

6/28/10

WEE REBUTTAL

STATE OF CALIFORNIA  
STATE WATER RESOURCES CONTROL BOARD

**Re: Testimony of Christopher Neudeck  
Woods Irrigation Company  
and  
Testimony of Scott Landon Blake  
Woods Irrigation Company**

**Rebuttal Testimony of Stephen R. Wee**

June 25, 2010

I, Stephen R. Wee, declare:

The following is a rebuttal to the testimony of Christopher Neudeck and the testimony of Scott Landon Blake, organized into four parts. Parts I and II address Mr. Neudeck's claims as advanced in the testimony he previously presented in the Mussi, et al. Draft CDO proceedings. His testimony in that hearing has been incorporated into his testimony for the Woods Irrigation Company (WIC) CDO. Part III covers the issues that are specifically related to WIC in Mr. Neudeck's testimony. Part IV addresses Mr. Blake's WIC testimony.

My responses are to numbered paragraphs by Page, i.e., first paragraph of page 1 is 1-1; first full paragraph of page 2 is 2-1, etc. [See WIC Exhibit 1 - Mr. Neudeck's WIC Testimony.]

1-2. Mr. Neudeck refers to his Mussi testimony and attaches his Mussi testimony and exhibits (96 pages) as an exhibit in the WIC CDO. In response, we have developed the following which is drawn from my rebuttal testimony to Mr. Neudeck's testimony in the Mussi matter.

Parts I and II respond paragraph-by-paragraph to Mr. Neudeck's assertions in his Mussi testimony that are applicable to this matter. Those paragraphs are numbered in our MUSSI Exhibit 1, and are noted below (e.g., Para. 11, Para 12, etc.). Likewise the exhibits I utilized in my rebuttal testimony and referenced below retain their numbering, beginning with Exhibit 12 and continuing through Exhibit 55. They are presented along with this rebuttal testimony as MUSSI Exhibits 12 through 55.

**Part I: Historical Background Related to Duck Slough and the High Ridge Levee and their proximity to Woods Irrigation District Service Area**

Para. 11. No comments.

**Para. 12.** Mr. Neudeck refers to the San Joaquin County Assessor's Plat Maps, 1876 through 1919, which are held at the Gerald D. Kennedy Reference Library, San Joaquin County Historical Society & Museum at Micke Grove Regional Park in Lodi, CA. The county tax assessor kept rural plat maps showing land ownership and acreage of each parcel and other information for the purpose of assessing taxes on land and improvements.

Neudeck addresses only one of these maps specifically in this paragraph – that is the 1876 plat map which he asserts contains a “blue line” that designates what he calls “Duck Slough/High Ridge Levee.” According to Neudeck, his “belief” is that the “blue” line “indicates that Duck Slough had water in it at the time the tax assessor map was drawn” (i.e., that Duck Slough ran along the alignment of the high ridge from Burns Cut-off clear across the island to Middle River).

There are numerous problems with Mr. Neudeck's assertion of what the San Joaquin County Assessor intended by drawing the High Ridge Levee with a “blue” pen. [Exhibit 12 – 1876 Assessor Map, T1N R5E]

1) On the same assessor's plat map (T1N R5E), Burns Cut-off, San Joaquin River and Middle River are all drawn in black, not blue ink. On the adjacent township to the west, T1N R4E, both Middle River and Old River are drawn in black. On the adjacent township to the east, T1N R6E, San Joaquin River, Burns Cut-off, Stockton Channel, and French Camp Slough are all drawn in black. [Exhibit 13 – 1876 Assessor Map, T1N R6E] To the north, in T2N R5E, the Calaveras River, 10 Mile Slough, 12 Mile Slough, 14 Mile Slough, 21 Mile Slough, Disappointment Slough and Black Slough are all drawn in black. [Exhibit 14 - 1876 Assessor Map, T2N R5E] Likewise, in T2N R4E, both Whiskey Slough and Latham Slough are drawn in black. [Exhibit 15 – 1876 Assessor Map, T2N R4E] Furthermore, these watercourses are consistently depicted by two parallel lines indicating the two banks of the watercourse, not a singular line as in the case with the High Ridge Cross Levee. The “colors” used by the Assessor in mapping watercourses does not support Mr. Neudeck's contention that the color “blue” represents “water” on these assessor plat maps. None of the other watercourses – some or all of which probably had water in them in March of 1876 when the assessor collected his tax information – are drawn in blue.

2) My *T1N R5E Assessor Map Table* summarizes the evidence on the High Ridge Cross Levee and Duck Slough as depicted on available Assessor Plat Maps from the period 1876-1919. [Exhibit 16 – T1N R5E Assessor Map Table; table includes all Assessor plat maps for this township]

When one consults the Assessor Plat Maps from other years, the High Ridge Cross Levee is rarely shown in blue. In fact, for the 40 years that we have historic San Joaquin County Assessor Plat Maps dating between 1876 and 1919 the High

Ridge Levee is shown as a "blue line" only 2 times and as both a blue and red line once. In the other 37 years, it is shown as a red or black line – sometimes dashed double or single lines, but most often as a single solid line. Importantly, the lines drawn by the Assessor along the alignment of the High Ridge Levee are **never** identified as Duck Slough on any of the 40 plat maps. In 13 of the 40 years there is no notation made by the Assessor to specifically identify what the line represents. In the other 27 years, the line running from Burn's Cut-off to Middle River across the center of Roberts Island is identified as a "Levee" (19 times) or as the "Cross Levee" (8 times). Again, in no instance is any part of the cross levee labeled "Duck Slough," but in a number of instances the word "levee" appears multiple times along the cross levee alignment on a single map, near Middle River, in the middle of the island, and near Burns Cut-off.

3) The Assessor frequently identifies other prominent sloughs in T1N R5E such as Black Slough, Whiskey Slough and Trapper Slough, but never identified Duck Slough. If Duck Slough was a major watercourse connecting Burns Cut-off with Middle River, as Mr. Neudeck asserts, one would certainly expect that it would have warranted the same identification on these plat maps as the other major sloughs. It was never so identified.

Neudeck also asserts that unidentified "other documents confirm or suggest" that the "route of Duck Slough" was along the alignment of the High Ridge Levee. There is **no** map that labels "Duck Slough" as being in existence along the alignment of the High Ridge Levee and running from Burn's Cut-off to Middle River. In fact, the pre-reclamation era mapping of Duck Slough (i.e., the slough in its natural state, 1850-1875), when the subject slough is shown on maps at all, is quite consistent about its length and alignment. Of the seven pre-reclamation era maps found that depict sloughs on Roberts Island, only three show a slough in the location of what became known as "Duck Slough." The slough is unnamed on all three maps. In each instance, the slough has its mouth at Burns Cut-off and runs inland along a southwesterly trajectory for a distance of approximately one to two miles and then abruptly bends to the southeast where it divides into several small channels and is lost in the tules. The three maps, dating from 1850 to 1872, that show a slough in the location of "Duck Slough" were produced by the U. S. Navy, by a private reclamation company that owned Roberts Island, and by the U. S. General Land Office and are depicted in Exhibits 17, 18, and 19.

**1850:** Cadwalader Ringold, Commander, US Navy, *General Chart Embracing Surveys of the Farallones Entrance to the Bay of San Francisco, Bays of San Francisco and San Pablo, Straits of Carquines and Suisun Bay and the Sacramento and San Joaquin Rivers to the Cities of Sacramento and San Joaquin, California* (1850). [Exhibits 17A, 17B, 17C – 1850 Ringgold Map]

This pre-reclamation era map shows Burns Cut-off (unlabeled) west of Stockton on the "East Channel" of the San Joaquin River and a slough connecting to Burns Cut-off in the approximate location of Duck Slough (unlabeled). The slough runs for a short distance into the interior of the island on a trajectory slightly west of south and

then turns to the southeast disappearing into the swamp. It does not connect to Middle River and does not follow along the alignment of the later High Ridge Cross Levee. The map does not depict any slough on Middle River in the general stretch of the river where the High Ridge Cross Levee would later (1875) connect to Middle River.

**1869:** J. T. Gibbes, *Map Showing the Lands of the Tideland Reclamation Company* (1869). [Exhibits 18A, 18B, 18C – 1869 Gibbes Tideland Reclamation Map]

This pre-reclamation era map shows Burns Cut-off (unlabeled) along the west side of Rough and Ready Island and a slough connecting to Burns Cut-off in the approximate location of Duck Slough (unlabeled). The depiction of the course of the slough is generally consistent with what is shown on Ringgold's 1850 map. The slough runs for a short distance of about one mile into the island on in a southwesterly trajectory and then abruptly turns to the southeast and breaks up into small channels disappearing into the swamp. The slough runs through Sections 12, 13 and 24 in T1N R5E and Sections 19 and 30 in T1N R6E. It does not connect to Middle River and does not follow along the alignment of the later High Ridge Cross Levee. The map does not depict any slough on Middle River in the general stretch of the river where the later (1875) High Ridge Cross Levee connected to Middle River.

**1872:** J. R. Hardenbergh, Surveyor General of California, *Plat Showing the Subdivision of the Two Bodies of Land "Notoriously Swampy & Overflowed"* (1872). [Exhibits 19A and 19B – 1872 GLO Notoriously Swampy Lands Map]

This pre-reclamation era map shows the sloughs on Roberts Island and in surrounding areas of the Delta. It depicts Duck Slough (unnamed) in the same configuration as the Ringgold Map (1850) and the Tideland Reclamation Company Map (1869) – that is, as a short slough connecting to Burns Cut-off that starts into the interior in a southwest direction for about a mile before sharply bending to the southeast. The slough does not connect to Middle River and does not follow along the alignment of what became the "High Ridge Levee," just three years later.

This map is important because it was made by the General Land Office, the federal agency responsible for surveying and platting the public domain, and approving the lists of Swamp & Overflow lands submitted by the State of California to the Surveyor General of California. As noted on the map, the plat of the "*Notoriously Swampy & Overflowed*" land was "carefully compiled from Maps of Official Surveys on file in this office."

The evidence from these three pre-reclamation era maps are consistent and suggest that in 1850 and thereafter there was no slough running from Middle River across Roberts Island connecting to Burn's Cut-off.

**Para. 13:** Neudeck relies upon a series of assumptions in speculating on "methods by which the levees, such as the 'High Ridge Levee' were created." At the center of his assumptions is that a slough existed next to the "natural" high ridge levee which was built up by excavating the existing slough using it as a "borrow pit" for levee material, thereby creating "a larger source of open water fed by the main channel to which the slough

connected.” The whole scenario presupposes that Duck Slough ran parallel to the high ridge and extended to Middle River, which is not the case. In addition, his scenario of how this particular levee was built is based upon speculation and is not supported by the historical record, which will become amply apparent in the following sections.

**Para. 14 through 19:** Drawing exclusively upon an account (p. 267) found in John Thompson’s PhD Dissertation entitled *The Settlement Geography of the Sacramento-San Joaquin Delta* (1958), Mr. Neudeck concludes that the steam-powered floating dipper-type dredges *Samson* and *Goliath* were used to “create/improve” the High Ridge Levee between Burns Cut-off and Middle River. Neudeck states that Thompson “confirms the process of using the slough itself as the borrow pit, and the deepening of the slough along High Ridge Levee; Duck Slough.” He continues: “The deepening [of the existing slough] was necessary to transport the floating dredge which was improving the levee.” Neudeck concludes that as a result the existing Duck Slough became a more substantial watercourse measuring approximately 30 feet wide by 7 feet deep. [Exhibit 20 – Neudeck Mussi Exhibit 3K, p. 267 of Thompson’s *Settlement Geography*]

It may be useful to keep in mind that Dr. Thompson’s purpose in drafting this section of his dissertation was to discuss the evolution of dredging technology, not to discuss the details of how the cross levee was built on Roberts Island. Mr. Neudeck does not appear to have conducted any independent investigation of the historic record to support his version of how the Robert Island cross levee was built. His assumptions about the role of the dredgers are totally misplaced. What the historic record shows is that the High Ridge Levee was constructed in 1875-76 by a combination of white laborers using plows and common road scrapers pulled by teams of horses or mules and by Chinese contract labor using hand methods -- wheelbarrows and shovels --to shape the final levee. The cross levee on upper Roberts Island was not constructed by dredges digging a borrow pit in the bed of a slough. Details on its planning and construction are contained in the following sections and are based upon contemporary accounts by civil engineers and surveyors who were actually involved with levee construction on Roberts and Union islands in the 1870s and on eye-witness accounts of newspaper reporters covering the reclamation of the islands for local Stockton newspapers of the era.

I will first comment generally on the true role of the dredges on Duck Slough and then focus on the full story of how the High Ridge Levee was planned and constructed across Roberts Island.

#### *Duck Slough:*

Neudeck maintains that Duck Slough was a natural body of water that connected Burns Cut-off on the San Joaquin River with Middle River. He further maintains that the dredger *Samson* widened and enlarged the natural channel of Duck Slough from Burn’s Cut-off to Middle River in 1875 to a depth of at least 7 feet and a width of 30 feet. Thus, according to Neudeck, Duck Slough was a tributary of both Middle and San Joaquin rivers which made the properties bordering on the High Ridge Levee riparian to these rivers and the slough and served as a source of irrigation water for neighboring farmers.

Historical evidence suggests otherwise. The bottom line is that Duck Slough only extended into the interior of Roberts Island from Burns Cut-off a distance of about one or two miles to what was known as Honker Lake Mound. The dredger *Samson* worked around the mouth of Duck Slough on Burns Cut-off for a short time in the fall of 1875. The experiment to use the dredger to build the levee near the mouth of the slough was unsuccessful and its use was withdrawn with the reclamation work near the confluence of Burns Cut-off and Duck Slough not being completed. Flood water poured into the island through this uncompleted levee in late November 1875 and flooded the upper division of Roberts Island. The Whitney dredgers were not involved in the repair or reconstruction of the breached levee the following year and were redeployed for levee work on Grand Island in the Sacramento River Delta. The remainder of the High Ridge Levee constructed across the island to Middle River was not built using the Whitney dredgers, and in fact, had been largely completed, except for a short distance along the eastern side of the island near the mouth of Duck Slough, before the dredgers were even launched in the fall of 1875. The High Ridge levee was built largely by common road scrapers pulled by horses which scraped up the surrounding plowed terrain composed of sedimentary soils and piled up this earth to form the levee. The work was finished with Chinese labor gangs using shovels and wheelbarrows. The evidence for these general conclusions is provided in detail below and in the referenced exhibits.

*Evidence on Levee Construction:*

The story of the construction of the high ridge cross levee on Roberts Island begins in February 1875.

**April 10, 1875.** Charles Drayton Gibbs, son of a plantation owner, came to California from South Carolina via Mississippi in the late 1840s. He was a civil engineer and surveyor by profession and later became the Curator of Mineralogy at the prestigious California Academy of Sciences. Joel Parker Whitney, who recently had acquired Roberts Island from the Tideland Reclamation Company, hired Gibbs in February 1875 to develop a plan of reclamation for upper and middle Roberts Island. Gibbs' letter report to Whitney, dated April 10, 1875, was published in a Stockton newspaper under the title "General Report of Charles D. Gibbs, Civil Engineer, on the Examination of Roberts Island, San Joaquin County, for the Purpose of Reclamation." [Exhibit 21 - *Stockton Daily Independent*, April 15, 1875]

At the request of Whitney, Gibbs proceeded to Roberts Island in February 1875 to study the upper (and what was later called "middle") or southern portion of the island which had been targeted for the initial phase of reclamation. [Exhibit 22 - Map of the route of Gibbs 1875 survey of Robert Island] The stage of water in the river at that time was of medium height; his February visit followed a recent freshet the previous month that rose over the banks of the Roberts Island levee on the San Joaquin River. He began his work near the upper end of Burns Cut-off where it departs from the San Joaquin River and moved upstream along the west bank of the San Joaquin River and into the Old River channel. Proceeding from the confluence of Old and Middle Rivers, Gibbs traveled

down Middle River 1.5 miles to the lower boundary of the Pescadero Grant. The bank of the river was about 4 feet high and the freshet of January 1875 came over it 6 to 8 inches.

He continued down Middle River to Section 13, T1S R5E, being where Whitney's tract met the bank of Middle River. A quarter of a mile above (south) this point he noted the confluence of Willow Slough with Middle River; the slough was 80 links wide (53 feet) and 8 feet deep. It had been dammed twice but not in substantial enough manner to withstand freshets. The breaking of the dam in the recent freshet (in January 1875) was principally responsible for the interior of the island then being covered with flood waters. The current of the slough was running as strong as in the river.

Gibbs continued downstream to Section 1, two miles below, where there was a slough, 25 links wide (16.5 feet) and six feet deep, which was also contributing to the flooding of the interior of the island. Gibbs remarks that the first thing to be done in reclaiming the upper island is to dam these sloughs "which are the only two open sloughs that I found on my portion of the island. The others are all dammed. . ."

From Section 1, Gibbs continued down river to Section 34, T1N R5E "to examine a ridge extending into the interior of the island." Here he met up with John Wallace, San Joaquin County Surveyor, who had been surveying the lower portion of Roberts Island for Whitney. Together they surveyed the ridge "which extends into the interior about three miles by the survey, and is from two to three feet above the level of the low lands, and from one hundred to three or four hundred feet wide of firm, hard ground, affording good situations for residences and gardens. There are also several other ridges running into the interior of the upper portion of the island, and some mounds that will answer the same purpose."

The two surveyors then returned by way of the high ridge to Middle River. From Section 1, T1S R5E Gibbs traveled down Middle River another 6 miles and noted: "the bank is as firm as the ridges, and a natural levee about two feet high, extending nearly all the way." He then returned upriver and at Section 35, T1N R5E standing "near the ridge" he had surveyed with Wallace he commented that the natural levee of Middle River at this location was a firm bank and 2.5 feet above the high freshet of January 1875.

