

26895
ORIGINAL
MEMORANDUM OF LEASE

BOOK 1523 PAGE 359

No. 134852

LEASE No. MRPK-3

THIS INDENTURE OF LEASE, made and entered into this 26th day of February, 1957,
by and between MAX MANSDORF and SADIE MANSDORF, his wife,

first party, hereinafter called Lessor, (whether one or more), and WESTERN GULF OIL COMPANY, a corporation,
second party, hereinafter called Lessee,

WITNESSETH:

That Lessor hereby leases to Lessee, and Lessee leases from Lessor, in consideration of the covenants of the Lessee set forth in that certain oil and gas lease of even date between the parties hereto, which is hereby referred to for the particulars thereof, and for the term and subject to the conditions and provisions and for the purposes set forth in said oil and gas lease, all those certain lands situate in the County of Ventura, State of California, and particularly described as follows, to wit:

See attached description consisting of three (3) pages.

PARCEL 1: Those portions of Lots 10, 11 and 12, Tract No. 1, M. L. Wicks Subdivision, all of Lots 20, 24, 26, 27, 30 and 31 and those portions of Lots 16, 17, 18, 19, 21, 22, 23, 25, 28, 29, 32, 33 and 34, Tract No. 2, M. L. Wicks Subdivision, in the county of Ventura, state of California, as per map thereof recorded in Book 5, page 37 of Maps, in the office of the County Recorder of said county, described as a whole as follows:

Beginning at a 1-1/2 inch galvanized pipe set in the northerly line of said Lot 34, distant along the northerly line of Lot 19 of Tract No. 1 and said Lots 33 and 34, South 89° 58' West 693.18 feet from the northeasterly corner of said Lot 19, at the northwesterly corner of the land described in Parcel 3 in the deed to Camarillo Valley Nursery recorded March 16, 1955, as Document No. 9351, in Book 1273, page 346 of Official Records; thence along the boundary of Parcel 1 as described in said deed to Camarillo Valley Nursery recorded in Book 1273, page 346 of Official Records, by the following thirteen courses,

- 1st: -South 25° 20' 30" East 239.05 feet to a 1-1/2 inch galvanized pipe; thence,
- 2nd: -South 7° 08' 30" East 563.94 feet to a 1-1/2 inch galvanized pipe; thence,
- 3rd: -South 85° 12' West 134.83 feet to a 1-1/2 inch galvanized pipe; thence,
- 4th: -South 9° 18' East 306.45 feet to a 1-1/2 inch galvanized pipe; thence,
- 5th: -South 1° 02' 30" West 219.36 feet to a 1-1/2 inch galvanized pipe; thence,
- 6th: -South 36° 46' East 237.02 feet to a 1-1/2 inch galvanized pipe; thence,
- 7th: -South 26° 45' 30" East 140.86 feet to a 1-1/2 inch galvanized pipe; thence,
- 8th: -South 3° 05' 30" East 101.30 feet to a 1-1/2 inch galvanized pipe; thence,
- 9th: -South 5° 35' West 86.11 feet to a 1-1/2 inch galvanized pipe; thence,
- 10th: -South 46° 44' 30" West 60.57 feet to an iron pipe; thence,
- 11th: -South 71° 59' 30" East 229.66 feet to an iron pipe; thence,
- 12th: -South 34° 50' West 431.45 feet to an iron pipe; thence,
- 13th: -South 65° 01' 30" West 134.10 feet to an iron pipe set at the intersection of the southerly line of said Lot 10 with the northeasterly line of Valley Road, as described in the deed to Ventura County recorded in Book 393, page 257 of Official Records; thence along the southerly line of said Lots 10, 17 and 16,
- 14th: -West 1290 feet, more or less, to the southeasterly corner of the land described in the deed to Warren T. Schall and wife recorded February 5, 1952, as Document No. 2563, in Book 1047, page 149 of Official Records; thence along the easterly line of said last mentioned land,

15th: -North 68.19 feet, more or less, to the intersection with the center line of that certain strip of land, 60 feet wide; locally known as and called Wicks Road, as described in the deed to Ventura County recorded October 7, 1949, as Document No. 17027, in Book 894, page 399 of Official Records, and being the most southerly corner of the land described in the deed to Marvin R. Paige and wife recorded August 27, 1954, as Document No. 26268, in Book 1224, page 557 of Official Records; thence along the boundary of said land of Marvin R. Paige by the following seven courses,

16th: -Northeasterly, along a curve concave northerly having a radius of 634.97 feet and a radial bearing from said intersection bears North 11° 42' West, through an angle of 13° 34', an arc distance of 150.32 feet; thence tangent to said curve,

