township 4 South, Range 10 West, S. B. B. and M.

PARCEL 7: The South 5.10 acres of the East 33.10 acres of the Northwest one-quarter of the Southwest one-quarter of Section 23, Township 4 South, Range 10 West, S.B.B. and M.

Excepting therefrom a strip of land 50 feet wide conveyed by the Stearns Ranchos Company, a corporation, to the Pacific Improvement Co., a corporation, for railroad purposes by deed recorded in Book 461, Page 21, of Deeds, records of Los Angeles County, California.

Also excepting the portion on the West conveyed to the State of California, by deed recorded in Book 258, Page 66 of Deeds, records of Orange County, California.

TO HAVE AND TO HOLD unto said Southern California Edison Company Ltd., its successors and assigns.

IN WITNESS WHEREOF said Edison Securities Company has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and Secretary, thereunto duly authorized, this 28th day of July, 1939.

((CORPORATE SEAL))

EDISON SECURITIES COMPANY,  
By D. M. Trott Vice President.  
By Clifton Peters Secretary.

H. L. Wheeler  
Approved as To Form  
Roy V. Reppy, General Counsel  
By Victor E. Koch Attorney  
July 20, 1939.

H.S.R.  
R.G.E.  
W.B.H.  
C.H.

STATE OF CALIFORNIA, )  
County of Los Angeles, )ss. On this 28th day of July, 1939, before me, H. S. Ross, a Notary Public in and for said County, personally appeared D. M. Trott, known to me to be the Vice-President, and Clifton Peters, known to me to be the Secretary of Edison Securities Company, the corporation that executed the within and foregoing 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.

WITNESS my hand and official seal the day and year in this certificate first above written.

((SEAL))

H. S. Ross Notary Public  
in and for said County and State.

Rec'd Rec'd 7-28-39  
20079 Recorded at Request of Sou. Calif. Edison Co. at 19 Min. Past 2 P. M., Aug. 1, 1939, in Book 1008, Page 171, Official Records of Orange County, California. J.F. Sidebottom,

County Recorder.

Shirley Phelps COMPARED Italy Lee

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20092

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made this 31st day of July, 1939, by and between HOCKADAY AND PHILLIPS, INCORPORATED, a California corporation, of the City of Santa Ana, County of Orange, State of California, hereinafter designated "Landlord", and SEASIDE OIL COMPANY, a California corporation, hereinafter designated "Tenant",

WITNESSETH:

1. That Landlord, for and in consideration of the rents covenants and conditions hereinafter set forth and/or referred to and agreed to be paid and observed by Tenant, has on the 2nd day of May, 1938, leased to Tenant, and does hereby lease to Tenant, for the period beginning on the 1st day of February, 1938, to and including the 31st day of January, 1943, all of that certain real property situate in the City of Santa Ana, County of Orange, State of California, described as follows, to-wit:

Lot Five (5) of the Birch Addition to Santa Ana, as per Map recorded in Book 3, Page 145, of Miscellaneous Records of Los Angeles County, and being the property in the City of Santa Ana, California, having a frontage of 36.4 feet on Fifth Street, and 125 feet on Ross Street, being the Southeast Corner of Fifth and Ross Streets, Santa Ana, California; together with the appurtenances and improvements, and the buildings, fixtures and personal property as specified in that certain Agreement of Lease hereinafter referred to.

2. That reference is hereby made to Agreement of Lease dated the 2nd day of May, 1938, by and between the parties hereto, covering the real and personal property above described and/or referred to, and containing specific terms and provisions pertaining to the hire of the said property; and in particular also to the terms and provisions therein contained relative to the appurtenances and improvements, and the buildings, fixtures and personal property, demised; that copy of said Agreement of Lease is on file with Tenant at said Tenant's address, viz., 330 State Street, Santa Barbara, California, and which Agreement of Lease is by this reference incorporated herein and made a part hereof to the same extent as though the same were copied herein at length.

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first hereinabove written.

((CORPORATE SEAL))

HOCKADAY & PHILLIPS INC.,

Robt. N. Hockaday Pres.

LANDLORD

SEASIDE OIL COMPANY Tenant

By H. B. Kellogg  
H. B. Kellogg Vice President.

ELB DSL mh

STATE OF CALIFORNIA, )

County of Orange, ) ss. On this 1st day of August, in the year one thousand nine hundred and thirty-nine before me, Philip M. Brown, a Notary Public in and for the County of Orange, State of California, residing therein, duly commissioned and sworn personally appeared Robt. N. Hockaday known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

((SEAL))

Philip M. Brown Notary Public

in and for the County of Orange,

State of California.

My Commission Expires June 19, 1941.

STATE OF CALIFORNIA, )

County of Santa Barbara, ) ss. On this 31st day of July, in the year one thousand nine hundred and thirty-nine, before me, Mildred G. Martin, a Notary Public in and for the County of Santa Barbara, State of California, residing therein, duly commissioned and sworn, personally appeared H. B. Kellogg, known to me to be the Vice President of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.