Thus, at the location where Neudeck claims there was a large slough on Middle River that extended into the interior and across the island to Burns Cut-off, Gibbes noted that there was a substantial natural levee along the bank of Middle River and a high ridge extending into the interior of the island at least three miles (i.e., the full distance that he traveled) and he makes no mention of any slough. In fact, he noted that the only two sloughs entering Roberts Island from Middle River were located in Sections 1 and 24 in T1S R5E, far to the south of the high ridge levee.

**August 18, 1875.** On this date, six months after Gibbes reconnaissance of the upper island, we find the first mention that J. P. Whitney was having two crane and dipper dredge boats, the *Samson* and the *Goliath*, built in Stockton to assist in the reclamation of Roberts Island. However, it was estimated that the dredges would not be ready until late

September; it was actually November before they were at work on Roberts Island. The dredgers were to be used mostly on closing the lower (i.e., later known as the "middle") division of the island along Burns Cut-off and at the mouth of Duck Slough. The levees on the upper division elsewhere were being raised with mammoth road scrapers, excavators with carts, and plows with drapers. The newspaper reporter for the *Independent* noted that "a ridge extends nearly across the island, near the center, upon which a strong levee is being built, dividing the island into two divisions." Whitney planned to have the upper division completely enclosed by levees by December 1, 1875. [Exhibit 23 – *Stockton Daily Independent*, August 18, 1875]

Work on the high ridge levee using plows, road scrapers and hand tools was consequently fully underway three or four months before the dredges were completed and at work on Roberts Island.

**September 18, 1875.** J. P. Whitney extended an invitation to certain persons including a *Stockton Independent* correspondent, to visit the reclamation works being constructed on Roberts Island accompanied by Whitney and his construction engineer, Mr. McAfee. They were transported by Whitney's small steamer *Clara Crow* to the island and disembarked at Burns Cut-off near the mouth of Duck Slough where they abandoned the vessel and mounted horses. There were three construction camps already built and occupied by levee workers. The party landed in the steamer at Camp No. 2 at the mouth of Duck Slough. They passed through Camp Nos. 3 and 4 while crossing the island by horseback along the course of the cross levee to Middle River. The whole distance was lined with "a continuous busy stream of teams and men, piling up the rich alluvial soil into a levee of unusual strength and proportions." The levee was 8' high, with a base varying from 25' to 40', and with a width of 4' at the top; it was reputed to be two feet above the high water mark of the great flood of 1862. Equipment used included the Slusser excavator; Wachope machine which requires 10-12 horses and 2 men; McCall scraper; Doty Scraper, and other types of road scrapers. Over 160 horses and mules and 75 to 100 men were employed. For other parts of the reclamation project on Roberts Island where teams could not be used "because of the nature of the ground," the correspondent for the *Stockton Independent* noted that Whitney was having huge dredgers built in Stockton with engines manufactured in Troy, New York being sent out from the east coast. These dredges were to be used on the river to "take the material from the bottom of the river, scooping it up and depositing it on the bank to form the levee." [Exhibit 24 – *Stockton Daily Independent*, September 18, 1875]

By this date, construction work had been progressing on the High Ridge Cross Levee for well over a month from three construction camps and the dredgers had not been launched. The methods being used to build the levee do not comport with Neudeck's theory on how they were created using an adjacent slough as a borrow pit and employing dredges.

**September 30, 1875.** One of the Whitney dredges, the *Samson*, was launched from Lindsay Point and it was being towed to Weber Point wharf where the boilers were to be installed. Whitney anticipated that the boat would be finished and put to work at Roberts



Island "as soon as possible." [Exhibit 25 – *Stockton Daily Independent*, September 30, 1875]

**October 2, 1875.** The dredgers, noted the local newspaper, were to be used in conjunction with excavators, scrapers and other horse-powered earth moving implements to reclaim Roberts Island. Whitney intended to use his new floating dredges to a greater degree than had been used in previous reclamation projects (dredges were not introduced to reclamation work until about 1870). Their role, however, was limited to use on the rivers; their use was to be made "more with a view to secure the advantages to be derived by using the mud from the river bottom in forming the embankment, than for the purpose of deepening the river's channel, though the latter consideration has been duly weighed as an adjunct to the dyking system." [Exhibit 26 - *Pacific Rural Press*, October 2, 1875]

Using dredgers on the rivers would have the added advantage of increasing the carrying capacity of the channels to more efficiently convey flood waters within the river channels rather than allowing them to pour over low banks and find relief by expanding into the vast inland tule swamps.

**October 11, 1875.** The second dredger, the *Goliath*, was launched at Lindsay Point for Mr. Whitney on this date. The boilers still needed to be installed. [Exhibit 27 – *Stockton Daily Independent*, October 11, 1875]

**November 3, 1875.** The dredger *Samson* is finally reported as being at work throwing up a levee on Roberts Island. It was reported as being at Duck Slough and cutting a channel and throwing out earth "to strengthen the levee that has been constructed along that slough for the reclamation of the eastern portion of the island." [Exhibit 28 – *Stockton Daily Independent*, November 3, 1875]

As reported ten days later, a late start and low water conditions had impeded the usefulness of the dredger and it appears that it performed only limited work in Burns Cut-off and at the mouth of Duck Slough.

**November 5, 1875.** An additional labor force of 120 Chinese workers left on Whitney's steamer for Roberts Island to be deployed in the reclamation work to try to hurry construction before bad weather forced an end to the construction season. [Exhibit 29 – *Stockton Daily Independent*, November 5, 1875]

As noted in the article of November 13<sup>th</sup>, these reinforcements were sent out to try to close the last gap in the levee at the mouth of Duck Slough and Burns Cut-off before the rains came and the river rose. They were driven off by bad weather five days later.

**November 10, 1875.** One hundred Chinese who "had been engaged in building the levee in the vicinity of Duck Slough" returned to Stockton aboard the steamer *Clara Crow*. Whitney reports that water is rising very rapidly in the San Joaquin due to high water in the Sacramento backing up water. More rainy weather will prevent the waters from receding and retard completion of the reclamation work on Roberts Island. A fall of four

feet is required on the San Joaquin River for the work to resume. [Exhibit 30 – *Stockton Daily Independent*, November 10, 1875]

**November 10, 1875.** “Effects of the Storm.” Copious rain fell for two days and caused the streams to rise very rapidly – 3 inches of rain in 48 hours. High water was expected. The anticipated flood had the potential to seriously retard Whitney’s reclamation work. The system of levees to reclaim the upper part of the island still was not completed. It looked as if the final work may have to wait until next year. [Exhibit 31 – “Effects of the Storm,” *Stockton Daily Independent*, November 10, 1875]

**November 13, 1875.** Reclamation work on Roberts Island was now focused on closing up the upper division. Five hundred to six hundred Chinese were spread out along Burns Cut-off, Middle River and Duck Slough laying up embankments. Whitney had intended to close about a four mile gap in the levee along Burns Cut-off and Duck Slough using the large dredges recently launched at Stockton. Problems with their construction delayed their usefulness and it was necessary to call in additional Chinese laborers to try to complete the work by December 1<sup>st</sup>. The water in the San Joaquin River had been very low before the recent rains came. In fact, Burns Cut-off was so low when the dredges were launched that fall that a great deal more material had to be removed from the bed of the river in Burns Cut-off to float the dredge *Samson* than was required for building the adjacent levee. The *Samson* had to cut a 30’ wide by 7’ deep channel in the river bed in order to float itself and move along the river channel to build the levee in the cut-off. The work done by the dredger in cutting its way along Burns Cut-off, noted the local newspaper, “has demonstrated the ability of these dredges to take material, however hard it may be, from the bottom of our rivers and rapidly deposit it at considerable distance at right angles from the boat.” The work completed suggested to the writer for the *Independent* that the new dredges may prove suitable for deepening river channels, cutting canals and building levees. [Exhibit 32 – *Stockton Daily Independent*, November 13, 1875]

The dredge *Samson* was intended to work on only four miles of levee at the northeast corner of the upper division – i.e., along Burns Cut-off and for a short distance up Duck Slough. Because the dredgers arrived late and proved somewhat ineffective, Whitney found it necessary to employ additional Chinese laborers to try to close this gap. They fell short, largely because of the poor performance of the dredge. It appears that the *Goliath* was never deployed on building Roberts Island levees that year.

**Events of the Summer/Fall of 1875 (from 1878 Field Notebook).** E. E. Tucker, who was the levee superintendent on Col. Henry M. Naglee’s reclamation project on the Pescadero Grant on Union Island, observed the cross levee being built in the summer of 1875. Two years later, he was employed by Morton C. Fisher as engineer in charge of the reclamation of lower Roberts Island. While working for the State Engineer’s Office in 1878 on a field survey on the San Joaquin River, he recounted how the six-mile cross levee was constructed on upper Roberts Island in the summer of 1875. He wrote that four miles of the Roberts Island cross levee on Honker Ridge (a.k.a., the High Ridge) was built running “from Middle River to Honker Mound, at the head of Duck Slough.” The

work was done with horses and machinery, a great deal of which was experimental in nature – all the land on which the levee was built was first plowed, then McCall Scrapers, Wanchape Graders, and Slusser Excavators were tried at an immense expense but without much success. Common road scrapers worked well and with them most of the cross levee construction work was completed. This four mile stretch was completed in the fall, well before the flood waters arrived on the San Joaquin River in December. The average height of the levee was 6', slopes 2 to 1 and the crown 4' wide, according to Tucker. The two miles of levee along Duck Slough from Honker Mound (i.e., the head of Duck Slough) to Burns' Cutoff was located and construction had been started when the flood came, but the work had to be left unfinished. [Exhibit 33 - Tucker, SED Field Notes Book No. 90, Book No. 2 (Summer 1878), page 15]

Tucker's comments are authoritative considering his engineering background in the immediate region and his first-hand observation of the actual reclamation work. His observations do not support Mr. Neudeck's theory on how the levee was built. C. D. Gibbes noted in April 1875 that there was a hard sedimentary soil surrounding the high ridge running out from the ridge line some 300 to 400 feet. Tucker notes that the ground adjacent to the levee was plowed and then road scrapers were used to move this soil to build up the levee. Tucker specifically says that the head of Duck Slough was located about two miles inland from Burns Cut-off, ending at Honker Mound. This observation directly contradicts Neudeck's belief in the existence of a major slough – Duck Slough – running from Burns Cut-off to Middle River. Tucker's description of Duck Slough is consistent with the pre-reclamation era mapping that depicts Duck Slough as a short, one to two mile long watercourse connecting only with Burns Cut-off.

**Winter 1875-76, supplemental work in 1877.** The reclamation work begun in the fall of 1875 was not completed. The island was divided into two divisions by the cross levee and the upper division of 21,000 acres was nearly surrounded by a high levee. However, a short gap of about a mile remained to be closed when the high flood came in late November, suspending operations and filling up the island with water. After the land became dry enough to work, levee building was resumed in the fall of 1876. The levees in 1877 were radically improved being raised two to three feet by the upper island's new owner Morton C. Fisher. Some 350 Chinese laborers worked on the project. [Exhibit 34 – *Stockton Daily Independent*, September 21, 1877]

**Fall of 1876 – High Ridge Levee strengthened.** In the fall of 1876 work was resumed on the unfinished levee on Middle River and on Duck Slough and repairs made to damaged portions of the San Joaquin River levee. On the High Ridge Cross Levee in all of the concave curves and places badly exposed to the flood waters that rushed into the island the previous fall, the outer slope of the levee was made 3 to 1, and in some places 4 to 1 with a crown of five feet. [Exhibit 35 - Tucker, SED Field Notes Book No. 90, Book No. 2 (Summer 1878), page 16]

**October 11, 1876 – Duck Slough Dammed.** Left unfinished in the fall of 1875, nearly a year later (as also noted by E. E. Tucker, see above) the gap at Burns Cut-off and the mouth of Duck Slough still needed to be closed on upper Roberts Island. The *Stockton*

*Daily Independent* reported on this work at Burns Cut-off and Duck Slough: "A large force of Chinamen are at work filling the gap on Burn's cut-off, and building the earthen dam at the mouth of Duck Slough. Two self-acting flood-gates, three feet square and forty feet long, have been put in near the dam at low water mark, and are so arranged that whenever the tide falls lower than the level of the water inside, the gates will open and drain it off. Whenever the water on the outside rises higher than that on the inside the gates will close and shut it out." [Exhibit 36 – *Stockton Daily Independent*, October 11, 1876]

The flood gates constructed at the mouth of Duck Slough in 1876 were clearly for the purpose of draining the island, not for irrigation use as suggested by Mr. Neudeck.

**August 29, 1877.** As noted, in 1877 Morton C. Fisher raised the levees on the upper division of Roberts Island, but reclamation efforts largely shifted to enclosing lower Roberts Island. Some 450 Chinese laborers were reported to be working on the Roberts Island levee along Burns Cut-off and the San Joaquin River below Rough and Ready Island. Duck Slough, where the cross levee left Burns Cut-off has been successfully dammed and the Burns Cut-off levee has been completed to near Wakefield, at the mouth of the cut-off. Work on Middle River shifted to enhancing the levee on the stretch of the river downstream from the cross levee. [Exhibit 37 – *Stockton Daily Independent*, August 29, 1877]

Thus, the original reclamation of upper Roberts Island was completed in the years 1875 to 1877, but not using the methods suggested in Mr. Neudeck's testimony. Furthermore, absolutely no evidence was found in the historical record of the reclamation process that supports the idea of an open slough running across the island from Burns Cut-off to Middle River.

**Para. 20 (see my comments under Para. 12):** Neudeck comments on the existence of another "blue line," this time on the 1881 Assessor Plat Map. Neudeck has carefully selected one of only three (out of a series of 40 maps) that contains a "blue" line of some type where the high ridge levee is located. Here he asserts that the map shows Duck Slough and the High Ridge Levee. Why are Burns Cut-off, Middle River, and San Joaquin River in the 1881 map "green" and not "blue"? [Exhibit 38 - 1881 Assessor Map, T1N R5E] If the "blue line" means "water," how does Mr. Neudeck explain the red line (with no blue line present) on the 1879 map which is labeled "levee" twice [Exhibit 39 - 1879 Assessor Map, T1N R5E]; or the 1880 map which contains a red dotted line and is labeled "levee" twice? [Exhibit 40 - 1880 Assessor Map, T1N R5E] What about the other 34 Assessor Plat Maps of T1N R5E that do not show a blue line along the High Ridge Levee?

**Para. 21:** Neudeck speculates that his Mussi Exhibit 3M [Exhibit 41 – Neudeck Mussi Exhibit 3M, 1883 Tucker & Smith Map of a portion of Roberts Island] shows the cross levee as a hashed line and an adjacent solid black line as a small waterway – "an interior island slough which connects the San Joaquin River to Middle River."

Neudeck's hypothesis that the hashed line represents the levees on upper Roberts Island seems logical. The hashed line follows along the perimeter of the island where the exterior levee was located and along the alignment of the cross levee which is labeled "Cross Levee." There is another "cross levee" dividing the upper division in T1S R5 and 6E that is also represented on the map as a hashed line.

The map shows Roberts Island and its two divisions. The label Roberts Island is scripted so that it runs across both divisions. The upper division and lower division share a common border along the cross levee. The solid line is more logically understood to be a boundary demarcation between the two divisions, than an attempt to designate a "waterway," which Neudeck himself points out in all other cases on the map are not only indicated by parallel solid lines, but they are also clearly labeled as such – Calaveras River, Stockton Channel, San Joaquin River, Middle River, Old River, Burns Cut-off. Since Neudeck harkens back to his conclusion that this evidence supports his theory about the 1876 "blue line" on the Assessor Map, one might ask: What is shown on the 1883 Assessor Map? Does that "confirm his theory about what the line on the 1883 Tucker & Smith map represents"? The answer is no. The High Ridge Levee is shown on the 1883 Assessor Map as a double red line that is labeled "levee" three times. Its depiction is the same as neighboring "Honker Lake Levee." There is no slough shown at either location. [Exhibit 42 – 1883 Assessor Map, T1N R5E]

**Para. 22:** If one interprets this map (William Hammond Hall's 1886 map of the San Joaquin Valley) as showing Duck Slough running all the way from Burns Cut-off to Section 27, it would be inconsistent with all of the other historic evidence discovered in my research. It is worthwhile to observe that Duck Slough is abbreviated as "Duck Sl." and whereas there is ample room on the map to spell out the words and extend them along the whole length of the line extending into Section 27, the Hall map crams the label against Burns Cut-off wholly within the section of the cross levee where we know Duck Slough existed from the 1850s into late 1870s. One could reasonably argue that the placement of the abbreviated label "Duck Sl." was a purposeful intent by the cartographer to limit the representation of where Duck Slough was located to the one to two mile long stretch of the levee at Burns Cut-off. As I will demonstrate below this interpretation is consistent with the same labeling of Duck Slough employed on another map produced a few years later, in 1894. [Exhibit 43A, 43B, 43C - 1886 Hall San Joaquin Valley Map]

**Para. 23:** Mr. Neudeck claims that the 1894 Stockton-Bellota Drainage District Map "shows Duck Slough extending from Burns-Cut-off." This is an uncharacteristically vague statement by Mr. Neudeck as to what the map depicts and the significance of the line as drawn upon that map.

If one zooms in on the line extending from Burns Cut-off to Middle River what is revealed is that Duck Slough is depicted as parallel solid lines from Burns Cut-off to the south boundary of Sec. 14, T1N R5E. The label "Duck Slough" on the map is confined to this area, much as it was on Hall's 1886 map. If you zoom in further on the cross levee, you can see that there is a dashed line following the north bank of Duck Slough that runs continuously from Burns Cut-off to the head of Duck Slough and follows the

alignment of the High Ridge Levee all the way to Middle River. This dashed line connects to the levees along Burns Cut-off and along Middle River. Levees everywhere on this map are represented as dashed lines. Obviously, the dashed line represents a levee on this map and is not an extension of "Duck Slough" to Middle River. [Exhibit 44A, 44B, and 44C - Stockton Bellota Drainage District Map]

**Para. 24:** The USGS Holt Map (1913, based on surveys of 1911) does show an intermittent watercourse paralleling the High Ridge Levee for a portion of its course across the Island within the area served by the Woods Irrigation Company, which was incorporated in 1909. The symbol used by the USGS on the map is used for "intermittent streams and ditches." In contrast to Black Slough, Whiskey Slough and Trapper Slough, the intermittent watercourse paralleling the High Ridge Levee is not labeled as "Duck Slough" or "slough" and it does not connect to either Burns Cut-off or Middle River. Mr. Neudeck notes that "not all portions of the slough were drawn with blue ink?" The implication is that the so-called "slough" existed elsewhere, even though it is not depicted. What is the basis for this assertion? [Exhibit 45A and 45B - 1913 USGS Holt Quad] By 1913 the Woods Irrigation Company, incorporated in 1909, was building an irrigation and drainage system on the portion of the island where the intermittent stream or ditch is depicted on the 1913 Holt Quadrangle. It is more logical to assume that the water feature depicted adjacent to the cross levee is related to the land modification work being undertaken by that company.