17th: -North 64° 44' East 408.68 feet to the most easterly corner of said land of Marvin R. Paige; thence,

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18th: -North 2° 19' 50" West 170.44 feet to a 1/2-inch iron pipe; thence,

19th: -North 14° 19' 50" West 327.60 feet to a 3/4-inch iron pipe; thence,

20th: -South 75° 28' 20" West 183.51 feet; thence,

21st: -South 66° 36' 20" West 295.82 feet to a 3/4-inch iron pipe; thence,

22nd: -South 34° 17' 30" West 375.87 feet to a 3/4-inch iron pipe set in the northerly line of the land described in Parcel C in the deed to Rosalie E. Wicks recorded December 1, 1928, in Book 228, page 363 of Official Records; thence along last mentioned northerly line,

23rd: -North 89° 59' 20" West 195.5 feet, more or less, to the northwesterly line of said Tract No. 2; thence along the northwesterly and westerly lines of said Tract No. 2 by the following five courses,

24th: -North 31° 43' East 321.6 feet to an angle point; thence,

25th: -North 33° 41' East 343.1 feet to an angle point; thence,

26th: -North 35° 48' East 1285.6 feet to an angle point; thence,

27th: -North 5° 18' East 216.1 feet to an angle point; thence,

28th: -North 17° 18' East 115 feet to the northwesterly corner of said Lot 34; thence along the northerly line of said Lot 34,

29th: -North 89° 58' East 402.2 feet, more or less, to the point of beginning.

EXCEPT from said Lots 17 and 18, Tract No. 2, that portion thereof lying within a strip of land 16 feet in width the center line of which is described as follows:

Beginning at a point in the northwesterly line of Valley Road, as said road is shown on said map, distant along said northwesterly line, North 33° 52' East 225.21 feet from the southeasterly corner of Lot 1 of said Tract No. 2; thence,

1st: -North 31° 20' West 187.78 feet; thence,

2nd: -North 2° 01' East 69.28 feet; thence,

3rd: -North 21° 05' East 78.74 feet; thence,

4th: -North 4° 29' East 89.54 feet; thence,

5th: -North 18° 56' East 145.28 feet;

as conveyed to Ventura County by deed recorded April 8, 1930, in Book 285, page 252 of Official Records.

PARCEL 2: An undivided one-half interest in and to the following described land, to-wit:

All of Lots 13 through 19, inclusive, and those portions of Lots 10, 11 and 12, all in Tract No. 1, M. L. Wicks Subdivision, and those portions of Lots 18, 21, 22, 23, 25, 28, 29, 32, 33 and 34, all in Tract No. 2, M. L. Wicks Subdivision, in the county of Ventura, state of California, as per map thereof recorded in Book 5, page 37 of Maps, in the office of the County Recorder of said county; and that portion of Lot "U" of Tract "L", Rancho Simi, in the county of Ventura, State of California, as per map thereof recorded in Book 5, page 5 of Maps, in the office of the County Recorder of said county, described as a whole as follows:

Beginning at the northeast corner of said Lot 19; thence along the northerly line of said Lots 19, 33 and 34,

- 2 -

Handwritten: 17/11/54 S.M.