By this time Duck Slough had been dammed at its mouth on Burns Slough for thirty-six years and has disappeared from the USGS quad sheets. What may be the last remnant of the old slough appears on the adjacent Stockton Quadrangle also published in 1913. It is depicted as a depression along the southeast side of the cross levee near Burns Cut-off. [Exhibit 46A and 46B - 1913 USGS Stockton Quad]

**Para. 25:** I do not see what the significance of Mr. Neudeck's comments on this 1921 map are in terms of proving either a riparian water right or a pre-1914 water right for the Woods Irrigation Company or the landowners within its service area. The "large interior island slough" that he refers to is located at least one-quarter mile west of the High Ridge cross levee and on another adjacent island. It appears to be a ditch, slough or cut on the west side of the Honker Lake Levee - that is, on the west side of "The Pocket," as is clearly shown on the 1921 map.

Mr. Neudeck argues that the existence of this slough means "water was available for use on the lands in the area." But what "area" could be served by this slough? The 1941 map clearly confirms the location of the so-called "slough" as being west of the western "Honker Lake Levee," meaning that it is located along the east side of Drexler Tract, not on Roberts Island. In other words, the "slough" was two islands removed from Roberts Island. Neither the 1921 nor the 1941 map indicates that water from this slough was conducted through the Honker Lake Levee and across the Pocket or across the Honker Lake Tract, then through the High Ridge Levee to Roberts Island and east to land within the WIC service area. In fact, the lands closest to this slough are identified on the 1941

map as "Lands served under the Woods-Robinson-Vasquez Agreement." The point of diversion and the irrigation ditch serving them is clearly delineated on the 1941 map. The "slough" on Drexler Tract is not the source of that water. [Exhibit 47 - Neudeck Mussi Exhibit 3Q, 1921 Weathers and Petzinger Map of the California Delta; Exhibit 48 - Neudeck Mussi Exhibit 3R, 1941 Widdows Map of Lands Served by WIC]

**Para. 26:** Neudeck analyzes the contents of *Denny's Pocket Map of San Joaquin County* (1913) and concludes that a solid black line following the alignment of the High Ridge Levee depicts "Duck Slough/High Ridge" and is "clearly identified as a 'canal' or 'canals'" on the map, as are, he claims, "the slough" running past Kingston School." These, he maintains, are "connected by a short east-west canal from the School's location to approximately where the USGS and State Engineer Department maps show water in Duck Slough." However, neither the 1913 Holt USGS Quadrangle, nor the State Engineering Department's 1886 map show Duck Slough as being anywhere near the Kingston School cross levee.

Denny's map clearly labels canals by writing "*CANAL*" next to the lines representing their location. He also labels sloughs with their names, for example: Trapper Slough, Latham Slough, Whiskey Slough and Black Slough on Roberts Island, along with numerous other sloughs on San Joaquin River above its confluence with the Calaveras River. "Duck Slough" does not appear on the map and the label "canal" – contrary to Neudeck's statement – does not appear on the map at the location of the High Ridge Cross Levee or the Honker Lake Levee. So what does the network of black lines in the vicinity of the High Ridge, The Pocket and Honker Lake Tract represent? They all follow the alignment of the known interior levee (and levee road) system of middle Roberts Island and its surrounding tracts of land to the west and north. I really don't see what other conclusion could be reached from this map evidence other than that these lines described as canals or sloughs by Neudeck really depict the levees and levee roads on the east side of Drexler Tract, surrounding The Pocket and Honker Lake Tract, and forming the division between lower and middle Roberts Island. [Exhibit 49 - Neudeck Mussi Exhibit 3S, 1913 Denny's Pocket Map]

One can also consult the Assessor Maps for 1913 and surrounding years which label these structures as "levees." Also the levee system is clearly labeled as such on a 1909 map of the Woods, Wilhoit & Douglass Lands (1909) [Exhibit 50 - 1909 Map of Woods, Wilhoit & Douglass Lands] and the ca. 1907 Map of Woods Bros Land and Reclamation District No. 524, Middle Division of Roberts Island. [Exhibit 51 - Map of Woods Bros Land and Reclamation District No. 524, ca. 1907]

**Para. 27:** The copy of Neudeck's Exhibit 3T, 1976 DWR Areal Geology Sacramento-San Joaquin Delta that I have is of such poor quality that I cannot make out clearly what is shown by the lines around the cross levee and Kingston School. [Exhibit 52 – Neudeck Mussi Exhibit 3T, DWR Areal Geology Sacramento-San Joaquin Delta] However, conditions in 1976 had become so altered from 1889-1912, the years in which the land within WIC was severed from adjacent watercourses, or the pre-1914 era, that to conclude that this map offers proof that Middle River was connected to "old Duck

Slough" in the historic period prior to 1914 and continued to remain so connected "even as late as 1976," is not a valid conclusion, especially in light of all the evidence that proves otherwise.

**Para. 28:** Mr. Neudeck asserts that "Duck Slough" and a feature that he calls "Kingston School Slough" were connected to land within the WIC service area and provided these lands with two sources of water. He cites the 1913 *Denny Pocket Map* and the 1941 Woods Irrigation Company Map as evidence that this situation existed from at least 1913 to 1941.

Again, the *Denny* 1913 map [my Exhibit 49] does not label the alleged "waterway" at the location of the cross levee a "CANAL." The reference to the 1941 date, a point in time in which "the Kingston School Slough existed," must be a reference based upon some evidence Neudeck finds on the Map of Lands Served by Woods Irrigation Company (his Exhibit 3R; my Exhibit 48), but the so-called "Kingston School Slough" he refers to does not appear on that map, what appears in that location is the Honker Lake cross levee, a feature identified as such on numerous historic Assessor Maps starting in 1907. To repeat myself, the slough that is shown on the 1941 map is on Drexler Tract on the west side of the western Honker Lake Levee, two tracts removed from Roberts Island. Also, one can consult the 1909 map of the Woods, Wilhoit & Douglass Lands which actually labels what Neudeck calls "Kingston School Slough" as the Honker Lake and Pocket "Cross Levee." [Exhibit 50 - 1909 Map of Woods, Wilhoit & Douglass Lands]

**Para. 29:** Mr. Neudeck repeats his version of the story of the dredge *Samson* in the widening and deepening of so-called "Duck Slough" across Roberts Island from Burns Cut-off to Middle River. I have already addressed this issue and refuted this story through eye-witness accounts and the writings of two prominent civil engineers of the period.

**Para. 30:** My comments on the map compiled by Neudeck are contained in red on the attached exhibit. [Exhibit 49 - Neudeck Mussi Exhibit U with JRP Comments & Exhibits]

**Para. 31:** The historical evidence can only support a conclusion that there was no slough connecting to Middle River at its junction with the High Ridge Levee during the historic period. Furthermore, historic evidence is compelling that Duck Slough was a natural waterway during the historic period, but it ran into the interior of the island from Burns Cut-off no more than two miles along the alignment of the High Ridge Cross Levee. The slough was dammed at its mouth in 1876 and automatic tidal gates were installed to support drainage of the island. Compelling evidence from eye witnesses who were civil engineers with personal knowledge of the reclamation works constructed on Roberts Island in the nineteenth century attest to these facts. Their testimony is consistent and supports these facts. There is no evidence in the historic record that supports the notion of a natural body of water extending along the high ridge connecting Burns Cut-off with Middle River and abutting the Mussi Parcel.



By the time the USGS Holt and Stockton Quadrangles were prepared (1911-13), Duck Slough had been dammed and cut-off from Burns Cutoff for some 36 years. Subsequently, it filled-in either naturally, or by the hand of man. In any case, there was virtually nothing left of this one to two mile long channel by 1911-13 at the location where the slough once connected with Burns Cut-off, as can be seen on the Stockton Quadrangle (1913). [Exhibit 54A and 54B – 1913 Stockton USGS Quadrangle]

## **Part II: Historic Irrigation and Drainage Practices.**

**Para. 32:** No comment.

**Para. 33:** No comment.

**Para. 34:** Neudeck says the “natural high grounds along the sloughs and other channels were generally used as the foundation, or beginnings of the levee.” Thus, he continues, levees “followed the meandering courses of current or historic waterways.”

Generally, I don't have a problem with what Mr. Neudeck says in this paragraph, except that his argument in his testimony is very different in that he assumes that the slough that may have once existed along the high ridge across Roberts Island was still in existence during the historic period. The high ridge was built up in geological or pre-historical time. The historical evidence is fairly clear that if any slough once existed at the confluence of Middle River with this high ridge, it had long been closed. In 1875, Charles Drayton Gibbes describes the levee at this location as high and firm and he does not mention the existence of any slough. In fact, he expressly says none existed at this location. He followed the high ridge into the interior for three miles and does not mention any slough being present, but he does mention a broad ridge formed by sedimentation that was up to 400 feet wide. Whatever slough may have existed in geological time, had been closed off from its source on Middle River. E. E. Tucker explicitly states that Duck Slough was the only remnant of the slough along the high ridge and it headed at a place called Honker Mound, located not more than two miles inland from Burns Cut-off.

**Para. 35 through 37:** In these paragraphs, Mr. Neudeck discusses floodgates and their dual purpose as facilitators of drainage and irrigation on the Delta islands. On a general level, I do not disagree with Mr. Neudeck's statement. However, his discussion is very general in nature. It is not time specific and it does not address the actual situation at Duck Slough, which is the watercourse he argues was contiguous to so much of the service area of WIC. In the case of Duck Slough, we have specific information about the single purpose of the dam and tide gates installed. I quote from a contemporary newspaper article:

“A large force of Chinamen are at work filling the gap on Burn's cut-off, and building the earthen dam at the mouth of Duck Slough. Two self-acting flood-gates, three feet square and forty feet long, have been put in near the

dam at low water mark, and are so arranged that whenever the tide falls lower than the level of the water inside, the gates will open and drain it off. Whenever the water on the outside rises higher than that on the inside the gates will close and shut it out." [Exhibit 55 - *Stockton Daily Independent*, October 11, 1876]

Thus, the gates were engineered only to effect drainage of the island. I have not seen any evidence that these flood gates were ever replaced with new ones that operated differently. The remnant section of slough near Burns Cut-off was filled in over time. Duck Slough was small enough in its natural state during the historic period to be overlooked on many maps of both the pre-reclamation and post-reclamation era and it disappears from any maps in the 20<sup>th</sup> century. As we have seen, there is no sign of an open slough connecting to Burns Cut-off on the USGS Stockton Quadrangle prepared in 1911-13.

**Para. 38:** Neudeck suggests that Duck Slough near and within the WIC service area was improved by farmers over time and converted into a canal or pipeline. This paragraph assumes that something existed to be replaced. The evidence with respect to Duck Slough is that no natural waterway existed along the ridge within WIC to begin with in the historic period.

**Para. 39:** Mr. Neudeck again testifies as to "general practices" relating to operation of "sluice gates" on sloughs. Again, the discussion is very general here. It is unimportant whether or not he can cite to "historical references to these practices" because the known historical facts make "general practices" irrelevant in this case – there was no slough running along the high ridge levee within the WIC service area in the historical period. Duck Slough may have once touched upon land in the extreme northeastern portion of the WIC service area, but it was dammed in 1876 and by 1909 when WIC was incorporated, as the Stockton Quad suggests, the last remnant portion of that historic slough had been filled-in.

**Para. 40 through 42:** No comments.

### **Part III. Rebuttal to Mr. Neudeck's Testimony Specific To WIC CDO.**

[Refer to numbered paragraphs in our WIC Exhibit 1.]

**1-3 thru 2-3.** Neudeck adds to his testimony that new evidence demonstrates that Duck Slough existed past 1911 to "sometime in 1926."

He cites evidence from an appellate decision in *Nelson, et al. v. Robinson, et al.* The case is dated 1941. The facts state that seepage on Nelson's property across the High Ridge Levee in the "The Pocket" first became visible in 1926 after irrigation began from the Woods-Vasquez-Robinson irrigation ditch constructed at that time along the east base of the High Ridge Levee. The court refers to the source of the seepage as resulting from

several sources but most importantly from the newly constructed and unlined "irrigation ditch," built by Woods-Vasquez and Robinson. [The court argued the defendants were negligent and had a duty when constructing a ditch on porous ground "to adopt the common method of sealing it with concrete or some similar material which could prevent the escape of water."] The court also mentions the lack of proper drainage from the land of both the plaintiffs on the west side and the defendants on the east side of the levee. Following 1926, when seepage became visible on Nelson's (plaintiff) property, defendants spent time and money trying to remedy the seepage problem by "leveling the plaintiff's land" **and** eliminating a slough "immediately east of defendants land during 1926." (bottom p. 7 and top p.8, WIC Exhibit 4C) Neudeck says this is a "typo" by the court and that it meant to state the slough was on the west side of the defendants land [running parallel to the irrigation ditch?]. However, it was the newly built "irrigation ditch" constructed in 1925 or 1926 that was on the west side of the defendants land and along the base of the High Ridge Levee. The slough very well mat have been on the east side and prevented the land from properly being drained, as stated by the court. That slough, if on the east boundary would have been located nearly one-half mile east of the High Ridge, or far to the east of what has been called the historic "Duck Slough" location, according to Neudeck's own testimony elsewhere and in paragraph 2-3; therefore, he maintains that the court erred when it stated the slough was on the east side of the property. However, apparently a drain was added to the east side of the defendants Woods, Vasquez and Robinson properties by 1927 (see Topographical Map of a Portion of Alice M. Woods Trust, January 1927), suggesting that this drainage facility may have been installed to "eliminated the slough," as noted by the court in order to reduce seepage. [WIC Exhibit 2 - Topographical Map of a Portion of Alice M. Woods Trust, January 1927]

#### **2-5 thru 4-1 Testimony re. quantification of pre-1914 water right.**

Neudeck states that his examination of WIC records has not revealed any information regarding "direct measurements of the amounts of water applied to Woods lands prior to 1914." Woods calculates that the agreements to furnish water assumed delivery of 1 cfs per 100 acres of land.

Even if one were to accept the rest of Neudeck's argument, his numbers regarding acreage do not add up. He argues that 4,480 acres is not all the lands on the west side division, but only one of several described parcels included in the 1911 contract to furnish water between WIC and EWS Woods. He adds in an area of 12.74 acres and an area of 769.32 acres on Honker Lake Tract. Thus, he concludes the agreement of 1911 really intended to include the sum of these three parcels, or 5,262.06 acres. However, the 1941 *Map of Lands Served by Woods Irrigation Company* indicates that the 12.74 acre tract located along the AT&SF railroad line in Sec. 14 1N R5E was not included among the lands being served by WIC at that time. About one-half (370 acres) of the 769.32 acre tract was also noted on this 1941 map as being located outside the boundary of the WIC service area. It was released from the 1911 agreement in 1913 (as noted by Neudeck in paragraph 3-6. WIC Exhibit 4E). In addition, there were 1,300 acres that were noted in the 1911 agreement to be lands "not within the reasonable possibilities of irrigation of the

company's canals and which are hereinafter termed "dry lands." Of these "dry lands," 530.68 acres were located within the 4480 acre tract; the remainder was within the 769.32 Honker Lake Tract located northwest of the High Ridge Levee.

It is not clear whether any of the land within the 769.32 acre Honker Lake Tract was ever delivered water from the WIC irrigation system. In 1925 Mary Woods acquired a small parcel on Middle River, located outside WIC service area, upon which to build a pumping station. Woods, Vasquez and Robinson subsequently entered into an agreement to build a pumping station and high line irrigation canal along High Ridge Levee to supply the Vasquez, Robinson and Mary Woods properties on Honker Lake Tract and along the western edge of the Woods Irrigation Company service area. The area served by this new irrigation system installed in 1926 partially overlapped (ca. 500 acres) with the 4,480 acre EWS Woods tract within the WIC service area as defined in the 1911 agreement to furnish water. The 1941 *Map of Lands Served by Woods Irrigation Company* shows the extent of the acreage actually served by the Woods-Robinson-Vasquez irrigation agreement within the 4,480 acre EWS Woods Tract that was to be served with water from the WIC irrigation system under the 1911 agreement.

I have prepared a map that attempts to lay out graphically the status of various lands included and excluded from service under the 1911 agreement and subsequent agreements through 1925. [WIC Exhibit 3 – Map of Status of Lands]

**4-2.** The information contained in the Minute Books referenced in WIC Exhibit 4F do not include sufficient data to draw the conclusion that the tax rates imposed upon customers provides evidence that all of the lands (minus 370 acres) within the 1911 WIC service area were supplied with water prior to 1914.

**4-3.** Citing to a map found in *WIC v. Mark K. Allen, et al.*, a complaint to quiet title to WIC corporate stock (Superior Court, San Joaquin County, 1957), Mr. Neudeck references the "exterior boundaries of the tract of land" in 1957 (Exhibit B in WIC Exhibit 4G) as a measure of the area irrigated by WIC since 1911. Neudeck earlier in his testimony calculated that the area served with irrigation water was 3,286.37 (Wilhoit-Douglass Division) + 4,892.06 (EWS Woods Division) = 8,178.43 acres. That gross acreage appears to be inaccurate. In the 1957 law suit cited, the complaint provides a list "at the time of filing of this complaint [1957] the landowners served by the plaintiff." This list provides the name of the customer, the acreage and the lots or sections owned. The total acreage served add up to only 6,314 acres. Nevertheless, Neudeck states in paragraph 4-4 that from the evidence in the 1957 complaint, he can conclude that "WIC has been providing water for all the Woods Bros. lands since at least 1911 through 1957." The evidence cited does not appear to support this conclusion, or the conclusions in the subsequent paragraphs through 5-1.

#### **Part IV. Rebuttal of Scott Blake's Woods CDO Testimony**

Scott Blake summarizes the major point of his testimony in the next to last paragraph on the first page of his testimony. He states: "all of the lands within the WIC service area as of 1911 were either abutting one or more waterways, or were already connected to existing irrigation canals or interior island sloughs when they were included in certain 1911 agreements. . ." Since WIC owned no land, merely being within its "service area" which "abutted one or more waterways" does not confer any riparian water right to the individual owners of those lands. The parcels themselves within the service area must be riparian to a surface watercourse. My chain of title research will demonstrate that by 1911 less than 500 acres of land within the WIC service area retained its riparian status as a property that was contiguous to Middle River. No properties retained their riparian connection to Duck Slough, Burns Cut-off, or the San Joaquin River, or the various other "interior island sloughs," frequently mentioned by Mr. Blake in his testimony before the board.

I will first address the "interior sloughs." As for these "interior island sloughs," Mr. Blake focuses on two separate sloughs or groups of sloughs.

One is Duck Slough. I have already addressed the issue of the extent and course of Duck Slough in my rebuttal of Mr. Neudeck. To recap that testimony, Duck Slough only extended one to two miles inland along the cross levee and then bent sharply to the southeast dividing into various channels and disappearing into the tules, as depicted on pre-reclamation era maps. Therefore, the slough may have entered and crossed through the extreme northeast corner of the WIC service area. However, in 1876 Duck Slough was dammed with an automatic tidal gate installed that provided for drainage water to exit the island at low water stages, but did not allow for irrigation water to enter into the island through the slough. Evidence from the USGS 1913 Stockton Quad suggests that by 1911 the last remnant of this slough near Burns Cut-off had been filled-in and no evidence has been presented in this hearing that documents Duck Slough, or Burns Cut-off, providing irrigation service to Woods Bros. properties, or to WIC. [WIC Exhibit 4A and 4B – 1913 Stockton USGS Quadrangle (full) and (detail)]

Mr. Blake also identified a series of north-south trending "interior island sloughs" within the WIC service area. According to Mr. Blake's testimony, were sloughs connected to Middle River. Specifically, these sloughs were connected to Middle River in 1911 at a single point of diversion – a "head gate" located in Section 1, T1S R5E. This was the location where the Woods Bros., around the turn of the 20<sup>th</sup> century established a point of diversion for a gravity fed irrigation system utilizing a head gate built through the levee and a long canal to convey water into the interior of the island.

The Woods Bros primarily sowed winter wheat and barley on Roberts Island in the 1890s. A few thousand acres were harvested in 1897. The winter wheat and barley crops largely depended on the winter and spring rains for moisture. Most of California's wheat and barley was dry farmed during this era, but irrigation could add a measure of certainty to the harvest. Therefore, some prosperous grain farmers were willing to spend money on development of simple, inexpensive irrigation systems.

The Woods Brothers began construction on a gravity flow irrigation system on Middle River in 1898. A survey of their lands had indicated that their property was lower in the center than on the edges, and while the land nearer to the river and levees was higher than the level of the water in the river, a portion of the interior was lower in elevation and, thus, by installing a head gate through the river levee attached to one-half mile long canal water could flow by gravity to irrigate a portion of their landholdings. The gravity irrigation system was apparently completed by the end of 1898 about the time next season's winter wheat and barley crops were sown. A report from the traveling correspondent of the *Pacific Rural Press* in the spring of 1899 stated that irrigation of the Woods land would commence in March unless it rained. ["Agricultural Review: San Joaquin," *Pacific Rural Press*, April 23, 1898 and March 11, 1899. WIC Exhibit 5 and WIC Exhibit 6.]

Our research has found no evidence of irrigation within the Woods Irrigation Company service area prior to this reference of the first irrigation works being constructed by the Woods Bros. on Middle River in 1898.

The mouth of the "interior island" network of sloughs that "connected to Middle River" (if indeed they did physically connect to the river), mentioned in the Blake testimony was located in Section 1, T1S R5E, at the same location where the Woods Bros. in 1898 built their "headgate." In 1875 when Charles D. Gibbes was surveying Roberts Island for Whitney to prepare his plan of reclamation, he did mention the existence of an open "small slough" in Section 1 on the right bank of Middle River which had a width of 25 links (16.5 feet) and a depth of 6 feet. It was one of only two open sloughs in existence on Middle River on Roberts Island from the High Ridge Cross Levee upstream to the head of Middle River. The other was Willow Slough, located far to the southeast of the WIC service area. In developing his plan of reclamation for what became known as the upper and middle island, Gibbes also noted that "the first thing to be done in the reclamation is to dam these sloughs." [MUSSI Exhibit 21 – *Stockton Daily Independent*, April 15, 1875] The levee along Middle River from the High Ridge Cross Levee upstream to Rancho Pescadero was constructed in the summer of 1875. Whitney employed plows and scrapers and used Chinese laborers to build the levee. Certainly, the open slough in Section 1 was closed at this time, as it was identified by Mr. Gibbes as the first order of business in reclaiming the upper and middle portions of Roberts Island. Like the closure at Duck Slough and other locations on Roberts Island, closure was for the purpose of drying up the sloughs and transforming the swampland into marketable agricultural land. The "small slough" in Section 1 on Middle River was cut-off from its source of water in 1875 by construction of a dam across its mouth. There were no irrigation works installed at this location until 1898, some twenty-three years later. During this time, the network of "interior island sloughs" had no surface water connection with Middle River. The irrigation system built in 1898 included construction of a one-half mile long supply canal, not existing slough channels, to reach the interior of the island. Irrigation water may have been distributed from the end of this main canal to secondary ditches using the alignment of old slough channels that had been physically severed in 1875 from their water supply at Middle River.

It was during this twenty-three year interval, 1875-1898, when the natural outlet of the sloughs were cut-off from their source of water at Middle River, that the large speculative land holdings on Roberts Island were reclaimed, subdivided and sold to individual purchasers of parcels of land. The properties within WIC were conveyed by James R. Stewart and his fellow British investors to brothers John N., and E. W. S. Woods, to one A. C. Blossom, P. B. Fraser, and Wendell Easton between 1889 and 1892.

On page 2 of Mr. Blake's testimony, beginning in the second full paragraph and the following two paragraphs, he chronicles the history of the transfer of the subject properties as Swamp & Overflow Land from the State of California to J. P. Whitney in 1876 through its transfer from M. C. Fisher to James R. Stewart and others in 1877. Stewart and his partners began to sell the property on Middle Roberts Island within the WIC service area. The first parcel sold was to A. C. Blossom in 1889.

Up to this point, I agree with Mr. Blake's chain of title summary which, as he noted, in his written testimony had relied upon the deeds themselves. However, from this point on in his written testimony, Mr. Blake relied upon the San Joaquin County Assessor Maps, as opposed to actual deeds. As we heard in this oral testimony, he performed additional research subsequent to submitting his written testimony. This additional research was done at the San Joaquin County recorder's office in the actual deeds documenting property conveyances from 1889 to 1892, the period in which the subject lands were transferred out of Stewart, Burten and Kings' ownership.

I, or employees of JRP Historical Consulting, working under my direct supervision also conducted our own independent title research to determine when and how properties were conveyed out of the ownership of Stewart, et al and what effect this had on the riparian status of the parcels so conveyed. The results of my research paint a far different picture than what was concluded by Mr. Blake with respect to the contiguity of these parcels to surface watercourses.

In part, the differences are explained by Mr. Blake's assumption that the "interior island sloughs" still conveyed surface flow from Middle River into the interior through these sloughs in the period when the properties were transferred to A. C. Blossom and the Woods Brothers, i.e., 1889 to 1892. In addition, I disagree with Mr. Blake's summary of the relevant chain of title both as to its citation to the relevant deeds in the chain and as to his decision to lump individual conveyances of parcels into what appear on his maps as a single conveyance when, in fact, some of the individual deeds bearing different instrument dates were merely recorded on the same date.

My analysis, which relies upon the actual deeds that severed the parcels, is also based upon the historical fact that the slough in Section 1 no longer conveyed Middle River water into the interior of the island, and hadn't done so for at least 14 years prior to the sale of lands to the Woods Brothers and others within the WIC service area. In fact, these sloughs were cut-off from Middle River even before Mr. Stewart and his British associates invested in the property on Roberts Island in March 1877. My analysis of the title documents leads me to a conclusion, contrary to Mr. Blake's, that only about 500

acres within the WIC service area remained contiguous to a surface watercourse by the end of 1909.

I have prepared a map showing all of the conveyances by James R. Stewart and his associates within the Woods Irrigation Company Service Area [WIC Exhibit 7A – Map Showing Conveyances, 1889-1892]. I have also prepared a table summarizing each transaction giving the date the sale was concluded (“instrument date”), the date it was recorded, the name of the grantor and grantee, the document type, the document number (i.e., the book and page reference in the recorder’s office), a cross reference to the map I have prepared, Exhibit 7A) and comments on the parcel and the effect of the conveyance on its riparian status. [WIC Exhibit 7B – WIC Riparian Analysis Table]. The deed documents themselves are included in my exhibits as Exhibits 7C through 7M. [WIC Exhibits 7C through 7M]. These documents refute the analysis as put forth by Mr. Blake in the last 2 paragraphs of page 2, page three, and the first two paragraphs of page 4 of his written testimony and his subsequent oral testimony before the Board. My evidence supports the conclusion that only a portion of one 710.85 acre tract within the WIC service area remained riparian (to Middle River) in 1911. The remainder of the acreage was severed from its connection to all existing surface water sources.

The map I prepared entitled *Map Showing Conveyances from Stewart, et al. 1889-1892 in the Woods Service Area* depicts the conveyance of each parcel from Stewart et al. to their successors-in-interest within the exterior boundaries of WIC service area. [WIC Exhibit 7A] The only parcel that remained riparian through 1911 was the parcel on Middle River located at the extreme southern end of WIC service area, marked A 74: 289. On June 8, 1891, Stewart, et al. conveyed this 710.85 to John N. Woods and E. W. S. Woods. As can be seen on the map it retained its connection to Middle River in Section 1, T1S R5N. [WIC Exhibit 7C - A 68: 280]

At the north end of the map [WIC Exhibit 7A], there is a roughly triangular-shaped parcel shaded in gray located above the AT&SF Railroad line. This property is outside of the WIC service area. It is included in our analysis because it was part of the 2,416.14 acre parcel labeled A 75: 484 that was conveyed by Stewart et al. to Wendell Easton on April 22, 1892. This triangular parcel was physically separated from the rest of the parcel by construction of the AT&SF Railroad tracks in 1898.

In December 1909, the Woods lands north of the R-O-W and abutting Burns Cut-off were conveyed in two deeds dated two weeks apart, one from the estate of John N. Woods (undivided one-half interest) and the other from E. W. S Woods (undivided one-half interest), to Jessie Lee Wilhoit and Mary Douglass, John N. Woods’s daughters. E.W. S. Woods and Wilhoit-Douglass also divided the lands on Roberts Island into separate interests (the Woods brothers had held undivided one-half interests). E. W. S. Woods essentially took the west half and Wilhoit-Douglass received the east half. However, E.W.S. Woods retained a strip of land running adjacent to the AT&SF railroad on the east side, effectively separating the Wilhoit-Douglass parcel north of the railroad from their remaining lands south and east of E. W. S. Woods' holdings. [Exhibit 8 A – 1911 Assessor Maps, TN1 R5E and T1N R6E).



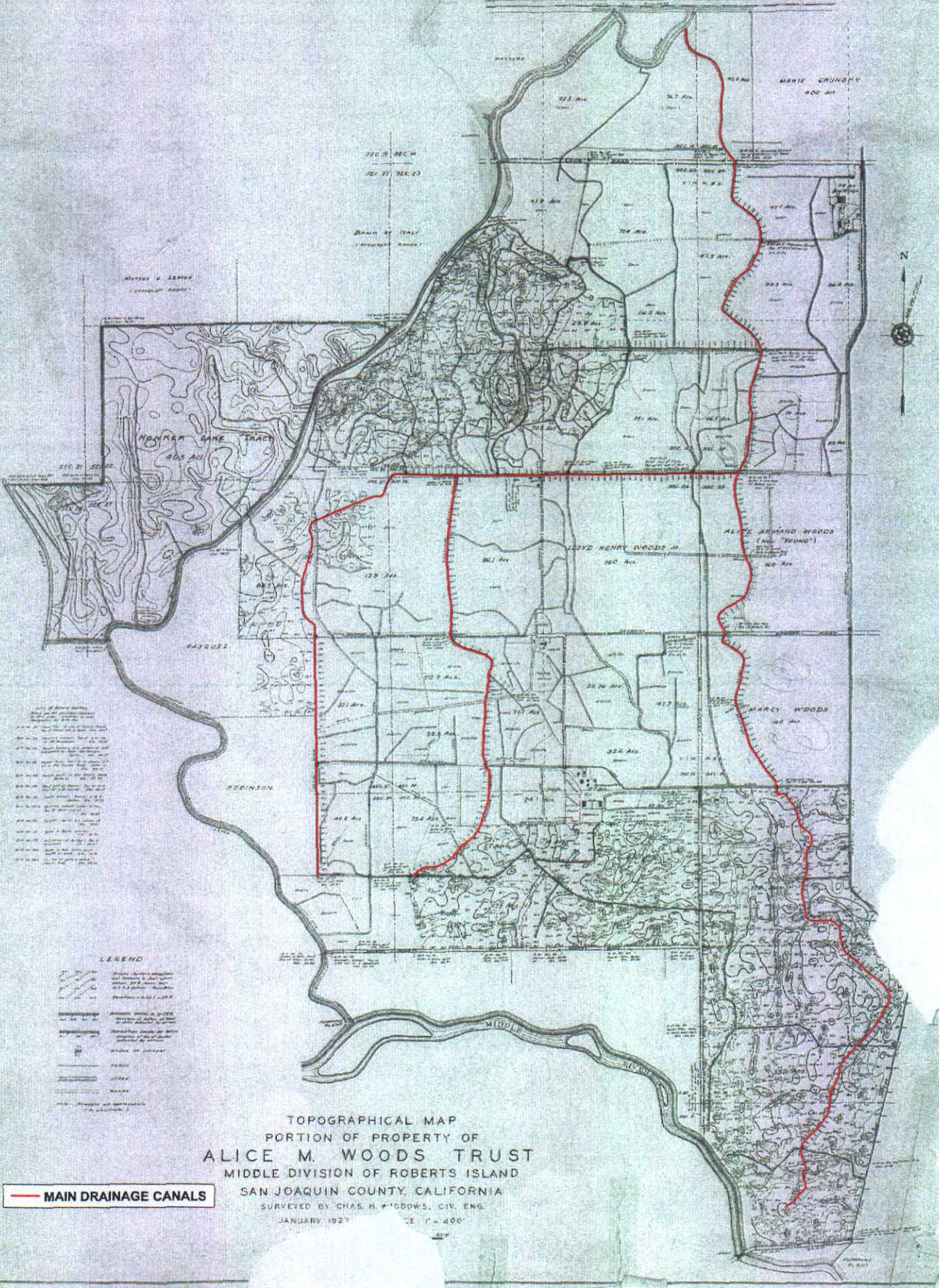
In 1911, Wilhoit and Douglass conveyed these lands north of the railroad R-O-W and adjacent to Burns Cut-off to E.L. Wilhoit (Jessie Lee Wilhoit's brother-in-law), M.D. Eaton, and W.D. Buckley.

Subsequent transfers in 1912 conveyed these lands north of the railroad to J. E. Lynch, Harry Martin, and J. C. Braas. [WIC Exhibit 8 B - 1913 Assessor Maps, T1N R5E & T1N R6E] In 1909 it was conveyed by the Estate of John N. Woods (undivided one-half interest) and by E. W. S. Woods (undivided one-half interest) to Jessie Lee Wilhoit and Mary Douglass. In 1911 Wilhoit and Douglass conveyed the lands north of the railroad to E. L. Wilhoit, M. D. Eaton, and W. D. Buckley. By the end of 1912 the parcel north of the railroad line running to Burns Cut-off had been broken up into several small parcels.