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- 1st: -South 89° 53' West 693.18 feet to a 1-1/2 inch galvanized pipe; thence,
- 2nd: -South 25° 20' 30" East 239.05 feet to a 1-1/2 inch galvanized pipe; thence,
- 3rd: -South 7° 08' 30" East 563.94 feet to a 1-1/2 inch galvanized pipe; thence,
- 4th: -South 85° 12' West 134.83 feet to a 1-1/2 inch galvanized pipe; thence,
- 5th: -South 9° 18' East 306.45 feet to a 1-1/2 inch galvanized pipe; thence,
- 6th: -South 1° 02' 30" West 219.36 feet to a 1-1/2 inch galvanized pipe; thence,
- 7th: -South 36° 46' East 237.02 feet to a 1-1/2 inch galvanized pipe; thence,
- 8th: -South 26° 45' 30" East 140.86 feet to a 1-1/2 inch galvanized pipe; thence,
- 9th: -South 3° 05' 30" East 101.30 feet to a 1-1/2 inch galvanized pipe; thence,
- 10th: -South 5° 35' West 86.11 feet to a 1-1/2 inch galvanized pipe; thence,
- 11th: -South 46° 44' 30" West 60.57 feet to an iron pipe; thence,
- 12th: -South 71° 59' 30" East 229.66 feet to an iron pipe; thence,
- 13th: -South 34° 50' West 431.45 feet to an iron pipe; thence,
- 14th: -South 65° 01' 30" West 134.10 feet to an iron pipe set at the intersection of the southerly line of said Lot 10 with the northeasterly line of Valley Road, as described in the deed to Ventura County recorded in Book 393, page 257 of Official Records; thence along said southerly line,
- 15th: -East 505.42 feet to a 4" x 4" redwood post set at the southeast corner of said Lot 10; thence along the easterly line of said Lots 10 and 11,
- 16th: -North 400 feet to a 4" x 4" redwood post set in the southerly line of said Lot 12 at the northeast corner of said Lot 11; thence along said last mentioned southerly line,
- 17th: -East 35 feet to a redwood post with a 1/2-inch iron pipe in the center set at the southeast corner of said Lot 12; thence along the easterly line of said Lot 12,
- 18th: -North 600 feet to a 1-1/2 inch galvanized pipe set in the southerly line of said Lot 13; thence along said last mentioned southerly line,
- 19th: -North 89° 48' 30" East 65 feet to a 1-1/2 inch galvanized pipe set at the southeast corner of said Lot 13; thence along the easterly line of said Lots 13, 14 and 15,
- 20th: -North 0° 01' West 603.66 feet to a 1-1/2 inch galvanized pipe set at the southwesterly corner of the land conveyed to Max Mansdorf by deed recorded March 31, 1949, as Document No. 5403, in Book 865, page 530 of Official Records; thence along the southerly line of said last mentioned land,
- 21st: -North 89° 58' East 127.70 feet to a 1-1/2 inch iron pipe set at the southeasterly corner of said land of Max Mansdorf; thence along the easterly line of said land last mentioned,
- 22nd: -North 0° 06' 30" West 733.33 feet to a 2-inch iron pipe set in the northerly line of said Lot "U" at the northeasterly corner of said land of Max Mansdorf; thence along said last mentioned northerly line,
- 23rd: -South 89° 50' West 127.70 feet to the point of beginning.

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IN WITNESS WHEREOF, the parties hereto have caused this lease to be executed the day and year first above written.

LESSOR
MAX MANSDORF
SADIE MANSDORF
J. H. Mansdorf

LESSEE
WESTERN GULF OIL COMPANY,
By *C. H. Hurray*
ITS ATTORNEY IN FACT Vice President
By *Assistant Secretary*

APPROVED
Description *LB*
Terms *30*
Form *RW*

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STATE OF CALIFORNIA)
County of Ventura) ss.

ON THIS 11th day of March, 1957, before me,
Patricia M. Frost, a Notary Public, personally appeared Jack F. Austin
known to me to be the person whose name is subscribed to the within instrument, as a Witness
thereto, who being by me duly sworn, deposes and says: That he resides in Ventura,
California, and that he was present and saw MAX MANSDORF and
SADIE MANSDORF, his wife,
known to him to be the same persons whose names are subscribed to the
within and annexed instrument, execute and deliver the same, and that he acknowledged to
said affiant that they executed the same; and that said affiant subscribed to the
name thereto as a Witness.

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

Patricia M. Frost
Notary Public in and for said County and State.
My Commission Expires Mar. 29, 1959

State of California)
County of Los Angeles) ss.

On this 12th day of June, A.D., 1957, before me, the undersigned,
a Notary Public in and for said County and State, personally appeared C. B. Hussey,
known to be the person whose name is subscribed to the within instrument, as the
Attorney in Fact of WESTERN GULF OIL COMPANY, a Delaware corporation, and acknowledged
to me that he subscribed the name of said corporation thereto as principal, and his
own name as Attorney in Fact.

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

G. B. SHIELDS
G. B. Shields
My Commission Expires April 30, 1960

26895

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.,
AT 1:00 A.M.
OFFICIAL RECORDS VENTURA COUNTY
JUL 13 1957
BOOK 1523 PAGE 359
John P. [Signature] RECORDED
FILE 1-440-4

TO
LEASE
FROM
Lessor.
Lessee.

WHEN RECORDED RETURN TO
WESTERN GULF OIL COMPANY
1200 STATLER CENTER
900 Wilshire Boulevard
Los Angeles 17, California

STATE OF CALIFORNIA

County of Los Angeles) ss.

On this _____ day of _____, A.D., 19____
before me, _____, a Notary Public in and for said County and State,
personally appeared _____ and _____
known to me to be the Vice President and Assistant Secretary respectively of Western Gulf Oil Company, the corpora-
tion 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 same.

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

Notary Public in and for said County and State

This is a true certified copy of the original record if it bears the seal, imprinted in purple ink, of the County Clerk and Recorder.

Mark A. Lunn

MARK A. LUNN
County Clerk and Recorder
Ventura County, California

JUL 29 2016