As a result of these conveyances, in 1909 the parcel remaining in the WIC service area and held by Willhoit-Douglass south of the railroad lost its physical connection to Burns Cut-off. Subsequent transfers in 1912 conveyed these lands north of the railroad to J. E. Lynch, Harry Martin, and J. C. Braas. [WIC Exhibit 8 B - 1913 Assessor Maps, T1N R5E & T1N R6E]

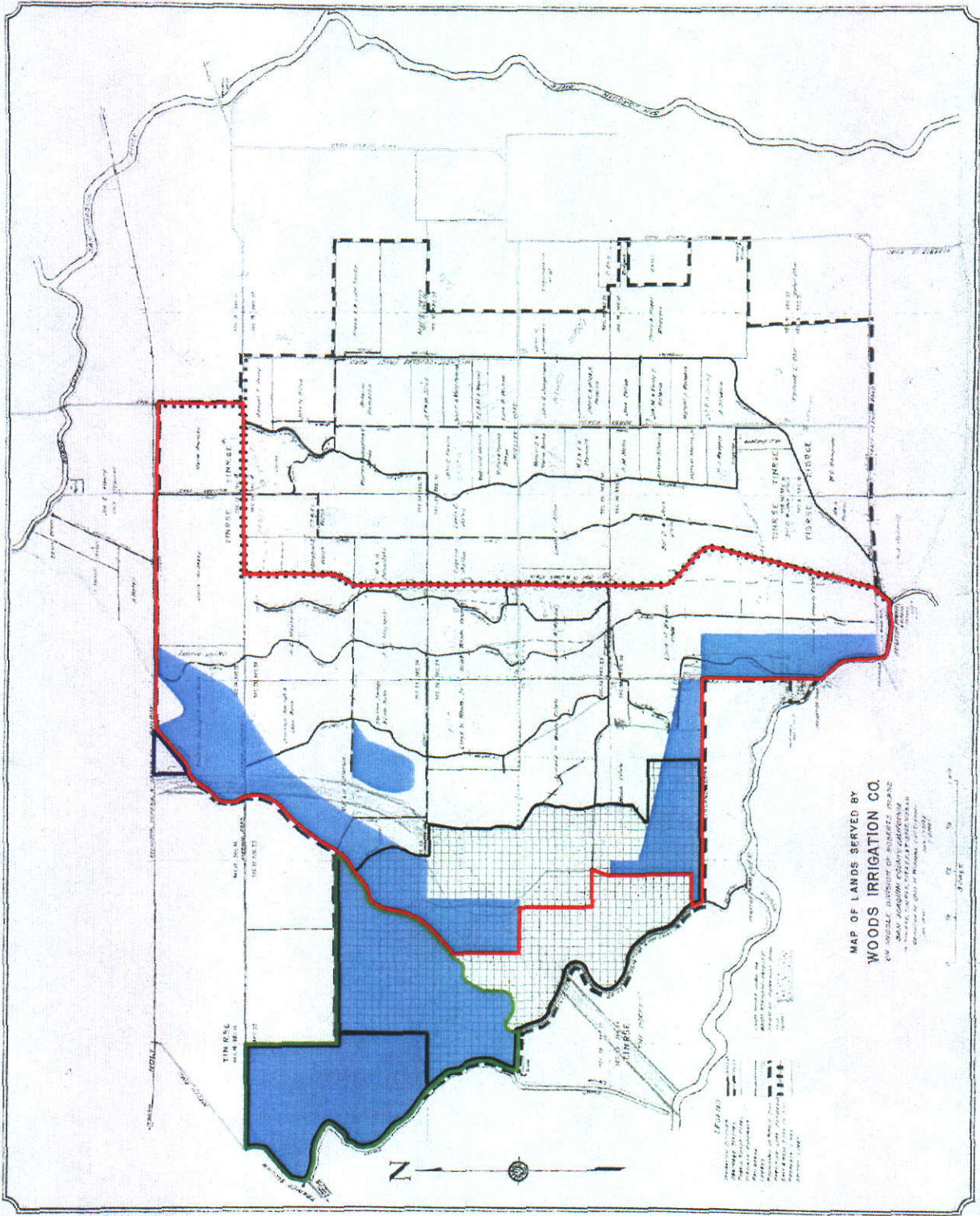
To restate my conclusion, the evidence I have summarized from the deed research in San Joaquin County records as displayed on my *Map Showing Conveyances from Stewart, et al. 1889-1892 in the Woods Service Area* leads me to conclude that only the single parcel labeled A 74: 289 within the 1911 WID service area remained riparian to a surface watercourse by the end of 1909.

303-b



TOPOGRAPHICAL MAP  
 PORTION OF PROPERTY OF  
**ALICE M. WOODS TRUST**  
 MIDDLE DIVISION OF ROBERTS ISLAND  
 SAN JOAQUIN COUNTY, CALIFORNIA  
 SURVEYED BY CHAS. H. McDOWNS, CIV. ENG.  
 JANUARY 1927      S. 1" = 400'

 MAIN DRAINAGE CANALS



- 12.74 ACRE TRACT
- 769.32 ACRE TRACT
- 4,480 ACRE TRACT
- - - 370 ACRES RELEASED FROM 1911 AGREEMENT

LAND SERVED UNDER  
WOODS-ROBINSON-VASQUEZ  
IRRIGATION AGREEMENT, 1925

1,300 ACRES: LANDS "NOT WITHIN  
THE REASONABLE POSSIBILITIES OF  
IRRIGATION OF THE COMPANY'S  
CANALS AND WHICH ARE  
HEREINAFTER TERMED 'DRY LANDS'"

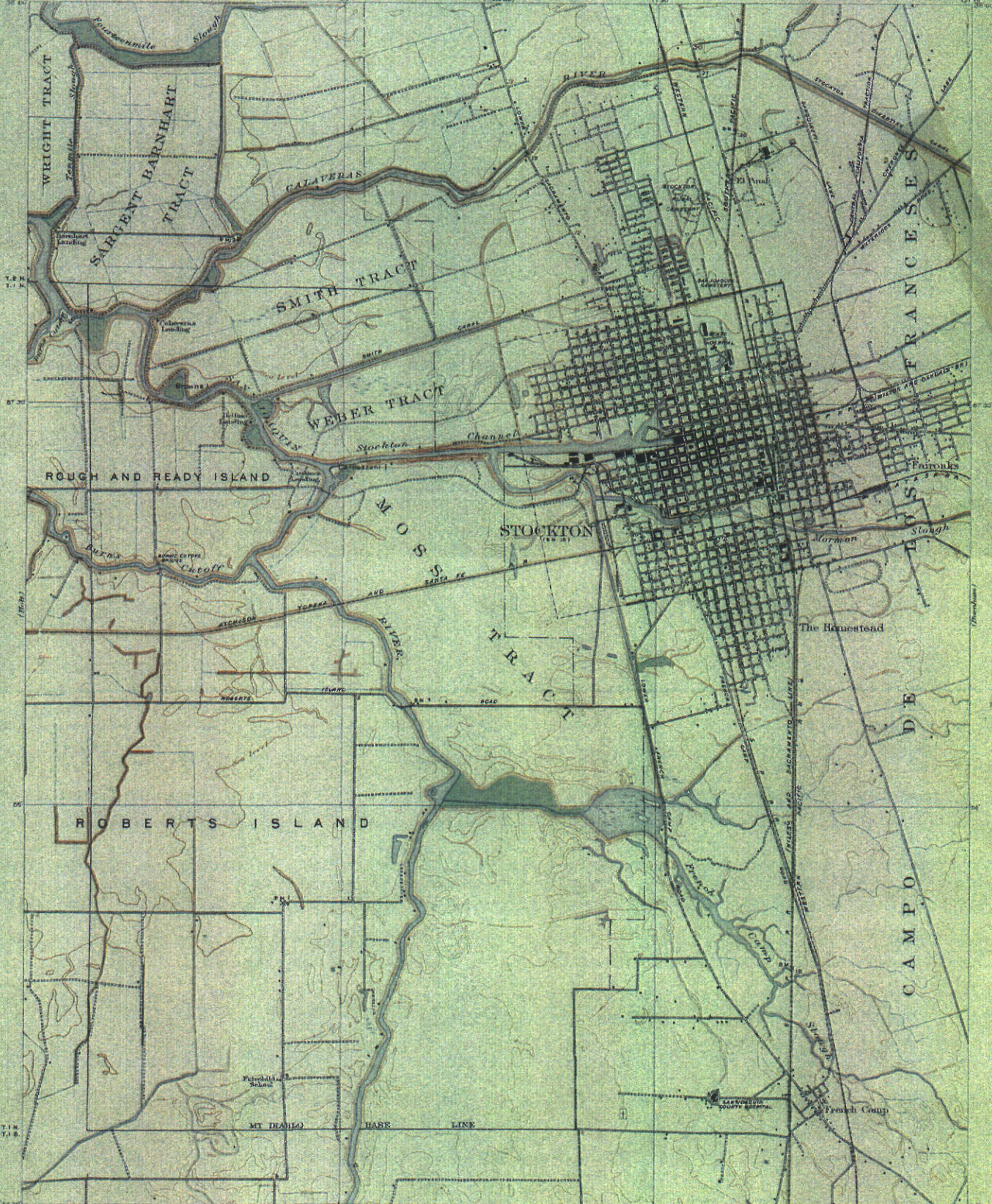
NOTE: AMOUNT OF "DRY LANDS"  
WITHIN 4,480 ACRE SERVICE AREA  
AND LYING SOUTH AND EAST OF  
THE HIGH RIDGE LEVEE EQUALS  
530.68 ACRES

U.S. GEOLOGICAL SURVEY  
GEORGE F. T. SMITH  
DIRECTOR

# TOPOGRAPHY

STATE OF CALIFORNIA  
HIRAM W. JORNESON, GOVERNOR  
NATHANIEL ELLIOTT, STATE ENGINEER

CALIFORNIA  
(SAN JOAQUIN COUNTY)  
STOCKTON QUADRANGLE



W. B. Marshall, Chief Geographer;  
J. S. Dentine, Geographer in charge;  
Topography by A. J. Fowler, Duncan Harwood,  
A. J. Dyer and J. L. Smith;  
Control by C. N. Sanger and L. F. Burge.  
Surveyed in 1911.  
Approved by Geographer with his copy of California.



Library  
UNIVERSITY OF CALIFORNIA  
DAVIS  
Map Work Area

STOCKTON, CAL.  
LIBRARY USE ONLY

WIC EXHIBIT 4A

ROUGH AND

BURTUS

(Holt)

IC EXHIBIT 4B



is discouraging. Stock is starving and horses are being bought in some localities for \$1.50. Sheep...

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are not slow to point out that in order still exclude the stock from the park, and it is in those days that the requisite pasture can be obtained. The forest reservations, as such, are as bare of grass this year as the plains themselves.

The Outlook.—The greater part of the agricultural and horticultural products of this section are raised by irrigation. There are exceptions to this rule. Grain and grain hay are raised without irrigation, and these crops are short.

San Diego.—The outlook for the season is not so bright as it was last year. The outlook for the season is not so bright as it was last year.

A Big Win.—At the Spreckels sugar factory, near Salinas, men are employed in sinking an artesian well which will probably be the largest well in California.

Lemon Growers Want Cheaper Facilities.—Lemon growers are not so satisfied with the facilities they have secured as permanent as they would like.

Workmen in Lemon Cuts.—The Citrus Growers Association has notified the citrus and lemon growers that the citrus and lemon growers have notified the citrus and lemon growers.

Beets in Place of Grain.—Farmers in the vicinity of New Hope are reported to be irrigating their lands and getting ready to plant sugar beets in place of grain.

San Joaquin San Joaquin Low Lands.—Irrigation has secured a better method in San Joaquin county within the last few weeks than it had under either of the irrigation systems established with so much cost.

water could be conducted out over the surface of the farm. This canal will be 20 feet wide on the bottom. Near the river it will have 2 1/2 feet of water in it at high tide and 1 1/2 feet at low tide.

Sharon's Pasture.—The feed for stock in the southern part of the State is so short and of such inferior quality that stockmen are transferring themselves to meet the emergency by securing pasture lands in other portions of the State.

Saving Horses.—Messrs. Houch and Holloway of Santa Maria valley are among those gathering up valuable horses to take to Mendocino county for pasturing.

San Joaquin Water Problem.—The water problem in Mendocino county is becoming serious. The hot spell has reduced the river's flow by one-third, and several pumping stations and most supply for a perpetual run.

Good Cows Outlook.—The grain crops look fine in this county at present and are growing nicely, under the influence of late rain showers and cool evenings.

San Joaquin.—The San Joaquin valley is being extensively repaired and rebuilt. Better.

Conditions in Shasta County.—The summer is beginning early this year, as the thermometer registered several days in the 70s and 80s.

Valley of the Kings.—John Mandall came in today and brought with him several cases of the squirrel mites which he has been experimenting with in his orchard.

Activity in Irrigation.—The water of Cache and Dutch creeks is now appropriated as it never has been for years past, and many of the exterminating agriculturalists of this county are preparing with feverish energy to avail themselves of this source, supplied by Nature, to restore life and vigor to the dying vegetation, and practically to save themselves and children from what must have been a fall and winter of hardships and privations.

AGRICULTURAL REVIEW.

CALIFORNIA.

San Joaquin.—The hamper crop in Battle seems a pretty safe crop as it is not planted until late, when it would seem as if most danger from frost was over with it.

## AGRICULTURAL REVIEW.

### CALIFORNIA.

#### Butte.

**HEMP A SAFE CROP.**—The hemp crop in Butte seems a pretty safe crop, as it is not planted until late, when it would seem as if most danger from frost was over with. It is not so liable to injury as some other crops, and it pays better than most other things that can be grown. A gentleman who is somewhat posted in hemp growing tells us that in this county it requires about one man for each ten acres of hemp produced, so far as labor is concerned.—Marysville Appeal.

#### Contra Costa.

**DRIVERS** for Miller & Lux are on their way north with 10,000 cattle that will be pastured on the tule lands east of Antioch. They will be driven to the Webb tract. This land is not under levee and is ordinarily very wet and would be too soft for cattle, but this year there is so little water that it is dry, and the cattle will do well. At present the land is overrun with wild hogs. Last week Richard Uren and a party succeeded in killing and capturing eighteen.—Antioch Ledger.

#### Fresno.

"A MOVEMENT is on foot in Fresno county," says the *Visalia Delta*, "to have a real agricultural fair this fall. The wheel of fortune will give way to the country pumpkin. Won't this be a great change?" Remarking upon this statement, the *Hanford Journal* says: "Yes, it will be a change, for in the past it has been the country pumpkin who has given away his hard-earned cash to the wheel of fortune."

**CROP OUTLOOK AT SANGER.**—The condition of horticultural matters with reference to the frost is about this: Apricots and almonds throughout the valley have been generally destroyed. Peaches, nectarines and figs have been greatly damaged, but there will probably be almost as much as last year. Of plums, prunes, Bartlett pears and some varieties of apples there will be an abundance. Orange and lemon trees are blooming very profusely, and there will be an immense crop unless we have some more frosts. Our grape vines never looked better and a full crop seems certain. A dry year is here, and there is no use in denying the fact or in trying to fool ourselves. Now we should use our endeavors to overcome its effect. The *Herald* has faith enough in our people to be-

... THE PEOPLE HAS WITH ENOUGH IN THE PEOPLE TO BELIEVE THAT A WAY WILL BE FOUND TO OVERCOME, IN PART AT LEAST, THE ILL EFFECTS THAT MUST FOLLOW ALL INSUFFICIENT RAINFALL. OF COURSE, MONEY WILL BE CLOSE AND HARD TO GET, BUT WE ANTICIPATE NO TROUBLE IN THE MATTER OF LIVING. WE WILL KNOW NOTHING ABOUT A SHORT RAINFALL IN A HUNDRED YEARS, AND WE SHOULD NOT LET IT WORRY US NOW.—Sanger Herald.

**A HARD OUTLOOK FOR STOCK.**—Unless something at present entirely unforeseen happens, fully 100,000 head of sheep and cattle will die of starvation in this county alone in the next few months. The order of the United States Government revoking for the present the restriction by which cattle and sheep are prohibited from being pastured in the reservations and opening these reservations for such pasturage until further notice will not afford the desired relief. The herdsmen

are not slow to point out that the order still excludes the stock from the parks, and it is in these alone that the requisite pasture can be obtained. The forest reservations, as such, are as bare of grass this year as the plains themselves. The entire tract of country on the west side from Newman to Bakersfield, embracing an area of 100 miles in length by 80 in width, and which in previous years has supported enormous herds of cattle at this season, is now a desert. The waters of Tulare lake will be lower this year than at any time within the memory of the oldest inhabitant. To reach the water the cattle will have to wade through three feet of mud and the prospects all through the slough country are for a repetition of the scenes of 1877, when hundreds of sick and thirsty animals died on the banks from sheer exhaustion and inability to wade farther.—Fresno Letter.

#### Los Angeles.

**THE OUTLOOK.**—The greater part of the agricultural and horticultural products of this section are raised by irrigation. There are exceptions to this rule. Grain and grain hay are raised without irrigation, and these crops are short. Hay has advanced in price to \$20 and \$22 per ton. Alfalfa hay is raised by irrigation mostly, and farmers having alfalfa fields are reaping a harvest, because the alfalfa hay crop is not, as a rule, short and the price is very high. Beets are raised without irrigation, and the crop will be very short. Persons who seem to be well posted claim that the sugar beet crop will not be over one-half an average, and possibly not over one-quarter. Crops raised by irrigation will not be cut short for want of water, although some of the fruit crops, such as apricots and peaches, will be light in places, on account of the late frosts, which killed some of the fruit in the bloom or soon after. The supply of irrigation water will be but little short of the normal. Orchardists, during the past two months, have been using water freely and soaking the ground so thoroughly that a little shortage in midsummer will do but little or no damage. \* \* \* On account of our irrigation systems, which are very complete, southern California is much better able to stand a dry season than are the valleys north of Te-



able to stand a dry season than are the valleys north of the Pachapi pass—at least those portions of the great valleys where there are no irrigating systems, and in this respect we are especially fortunate. Our condition is not so good as it might be, but it might be much worse, and a dry season to-day has few terrors as compared with a dry season twenty years ago.—Los Angeles Herald.

#### Monterey.

**SQUIRREL BOUNTY.**—A leading rancher of the valley yesterday expressed himself decidedly as to what he regarded the poor policy of the Supervisors in the matter of the squirrel bounty. "The Supervisors," he said, "began paying bounty on squirrel tails in the fall, continued it through the winter, and are cutting it off in the spring. Nine-tenths of the squirrels killed during this period have been males. As it is a well-known fact that the females hibernate during the winter, consequently very few of them have been killed, and it will be but a few weeks after spring opens up that we will have apparently as many squirrels as ever. The thing to do is to have the bounty in operation during the summer instead of the winter months.—Salinas Index.

**A BIG WELL.**—At the Spreckels sugar factory, near Salinas, men are employed in sinking an artesian well which will probably be the largest well in California. The well will be four feet in diameter and will be sunk to a depth of 160 feet. The sections of pipe as they are driven down are riveted together, and have already reached a depth of 94 feet. To sink this huge piping some ingenuity has been displayed. Across the top of the last section, up some 20 feet in the air, are laid two heavy rails, on either side of which is placed a tank, which will hold about 800 gallons of water. As the earth is dug from the interior by a hydraulic-worked shoveler, of the capacity of ten cubic yards, these tanks, filled with water, press the pipe down gradually.—San Benito Advance.

#### San Diego.

**LEMON GROWERS WANT CHEAPER FREIGHTS.**—Lemon growers should take no rest until they have secured as permanent the \$1 rate made by the Santa Fe's road to Eastern points. As has been wisely pointed out, a temporary reduction will work hardship instead of profit to the lemon growers. The fruit will be rushed to the market in such large quantities, everybody desiring to take advantage of the reduced rate at the same time, that a glut will follow and lemons will bring no returns to speak of. There is no doubt that a \$1 rate can be made profitable to the railroad. Much fruit that could not be shipped at the higher rate may be forwarded at the lowest with a small margin in favor of the grower. The suggestion made that chambers of commerce, boards of trade and such like bodies in southern California should use the most strenuous efforts to have the low rate made permanent must be immediately acted upon. United action alone can win and now is the time to act.—National City Record.

**WORKING UP LEMON CULLS.**—The Otay Press announces that the citric-acid factory, at National City, is now ready for the machinery, which has been ordered, and daily expected to arrive. The capacity of the plant when fully equipped is expected to be sufficient to use every lemon raised in the district, with no fear of overstocking it. The factory will start up with a capacity of ten tons per day, and the company has a large stock of lemons on hand to begin with. The price to be paid for culls will be about \$3 a ton. Many tons of lemons are now rotting for the want of utilization, and several carloads shipped from the northern part of the county destined for the factory have been dumped into the bay. G. D. Eastman, of Fallbrook, is constructing a plant for the manufacture of citric acid, on a small scale, and expects soon to be able to use the cull lemons that now go to waste.

#### San Joaquin.

**BEETS IN PLACE OF GRAIN.**—Farmers in the vicinity of New Hope are reported to be irrigating their lands and getting ready to plant sugar beets for a season's crop on grain lands that have failed. The seeding will commence as soon as the ground is dry enough again to work. Tracts on Grand, Ryer and Brannan islands are being irrigated for the purpose. In all, it is expected that 5000 acres of beets will be grown in this county. On account of the dry season, the output of sugar beets will be smaller than usual, but G. K. Kaaf says that the factory at Crockett will run. A. J. Larson of Lodi is the principal grower so far. He says that several hundred acres that he has put in are looking well, and he will plant more as soon as he can irrigate the land.—Lodi Sentinel.

**IRRIGATING SAN JOAQUIN LOW LANDS.**—Irrigation has secured a better foothold in San Joaquin county within the last few weeks than it had under either of the irrigation systems established with so much cost. And the new systems are comparatively inexpensive ones. All told, nearly 20,000 acres of land will be under irrigation in San Joaquin county within a few weeks. The great bulk of it is in the reclaimed region, where the cost is nominal. It was generally supposed that water could not be run on the island farms from the San Joaquin river without pumping when the river was at so low a stage as it is now, but the necessity caused by the recent drouth resulted in an investigation, and it was ascertained that irrigation was feasible. The reclaimed lands are basin-shaped, being lowest at the center of the tract and highest next to the river bank. Along the levees the water in the river is below the surface of the land, but it can be conducted through a ditch into the lower central portion. On the Woods Brothers' tract a survey showed that it would be necessary to run a canal from Middle river half a mile inland before the

water could be conducted out over the surface of the farm. This canal will be 25 feet wide on the bottom. Near the river it will have 2 $\frac{1}{4}$  feet of water in it at high tide and 1 $\frac{1}{2}$  feet at low tide. Sixty horses and fifteen scrapers are now

engaged in the work. The irrigation system will be made a permanent one, and for that reason a substantial headgate is being fixed in the levee at the Middle river end of the canal. Most of the irrigation is being done by means of siphons, which conduct the water over the tops of the levees.—Stockton Mail.

#### San Luis Obispo.

**SEEKING PASTURAGE.**—The feed for stock in the southern part of the State is so short and of such inferior quality that stockmen are bestirring themselves to meet the emergency by securing pasture lands in other portions of the State. The largest consignment that has left the south pulled out on the Southern Pacific yesterday. The number of cattle in the shipment was between 1000 and 1100 head. They were from the R. T. Buell ranch at Buell flat, coming over the Pacific Coast railway in two trains of sixteen and twenty-one cars respectively. They were transferred through the cattle chutes to the Southern Pacific cars. There were thirty-two big cattle cars in the train that left for the north. Five engines were used in pulling the train up the grade. Mr. Buell has secured pasturage for these cattle at Callistoga. Many other heavy shipments will probably be made within a few days.—San Luis Breeze.

#### Santa Barbara.

**SAVING HORSES.**—Messrs. Houck and Holloway of Santa Maria valley are among us gathering up valuable horses to take to Mendocino county for pasturing. Their proposition is to take the horses about May 1st and deliver them between December 1st and 15th next at \$2 per month from the date of taking, paying all expenses of both trips. They are to receive \$2 per head on starting and \$2 more in August and the balance when the horses are returned.—Lompoc Record.

**IRRIGATION WATER PETERING OUT.**—The water problem is becoming serious. The hot spell has reduced the river's flow by one-third, and several pumping stations find scant supply for a perpetual run. The upper plant on the Robinson tract has ceased night work and only pumps from 6 o'clock in the morning to 6 o'clock in the evening, so that those below may have the balance of the flow. The Salsipuedes is cut off by irrigators and a new plant with a 40 H. P. engine and a 10-inch centrifugal pump is being set up at the ranchita, three miles up the river. With these two drafts on the supply, it is doubtful if a very great flow for use below can be secured. It is a pity that our people had not realized the situation three months ago and started the pumps which would have saved the valley to abundant crops. The most must be made of what we have. Only a few can now receive any benefit from water.—Lompoc Record.

#### Slakiyou.

**GOOD CROP OUTLOOK.**—The grain crops look fine in this county at present and are growing nicely under the lead.

county at present and are growing nicely, under the influence of late rain showers and cool evenings. Nearly double the usual quantity of grain will be produced this season in Siskiyou, unless a long and severe drouth occurs during May, which is not likely. The winter has been very favorable for fall sown grain and stock raising, hence we look for an exceedingly prosperous year in this county, as grain and beef will command higher prices to insure good profit over cost of railroading to sea coast. Grass crops, especially alfalfa, will be unusually large and excellent, insuring a great abundance of superior hay, to feed beef stock during the next fall and winter months. Considerable of it in pressed packages will no doubt be shipped with profit, loose hay being too bulky for transportation. The fruit crops may also turn out well, as the budding is only just commencing, and therefore escaped the frosts doing so much damage in the Sacramento and San Joaquin valleys, where the season for trees to blossom is fully six weeks earlier than the mountain regions of Siskiyou. Apples generally escape the coldest snaps, and grow best in cool sections, although it is probable that peaches, cherries, apricots and other fruits will be abundant this year, on account of not getting too early start for being nipped by late frosts.—Yreka Journal.

#### **Solano.**

THE Starr mills at Vallejo are being extensively repaired and refitted.

#### **Sutter.**

CONDITIONS IN SUTTER COUNTY.—The summer is beginning early this year, as the thermometer registered several days this week as high as 90°. With the hot north winds during the past week, and lack of moisture in the ground, the grain has begun to show the effects of the drought; and unless cool weather prevails and occasional showers occur, the yield will be curtailed materially. Barley and wheat are being rushed into maturity far too early and will not fill out in the head to much profit unless checked by cool weather. The effect of the drought is noticed more on the adobe lands and late-sown grain. On sandy soil the summer-fallowed grain is doing very well and will make a good yield with any favorable weather. Haying will begin in a few days in some parts of the county, and harvest will be much earlier than usual.—Sutter Farmer

#### **Tulare.**

VARIOUS WAYS OF TREATING SQUIRRELS.—John Randall came in to-day and bought 1000 old newspapers, to use in plugging up the squirrel holes on his ranch. Mr. Randall has been experimenting with this remedy for two years with good success, and others have tried the remedy. They take a newspaper, wrap it around their hand and shove the paper funnel into the squirrel hole. It is said a squirrel will not come out through a hole thus plugged up.—Hanford Sentinel.

The newspaper treatment has been tried here, and we have used poisoned wheat and bisulphide of carbon. Each method has its advocates. One man says he strowed the ground with dead squirrels by using a few bits worth of wheat. Another says he tried it, and one or two old patriarchs of the tribe

says he tried it, and one or two old patriars of the tribe jumped in and stored the grain, robbing the main army of a share, so the result was not as general as was desired. But he used bisulphide of carbon and paralyzed the pests right at their own firesides. He wet little balls of rags in the stuff, rolled them down the holes, stopped up the openings, and no squirrels ever came out to inquire about it.—Tulare Register.

THE Tulare county Supervisors are considering an ordinance providing a bounty of 2 cents each for squirrel scalps.

#### Yolo.

**ACTIVITY IN IRRIGATION.**—The water of Cache and Putah creeks is now appropriated as it never has been for years past, and many of the enterprising agriculturists of this county are preparing with feverish energy to avail themselves of this source, supplied by Nature, to restore life and vigor to the dying vegetation, and practically to save themselves and children from what must have been a fall and winter of hardships and privations. The apparent ill luck of '98 will be at least a lesson, perchance a bitter one, which may in the future be of great value to farmers and orchardists of this county. They will have learned the necessity of preparation for irrigation in cases of emergency. Throughout the entire county people are preparing to irrigate grain crops and considerable of the sick grain may yet be saved. Where Nature has supplied advantages, the waters of the creeks mentioned will be used through ditches and in many instances pumps will be put into operation drawing water from large wells.—Woodland Mail.

AGRICULTURAL REVIEW.

CALIFORNIA.

Alameda.

IRRIGATION INDUSTRY.—Dispatch from De Fruit men are hiring all the engines...

Butte.

GRAIN BENEFITED BY RAIN.—Oroville Herald March 4: A. D. Curtis of the Riverside...

Colusa.

CANAL IRRIGATION.—Colusa Sun: Irrigation by pump is not extensive. L. F. Bouché...

Contra Costa.

FARM SCARCITY.—Martinez County Paper, March 4: The late heavy rain has done...

Fresno.

ORANGE NOT HURT.—Sanger Herald, March 4: Orange groves inform us that the growth...

WATER CLAIM LOCATED.—The Spreckels Sugar Co. has filed a claim for 3000 inches...

GRAIN CROP UP TO AVERAGE.—Napa Register, March 3: A correspondent from Monticello...

WATER CLAIM LOCATED.—The Spreckels Sugar Co. has filed a claim for 3000 inches...

HONEY EXPORTS.—Riverside Press, March 4: The bee men of this section are waiting...

Horse Owners! Try COMBAULT'S Caustic Balm. The best of all treatments for all ailments...

concessions with those previously built and the lake is now hemmed in by dikes and abutments...

TO NIXE ARTESIAN WELLS.—Behrensfield Echo, March 4: It is stated that Henry Miller has entered into a contract with Broadway...

Niagara.

BEY KEENE'S ASSOCIATION.—Harford Journal, March 3: The regular quarterly meeting of the Central California Hens Keepers...

Los Angeles.

PARKING WHICH PAYS.—Santa Monica Outlook: There are ranchers who are benighted by a dry season. Much is L. Wilhelm...

Manteca.

SUGAR COMPANY INCORPORATED.—Salinas Daily, March 3: Articles of incorporation of the Spreckels Sugar Co. have been filed...

WATER CLAIM LOCATED.—The Spreckels Sugar Co. has filed a claim for 3000 inches...

GRAIN CROP UP TO AVERAGE.—Napa Register, March 3: A correspondent from Monticello...

Riverside.

HONEY EXPORTS.—Riverside Press, March 4: The bee men of this section are waiting...

was 65,000,000 pounds. At the present time Iowa produces 4,000,000 pounds of honey annually...

San Bernardino.

EASTERN WOOD FOR ORANGE BONES.—Redlands Citizen, March 4: "The car loaded with orange box shooks from Rowland W. Stewart...

San Diego.

OUTLOOK FOR GRAIN.—Escondido Advocate, Feb. 4: The grain crop in this section never looked better at this season of the year...

IRRIGATION EXPERIENCE.—San Diego Tribune, Feb. 2: V. Collins, who owns an orchard near Lemon Grove, gives the following statement...

San Jacinto.

BIG GRAIN FIELDS.—Morrill, Feb. 25: Woods Bros. have finished sowing about 18,000 acres of grain. Of this land there are about 3000...

Santa Clara.

VENTURISTS PREPARING TO EMIGRATE.—San Jose Mercury, March 3: A correspondent from Mountain View writes that the vineyardists are making preparations to irrigate...

EXTENSIVE IRRIGATION BY PUMPING.—Modesto Herald, March 3: One of the best water pumping water for irrigation for sixty days...

Easy Way to Economize.

Make Your Old Clothing Like New with Diamond Dyes.

Anybody Can Use These Simple Home Dyes.

Do not cast aside a dress, waist, or jacket simply because it is faded or unattractive. Buy a package of Diamond Dyes and color it over. It is but a little work to use these dyes...

vinoyard and a little alfalfa. He pumps from a well, lifting the water about 70 feet, at a cost of \$2 per day. About 1,500,000 gallons are raised daily...

SHREVE'S WELL.—Porterville Enterprise, March 3: From a 10-inch well, 300 feet deep, just bored, Lumley Dyes, have secured a constant flow of 50 inches of water.

CANAL IRRIGATION.—Tulare Register, March 3: The pump of the Westwood Orchard & Vineyard Co. is throwing water to irrigate an average of an acre in two hours...

INSTALLING IRRIGATION PLANTS.—Dispatch from Woodland: The necessity of the rainfall for the past season has emphasized the necessity of the utilization of all the resources for irrigation at hand...

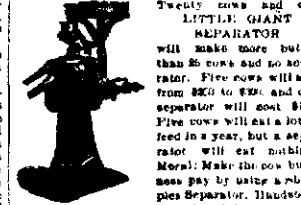
CREAMERY PROGRESS.—Marysville Appeal, March 3: W. G. Bayless, leasee of the Bear River Creamery reports the creamery as turning out about seventy-five tons of first-class butter per day...

GOOD DAIRY RECORD.—Oregon Agriculturist, March 1: H. West of Sneyden-Buck Farm, Scappoose, Or., for 1895 shows his total sales of milk to the Marysville creamery to average \$206.50 per cow...

FRUIT GROWERS ORGANIZED.—Eugene Register, March 2: Fruit growers of Lane county have organized the Lane County Fruit Growers' Association of Oregon...

HOP OFFERS.—Blagden from North Yakima, Feb. 20: Hop buyers are now offering to contract the 1896 crop at 11 cents. The lowest price offered for years this early in the season.

Make Cows Pay



Twenty cows and one LITTLE GIANT SEPARATOR will make more butter than 25 cows and no separator...

FRANCHISE: P. M. SHARPLES, Toledo, O. Omaha, Neb. St. Paul, Minn. Danvers, Ia. San Francisco, Cal.

# AGRICULTURAL REVIEW.

## CALIFORNIA.

### Alameda.

**IRRIGATION INDUSTRY.**—Dispatch from Decoto: Fruit men are hiring all the engines they can get to pump water to irrigate. Wells are being sunk and the engines are working night and day. The grain crop is still looking well and will stand the drouth for some time yet. There is a good prospect for a fair fruit crop if the frost keeps off.

### Butte.

**GRAIN BENEFITED BY RAIN.**—Gridley Herald, March 4: A. D. Cutts of the Riviera orchard reports the Moorpark and Hemskirke apricots as destroyed by cold weather, while the Royals are full of blossoms. Grain has been wonderfully benefited by the light rain. Fields which were yellow and withering have brightened up and turned a dark, rich green.

**PREPARING TO IRRIGATE.**—Biggs Argus, March 8: The Rio Bonito Orchard Co. will build a flume for carrying water from the steam power pumping plant to be located on the banks of the Feather river over the orchard tract. The flume will be V-shaped, 212 rods long, the sides 34 inches, with a 4-inch solid V at the bottom; the lumber is 1½ inches thick. The company proposes to be prepared to irrigate the entire orchard when required, believing that an expensive plant will be the cheapest in the end.

### Colusa.

**CHEAP IRRIGATION.**—Colusa Sun: Irrigation by pump is not extravagant. L. F. Moulton's pump throws 6000 gallons a minute, or 8,640,000 gallons in twenty-four hours. This is enough to cover twenty-six acres 1 foot

deep and a little to spare. The engine burns five cords of willow wood in twenty-four hours and requires two men on a shift to run it. This wood, delivered at the pump, does not cost to exceed \$2 a cord; the labor, about \$8, would be a total cost of about \$18. But if the wood is put at \$15 and the labor and etceteras at \$10, and allow that there shall be a stoppage equal to one acre, then there is just \$1 per acre as the cost of the water. Mr. Moulton is watering his prune orchard, as he says prunes need flooding about this time and he is not waiting for the river to rise.

#### Contra Costa.

**FREED SCARCE.** — *Martinez County Paper*, March 2: Benjamin Guirado, one of the prominent stockmen of the Summit section, states that crops of all kinds were looking fine, but that the pasturage was very poor. Even now many cattle are dying for lack of food. M. B. Nunez has lost fifteen head, Joseph Cordoza eighteen and Mr. Guirado seven. It is now the intention to ship a large portion of the stock away from the Hyde & Snyder ranch. The almond trees are in excellent condition up that way and a heavy crop is looked for.

#### Fresno.

**ORANGES NOT HURT.** — *Sanger Herald*, March 4: Orange growers inform us that the groves on Kings river have not been damaged to any great extent by frost this winter, although the tender shoots on some of the young trees were badly nipped last month. A few orchardists believe that the nipping of the young shoots will naturally tend to curtail the fruit blooms later on in the season.

**LUCERNE VINEYARD IN THE POOL.** — *Reedley Exponent*, March 2: The Lucerne vineyard owners have signed the raisin contracts for the coming two years. This brings 1570 acres of vines into the pool for two years. Other growers objecting to signing the contracts and stating as an excuse that the Lucerne had not signed, and also to show their faith in the pool, is given as the reason for signing, as it had been arranged to have all the grapes go to a winery.

**BIG WHEAT FARM.** — *Clovis Bee*, March 8: Clovis is the home of Fresno county's wheat king, Mr. Clovis Cole, who has 20,000 acres in wheat this year, and the outlook for a good



crop was never better. More rain will be required to produce a good yield, but as yet the ground is quite moist and grain is not suffering. In plowing and seeding gang plows are used that turn over five furrows, each 10 inches wide, leaving the strip of land behind thoroughly plowed and seeded. Each gang plow has a seeder attached and drags a harrow behind, so that once passing over the land plows, seeds and harrows it. Usually from four to ten eight-mule teams work together, following close up one behind the other from sunrise to sunset.

**Kern.**

**LEVEE BUILDING.**—*Bakersfield Californian*, March 2: Kern lake has been further out off by a new levee about completed from the mouth of the river to the hills. This levee

connects with those previously built and the lake is now hemmed in by dikes and mountains on all sides. The last improvement restricts the body of water some four sections and a great saving of water will result as the surface of evaporation is thus made smaller. Two graders have been at work for fourteen days and will continue one week longer when a bank 20 feet wide,  $4\frac{1}{2}$  feet high and three and one-eighth miles long will have been constructed.

**TO SINK ARTESIAN WELLS.**—*Bakersfield Echo*, March 4: It is stated that Henry Miller has entered into a contract with Bradbury & Alexander of San Francisco to sink thirty-five wells in the artesian belt for irrigation purposes. The price is about \$2000 a well. These wells will be in the neighborhood of Buttonwillow. One recently finished by M. H. Sisson flows a  $7\frac{3}{4}$ -inch stream over an 11-inch casing.

**Kings.**

**BEE KEEPERS' ASSOCIATION.**—*Hanford Journal*, March 3: The regular quarterly meeting of the Central California Bee Keepers' Association convened Wednesday. The forenoon session was spent in discussing the question of "foul brood," and the fact was brought out that the species reported as existing here is not considered of a dangerous character. The foul brood inspector was instructed to report any cases he may find to the secretary and requested to send sealed samples of foul brood

to Prof. Cook for examination. The question of prices on cans and cases was laid over to the June meeting. The marketing of honey was considered and a resolution was adopted empowering F. E. Brown to keep posted in regard to the honey market and to prepare contracts for the disposal of this season's honey crop. The intent of the resolution is for the producers to place a valuation on their crop and then place it in Mr. Brown's hands for marketing. The committee appointed to present the recommendation of the association to the Board of Supervisors regarding the appointment of a bee inspector, reported favorably and was discharged. The next meeting will be held in June.

#### Los Angeles.

**FARMING WHICH PAYS.**—*Santa Monica Outlook*: There are ranchers who are benefited by a dry season. Such is L. Wilhelm, who rents a large acreage in the vicinity of Balona. His land is subirrigated and gives better pasturage, hay and grain in a dry year than in a wet one. Last season he had about 125 acres in Indian corn, the small King Phillip variety. The seed was drilled in rows about 18 inches apart and received no cultivation except keeping down the weeds. From the field Mr. Wilhelm sold \$1850 worth of corn. The crop was cut and shocked "down East" style; and after standing in shock for a while, the ears were husked and the stalks put in stack. Besides these sales the corn and stalks have been used largely upon the ranch, sixteen head of horses being the average fed. Many tons of stalks yet remain. Mr. Wilhelm also cut 210 tons of hay, none of which has been sold for less than \$20 per ton at the place.

#### Monterey.

**SUGAR COMPANY INCORPORATED.**—*Salinas Index*, March 2: Articles of incorporation of the Spreckels Sugar Co. have been filed. The existence of the company is fifty years, and the capital stock is \$5,000,000, divided into 50,000 shares. The first board of directors is composed of J. D. Spreckels, A. B. Spreckels, A. F. Morrison, M. H. Weed and W. D. K. Gibson, who are subscribers to ten shares of stock each.

**WATER CLAIM LOCATED.**—The Spreckels Sugar Co. has filed a claim for 2000 inches of water in the Salinas river measured under a

water in the Salinas river, measured under a 4-inch pressure, for the purpose of irrigating land owned by the company on the Buena Esperanza rancho. The water is to be diverted from the river by means of an inlet 6 feet wide and 8½ feet deep, running 91 feet to a suction pump, where it will be pumped into a receiver and thence conveyed to designated places over the land by means of a 24-inch pipe.

**MANY CROP MORTGAGES.**—*Index*, March 2: During January there were recorded 71 crop mortgages, in February 102, yesterday 5; a total of 178. Over three-fourths of the number were made to the S. P. Milling Co.

#### **Napa.**

**GRAIN CROP UP TO AVERAGE.**—*Napa Register*, March 3: A correspondent from Monticello says that, notwithstanding there has been no rain for seven weeks and north wind constantly blowing, the grain fields there have a healthy look. All the stock men have lost more or less, principally cattle, but there will be no starvation of stock on the big ranches.

#### **Riverside.**

**HONEY EXPORTS.**—*Riverside Press*, March 4: The bee men of this section are waiting anxiously for rain. They had a bad year in 1898 and it will go hard with them if another dry year comes. The output of southern California in 1897 was between 200 and 250 carloads, or 2000 to 2500 tons. At \$80 per ton this amountned to between \$160,000 and \$200,000. The demand for American honey for export is increasing. The exports in 1897 were worth \$22,000, but in 1898 they were worth \$100,000. In 1897 the imports were as large as the exports, while in 1898 the imports were less than in the previous year. England is the chief buyer of American honey and ships sail from San Francisco, San Diego and sometimes from Port Los Angeles carrying large cargoes of honey to Liverpool or London. The imports of honey into the United Kingdom are worth \$150,000 and weigh 2,250,000 pounds. France produces for her own use 14,000,000 pounds of honey annually. But the United States produces more honey than any other nation. As long as thirty years ago the product was 15,000,000 pounds. Twenty years ago it had risen to 25,000,000 pounds and ten years ago it

was 65,000,000 pounds. At the present time Iowa produces 9,000,000 pounds of honey annually, and many States, including California, produce 4,000,000 to 5,000,000 pounds a year. In California, where the bees work all the year round, a hive of 5000 bees will yield fifty pounds of honey a year, and will increase ten times in five years.

#### San Bernardino.

**EASTERN WOOD FOR ORANGE BOXES.**—Redlands *Citrograph*, March 4: "This car loaded with orange box shooks from Rowland W. Stewart, Bangor, Me., for Redlands, Cal., via the Bangor & Arcostock and A., T. & Santa Fe R. Rs.," is the wording of a banner on a car at the Haight Eruit Co.'s siding, which is loaded with birch shooks for orange boxes. They are sent here as an experiment, the Maine producers being forced to seek a new market on account of the cutting off of Mediterranean and Florida orders.

#### San Diego.

**OUTLOOK FOR GRAIN.**—Escodido *Advocate*, Feb. 4: The grain crop in this section never looked better at this season of the year than it does at present. There has been plenty of rain so far to keep it growing and in fine condition, and with anything like a reasonable rainfall during the remainder of the season this locality will produce good crops.

**IRRIGATION EXPERIENCE.**—San Diego *Tribune*: J. V. Collins, who owns an orchard near Lemon Grove, gives the following statement of his experience in irrigating fruit trees: "I had about 800 trees, mostly lemon and orange, with a small percentage of deciduous trees, to care for last summer. The trees had been planted two years and during that time made a remarkable growth, and are considered by all odds the healthiest looking trees in the neighborhood. My land is under the flume system and for eight months last summer I irrigated once a month, giving each tree at least twenty gallons each time. I paid the flume company 10 cents per thousand gallons, and for the eight months the total cost was a fraction less than 2 cents for each tree. The remaining four months of the year I did not need to irrigate. The practice of flooding land with water is to my mind a decided mistake and does more harm than good. The soil becomes soured and the trees naturally suffer.

becomes soured and the trees naturally suffer. Even when my trees are five and six years old I estimate it will cost me not to exceed 5 cents a tree per year to keep them in first-class condition. I have taken the precaution to make a basin around each tree and use manure and sand. This keeps the soil from caking and at the same time retains the moisture."

**San Joaquin.**

**BIG GRAIN FIELDS.**—*Mail, Feb. 25:* Woods Bros. have finished sowing about 10,000 acres of grain. Of this land there are about 7000 on the middle division of Roberts Island, 2000 on the new reclamation district of Union Island and 800 on the lower division of Roberts Island. The land is sown with wheat and barley and the outlook is for a very good crop. The cultivation of this land was commenced about the first of the year and finished a week ago. From thirty to forty men were employed and nearly as many teams were run. About 400 horses were in use. Fifteen gang plows were drawn by six and eight horses each. Planting was done with 18-foot drills, and from ten to twelve of these were run. After the drills followed the drags to level the ground. The grain is coming up well. Woods Bros. have an excellent system of ditches for irrigation, but a better yield will be secured if the moisture can be obtained in the form of rain at the right time. They feel certain that they will have a big yield, but with rain coming on at opportune times, they would have a much better crop than by irrigating. If rain does not fall soon irrigation will be commenced about March 10th. On the new reclamation land of Union Island, this is the first wheat crop planted since 1890, and an exceptionally large yield is expected. The ground has become quite fertile and wheat should flourish.

**Santa Clara.**

**VINEYARDISTS PREPARING TO IRRIGATE.**—*San Jose Mercury, March 3:* A correspondent from Mountain View writes that the vineyardists are making preparations to irrigate their vines in order to save them from dying. Last year many vines died on account of the drouth and have been pulled out. Those that lived did not grow more than 3 or 4 inches, and as a result there was but half a crop.

**Stanislaus.**

### Stanislaus.

**EXTENSIVE IRRIGATION BY PUMPING.**—*Modesto Herald*, March 2: Ora McHenry has been pumping water for irrigation for sixty days and will complete the work this week, covering about 330 acres, mostly orchard and

vineyard and a little alfalfa. He pumps from a well, lifting the water about 70 feet, at a cost of \$21 per day. About 1,500,000 gallons are raised daily, irrigating seven acres. Other machinery — in the packing house, barley crusher, cleaner, etc.—are operated at the same time, so that the cost per acre for water for irrigation is estimated to be \$1.25. The ground has been thoroughly soaked, excavations showing that the water has penetrated to a depth of 7 and 8 feet.

### Tulare.

**SPLendid WELL.**—*Porterville Enterprise*, March 3: From a 10-inch well, 200 feet deep, just bored, Lumley Bros. have secured a continual flow of 20 inches of water.

**CHEAP IRRIGATION.**—*Tulare Register*, March 8: The pump of the Westwood Orchard & Vineyard Co. is throwing water to irrigate an average of an acre in two hours, at an average expense of \$10 for twelve acres. This expense is figured on a run made with wood at market rates bought for the purpose. As a matter of fact, prunings are used, which makes the expense less.

### Yolo.

**INSTALLING IRRIGATING PLANTS.**—*Dispatch from Woodland*, March 8: The uncertainty of the rainfall for the past seasons has emphasized the necessity of the utilization of all the resources for irrigation at hand. Farmers and fruit growers along Cache creek and within the district covered by the Moore ditch are beginning to realize that there is no reason why they should remain in a condition which makes them wholly dependent upon the elements for a crop. The Moore ditch, if put in proper condition, is capable of irrigating a very large area of fruit, wheat and alfalfa land on the south side of the creek. There are other facilities for artificial irrigation, all of which are likely to be put into use. A number of plants were installed last year with signal success, and a number of orchardists along Cache creek have just let contracts for similar plants on a large scale. In most cases

**SIMILAR PLANTS ON A LARGE SCALE, IN MOST CASES**  
Cache creek was the source of supply, but in a few cases wells were sunk and an abundant supply of water was obtained. A contract was made this morning to put in another new and powerful pumping plant near Cacheville, to consist of an 8-inch Jackson pump of a capacity of 2000 gallons per minute, and a portable engine of 25 H. P.

#### Yuba.

**CREAMERY PROSPEROUS.**—*Marysville Appeal*, March 6: W. G. Bayliss, lessee of the Bear River Creamery, reports the creamery as turning out about seventy-five pounds of first-class butter per day, which can be increased to 200 pounds whenever sufficient milk can be obtained. The farmers in the vicinity are taking a deep interest in the operations of the creamery, some twenty-five different places supplying the milk now received.

#### OREGON.

**GOOD DAIRY RECORD.**—*Oregon Agriculturist*, March 1: H. West of Sunnybank Stock Farm, Scappoose, Or., for 1898 shows his total sales of milk to the Marydale creamery to average 6326.50 pounds per cow. The average amount of butter fat in the milk was 5.4% and the average quantity of butter fat per cow for the year was 386 pounds, equivalent to about 386 pounds of butter each per year. Mr. West received back from the creamery 5090 pounds of skim milk per cow and was paid an average of \$72.58 per cow for the butter fat.

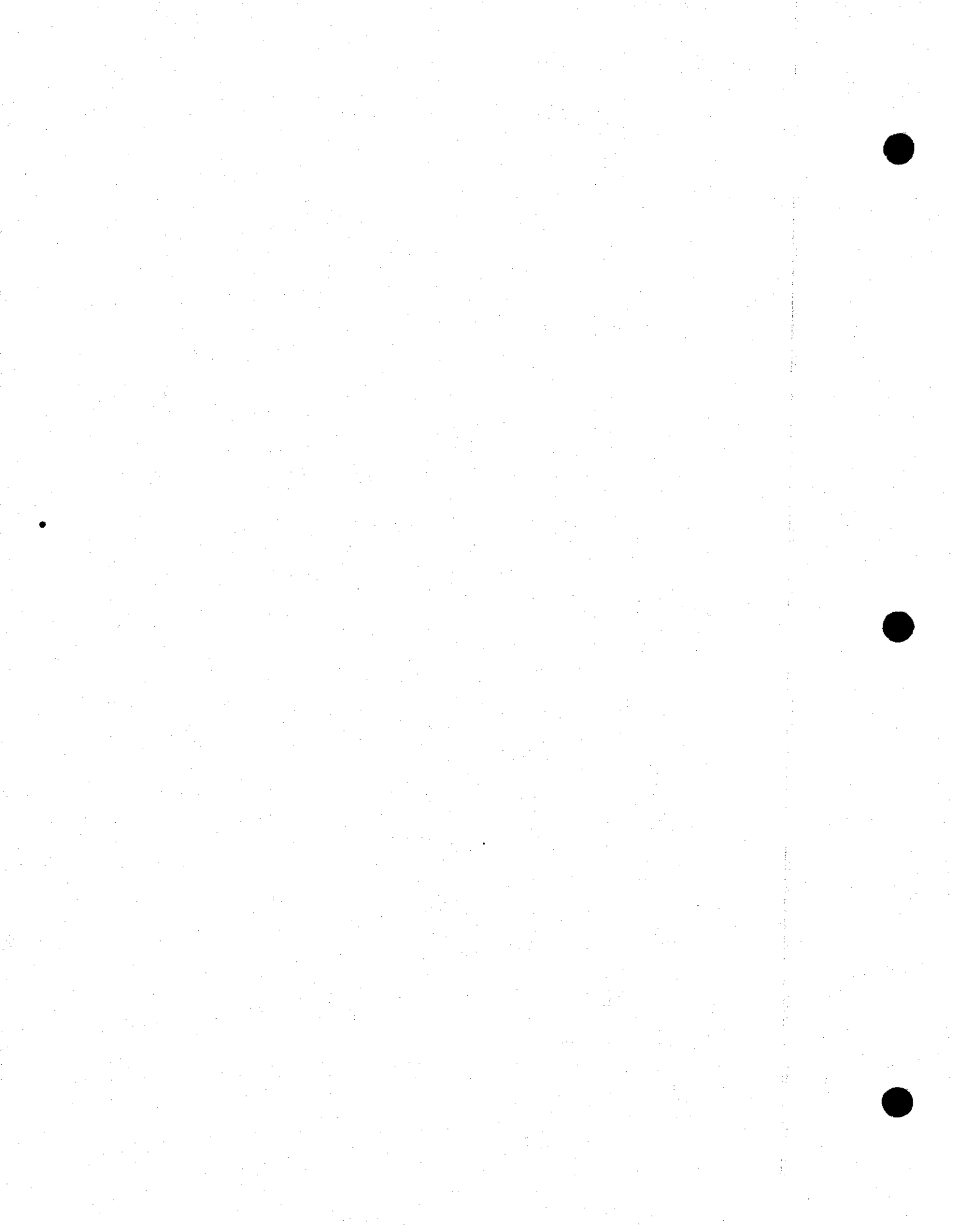
**FRUIT GROWERS ORGANIZE.**—*Eugene Register*, March 2: Fruit growers of Lane county have organized the Lane County Fruit Growers' Association. Officers are as follows: President, F. M. Wilkins; vice-president, N. Humphrey; secretary, J. G. Stevenson; treasurer, S. B. Eskin; executive committee, F. M. Wilkins, J. G. Stevenson, F. B. Chase, N. Humphrey and F. W. Osburn, Geo. A. Dorris, G. W. Welder and J. H. Monteith were appointed a committee to provide a suitable programme of papers and discussions for each meeting. Curing, packing, shipping and selling the fruit is placed under the management of the executive committee. The fruit of each member will be kept by itself, graded and placed to his credit when received. All the fruit of the association is to be sold under the association's label. The membership fee is \$1, and those present and signing the constitution Saturday represent 65% of the fruit

stitution Saturday represent 60% of the fruit growers in the county.

**WASHINGTON.**

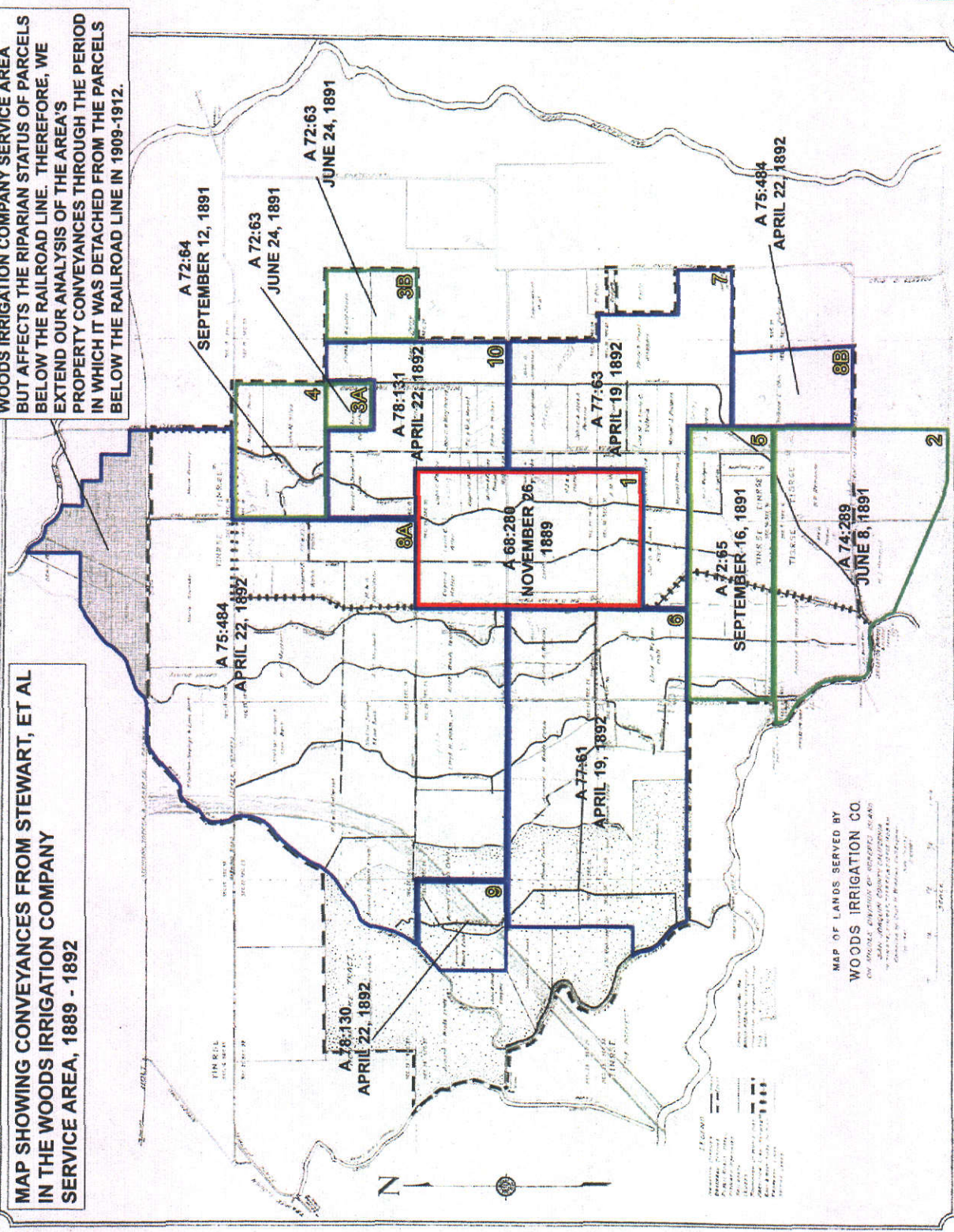
**HOP OFFERS.**—Dispatch from North Yakima, Feb. 26: Hop buyers are now offering to contract the '99 crop at 11 cents. This is the best price offered for years this early in the season.





**MAP SHOWING CONVEYANCES FROM STEWART, ET AL  
IN THE WOODS IRRIGATION COMPANY  
SERVICE AREA, 1889 - 1892**

**NOTE: THE SHADED AREA IS OUTSIDE OF THE  
WOODS IRRIGATION COMPANY SERVICE AREA  
BUT AFFECTS THE RIPARIAN STATUS OF PARCELS  
BELOW THE RAILROAD LINE. THEREFORE, WE  
EXTEND OUR ANALYSIS OF THE AREA'S  
PROPERTY CONVEYANCES THROUGH THE PERIOD  
IN WHICH IT WAS DETACHED FROM THE PARCELS  
BELOW THE RAILROAD LINE IN 1909-1912.**



MAP OF LANDS SERVED BY  
WOODS IRRIGATION CO.  
OF WOODS, DIVISION OF WOODS IRRIGATION CO.  
SANTA ANGELO, TEXAS

Woods Irrigation Company Riparian Analysis, 1889-1912

INSTRUMENT DATE	DATE RECORDED	GRANTOR	GRANTEE	DOCUMENT TYPE	DOCUMENT #	MAP	COMMENTS
11/16/1889	11/21/1889	Jas. Reid Stewart, Jas. Clark Bunten, Jas. King, all of the the Kingdom of Great Britain	A.C. Blossom	Deed	A 68: 280	Map Showing Conveyances from Stewart, et al., 1889-1892 [Exhibit 7A]	Conveyance of 600-acre parcel in Secs. 25 and 36, T1N R5E and Secs. 30 and 31, T1N R6E. The parcel lost its contiguity with all watercourses and the deed did not contain language specifically reserving any riparian water rights.
6/8/1891	6/17/1891	Jas. Reid Stewart, Jas. Clark Bunten, Jas. King, all of the the Kingdom of Great Britain	John N. Woods and E.W.S. Woods	Deed	A 74: 289	Map Showing Conveyances from Stewart, et al., 1889-1892 [Exhibit 7A]	Conveyance of 710.85 acres of land partially within the future WIC service area, in Secs. 1 and 2, T1S R5E. Land conveyed remained contiguous with Middle River.
6/24/1891	9/23/1891	Jas. Reid Stewart, Jas. Clark Bunten, Jas. King, all of the the Kingdom of Great Britain	John N. Woods and E.W.S. Woods	Deed	A 72: 63	Map Showing Conveyances from Stewart, et al., 1889-1892 [Exhibit 7A]	Conveyance of a 160-acre parcel in Secs. 19 and 20, T1N R6E. Parcel lost its contiguity to all watercourses and the deed did not specifically reserve any riparian water right.

Woods Irrigation Company Riparian Analysis, 1889-1912

INSTRUMENT DATE	DATE RECORDED	GRANTOR	GRANTEE	DOCUMENT TYPE	DOCUMENT #	MAP	COMMENTS
4/19/1892	11/11/1892	Jas. Reid Stewart, Jas. Clark Bunten, Jas. King, all of the the Kingdom of Great Britain	John N. Woods and E.W.S. Woods (an undivided 1/2 interest)	Deed	A 77: 63	Map Showing Conveyances from Stewart, et al., 1889-1892 [Exhibit 7A]	Conveyance of 794.10 acres in Sec. 36, T1N R5E; and Secs. 30, 31, and 32, T1N R6E. Parcel lost its contiguity with all watercourses and the deed did not specifically reserve any riparian water rights. [NOTE: The other undivided 1/2 interest belonged to A. C. Blossom, per assessor, but we have no deed reference.]
4/22/1892	8/5/1892	Jas. Reid Stewart, Jas. Clark Bunten, Jas. King, all of the the Kingdom of Great Britain	Wendell Easton	Deed	A 75: 484	Map Showing Conveyances from Stewart, et al., 1889-1892 [Exhibit 7A]	Conveyance of two parcels 2,416.14 acres within the future WIC service area: 1) in Secs. 24, 13, 12, 23, 14, 22, 25, 26, T1N R5E and Sec. 18, T1N R6E; and 2) Sec. 31, T1N R6E and Sec. 6, T1S R6E. The first parcel retained its contiguity with Burns Cut-off, but was later severed. The second parcel was effectively severed by earlier conveyances and was not contiguous to any waterway.

INSTRUMENT DATE	DATE RECORDED	GRANTOR	GRANTEE	DOCUMENT TYPE	DOCUMENT #	MAP	COMMENTS
<b>LANDS OUTSIDE WIC SERVICE AREA NORTH OF THE AT&amp;SF RAILROAD TRACK</b>							
							<p>In 1898, the Woods brothers granted a 200-foot wide right-of-way across their lands in Sec. 13, T1N R5E and Sec. 18, T1N R6E. This conveyance physically separated their land south of the R-O-W from the lands north and abutting Burns Cut-off. The area north of the railroad never became part of the WIC service area and was sold off by Woods family members to other parties.</p> <p>In December 1909, the Woods lands north of the R-O-W and abutting Burns Cut-off were conveyed in two deeds dated two weeks apart, one from the estate of John N. Woods (undivided one-half interest) and the other from E. W. S Woods (undivided one-half interest), to Jessie Lee Wilhoit and Mary Douglass, John N. Woods's daughters. E.W. S. Woods and Wilhoit-Douglass also divided the lands on Roberts Island into separate interests (the Woods brothers had held undivided one-half interests). E. W. S. Woods essential took the west half and Wilhoit-Douglass received the east half. However, E.W.S. Woods retained a strip of land running adjacent to the AT&amp;SF railroad on the east side, effectively separating the Wilhoit-Douglass parcel north of the railroad from their remaining lands south and east of E. W. S. Woods's holdings. [Exhibit 8 A).</p> <p>In 1911, Wilhoit and Douglass conveyed these lands north of the railroad R-O-W and adjacent to Burns Cut-off to E.L. Wilhoit (Jessie Lee Wilhoit's brother-in-law), M.D. Eaton, and W.D. Buckley.</p> <p>Subsequent transfers in 1912 conveyed these lands north of the railroad to J. E. Lynch, Harry Martin, and J. C. Braas. [WIC Exhibit 8 B - 1913 Assessor Maps, T1N R5E &amp; T1N R6E]</p>

James Reid Stewart  
 James Clark Bunting  
 James King  
 A. G. Palmer

with the Duplicate  
 in the year of our Lord one thousand eight hundred  
 and one  
 Between James Reid Stewart, James Clark Bunting  
 James King of the Kingdom of Great Britain and the  
 The parties of the first part the R. G. Palmer  
 of the Kingdom of Great Britain the party of the second part

Witnesseth: That the said party of the first part, for and in consideration of the sum of \_\_\_\_\_ Dollars, legal coin of the United States of America, to \_\_\_\_\_ in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby give, sell, transfer, assign, convey and confirm

unto the said party of the second part, and to his heirs and assigns forever, all that certain lot of land or parcels of land situate, lying and being in the County of ... State of ... the East half of Section Twenty and the West half of the North West quarter of Section Twenty six ... the North West quarter of Section Thirty one ... the North West quarter of Section Thirty two ... and containing 602 acres

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.  
 In witness whereof, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Witness my hand and seal in the presence of  
 James Reid Stewart  
 James Clark Bunting  
 James King  
 John W. H. [?]  
 their attorneys in fact

John W. H. [?]  
 On this \_\_\_\_\_ day of \_\_\_\_\_ 1801  
 before me, C. R. Hillcutt  
 notary public for the State of \_\_\_\_\_  
 personally appeared John W. H. [?]  
 known to me to be the person described in and  
 subscribed to the within instrument, and that he was in full possession  
 of his mind and memory, and that he executed the same for the purposes and  
 consideration therein expressed, and that he executed the same voluntarily.  
 I certify that the foregoing is a true and correct copy of the original  
 instrument of which the foregoing is a true and correct copy.  
 C. R. Hillcutt

James Reid Stewart  
James Clark Dunton  
James King  
A. to B. ...

This Instrument, Made the Eighteenth day of  
November in the year of our Lord one thousand eight hundred  
and eighty ...  
Notarion James Reid Stewart, James Clark Dunton,  
James King, of the United  
Kingdom of Great Britain and Ireland  
in the parish of the first part of the County of  
Stockton, County of San Joaquin,  
State of California the party of the second part.

Witnesseth: That the said part ... of the first part, for and in consideration of the sum of ... Dollars, legal coin of the United States of America, to ... in hand paid by the said party ... of the second part, the receipt whereof is hereby acknowledged, do by these presents, with lawful intent, sell, convey and confirm unto the said party ... of the second part, and to his heirs and assigns forever, all that certain lots, pieces and parcels of land, situate, lying and being ...  
Roberts ...  
to-wit: The East half of Section ...  
half of the West ...  
East ...  
West ...  
and containing ...

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.  
In witness whereof, the said part ... of the first part has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of  
James Reid Stewart  
James Clark Dunton  
James King  
Notary Public for the State of California

State of California,  
County of San Joaquin.  
On this 18th day of November 1880, at ...  
before me, C. B. Hilt, a Notary Public in and for said ... County,  
personally appeared James Reid Stewart,  
known to me to be the person described in and  
whose name is subscribed to the within instrument, as the attorney in fact of James Reid Stewart, James Clark Dunton, James King and to be read of and by him that the said Stewart, Dunton and King have acknowledged to me that they are the owners of the premises therein described and that they have authorized me to execute this instrument in their name and behalf, and that they have authorized me to execute this instrument in their name and behalf, and that they have authorized me to execute this instrument in their name and behalf, and that they have authorized me to execute this instrument in their name and behalf.

Filed for record at the request of L. O. Fish June 16th 1891 at 12 min past 2 o'clock P.M.

- ✓ Jas Reid Stewart
- ✓ Jas Clark Buntin
- ✓ Jas King
- Do
- ✓ John N Woods
- ✓ E. W. Woods

This Indenture, made the Eighth day of June, in the year of our Lord one thousand eight hundred and ninety one Between James Clark Buntin, James Reid Stewart and Sir James King, all of the Kingdom of

Great Britain, the parties of the first part, and John N. Woods, and E. W. Woods of the City of Stockton County of San Joaquin and State of California, the parties of the second part.

Witnesseth: That the said parties of the first part found in consideration of the sum of Ten (\$1000) Dollars, Gold coin of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these parties of the second part, and to their heirs and assigns forever, all those certain lots, pieces, or parcels of land, situate, lying, and being in the County of San Joaquin State of California, and bounded and particularly described as follows, to-wit:

Commencing at the North East corner of Section One (1) T. 1. R. 5 E. Mt Diablo Meridian; thence running West 87 chains to East bank of Middle river, thence running along the said East bank in course and distances as follows, viz: S 13 3/4° West 1 chain 90 links; S 16 1/2° West 2 chains 25 links South 23 3/4° East 2 chains 96 links; S 14 3/4° East 7 chains 93 links; South 33 3/4° East 6 chains 50 links; South 37 1/4° East 5 chains 45 links; South 22 1/2° East 6 chains 50 links; South 6 1/2° East 4 chains 70 links; South 6 chains 50 links; South 34 3/4° East 3 chains 8 links; South 77° East 8 chains 25 links South 50° East 3 chs 30 links North 86 1/4° East 7 chains 13 links South 86 1/4° East 1 chain 30 links; South 63 1/4° East 1 chain 40 chains; South 41 3/4° East 2 chains 80 links; South 24 1/2° East 1 chain 25 links; South 30 1/2° East 3 chains 15 links; to a stake in the centre line of Cross Lanes; thence, along the said centre line, South 67° East to a stake, 45 chains 87 links from its intersection with river bank aforesaid thence North 68 chains 86 links to place of beginning containing 405 7/8 acres.

Second: Commencing at the N. E. cor of Sect 7 T. 1 R. 5 E. M. D. M. thence running S. 28 chs 86 links to a stake, in centre line of Cross Lane; thence, along said centre line in course and distances as follows, viz: S 66 3/4° E 8 chains 74 links South 87° East 4 chains 55 links; South 63 1/2° East 3 chs 4 links; South 86 1/2° East 3 chains 61 links; East 2 1/2 chains 70 links to a stake; thence North 2 1/2° West 7 1/2 chains 111 links to a stake; thence West 4.0 chains to place of beginning contain



305.64 acres.

Third: - Commencing at the N.W. corner of S.E. 1/4 of Sec 12 T. 5. E. Mt. S. M. thence running South 39 chains 86 links to a stake; thence West 40 chains 70 links to East bank of Middle river; thence along said bank in course and distance as follows, viz: North 1/4 East 10 chains 60 links N 5 chains 25 links; East 4 begins North 2-70 West 21 chains 30 links to a stake; thence East 4-1 chains 51 links to place of beginning, containing 152 2/3 acres. All bearings true way 1/2 1/4 East. As per surveys made by Frank E. Brown, Civil Engineer.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, in anywise appertaining, and the succession and reversion remainder and remainders, rents, issues and profits thereof to have and to hold all and singular the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of  
Henry M. Mc Gill  
as Reid Stewart [seal]  
as Clark Denton [seal]  
as King  
John Wakefield Ferris  
their attorney in and

State of California,  
City and County of San Francisco.

On this 9th day of June in the year one thousand eight hundred and ninety one before me, Henry M. Mc Gill a Notary Public in and for said City and County, residing therein, duly commissioned and sworn, personally appeared John Wakefield Ferris and several others, the names of whom are described in, and whose name is subscribed to, the within Instrument, as the Attorney in fact of James Reid Stewart, James Clark Denton and Sir James King and the said John Wakefield Ferris acknowledged to me that he subscribed the names of James Reid Stewart, James Clark Denton, and Sir James King thereunto as principals and his own name as attorney in fact.

In witness whereof, I have hereunto set my hand and affixed my official seal, at my office, in the City and County of San Francisco the day and year in this certificate first above written.

[Seal] Henry M. Mc Gill  
Notary Public

Recorded at the Request of John N. Woode June 17th 1891 at 15 min. - past 10. h. a. m.

✓ Jas. Reid Stewart  
 ✓ Jas. Clark Dunton  
 ✓ John James King  
 Do  
 ✓ John M. Woodard  
 ✓ E. T. Woodard

This Indenture, Made the Twenty fourth day of  
 June in the year of our Lord one thousand eight hundred  
 and ninety-one  
 Between James Reid Stewart James Clark Dunton  
 and John James King all of the Kingdom of Great  
 Britain by their Attorney-in-fact John Wakefield  
 Ferris the parties of the first part and John M.  
 Woodard & E. T. Woodard of the City of Stockton  
 of San Joaquin State of California the parties of the second part

**Witnesseth:** That the said parties of the first part, for and in consideration of the sum of  
 Five Dollars Gold Coin of the United  
 States of America, to them in hand paid by the said parties of the second part, the receipt whereof is  
 hereby acknowledged, do hereby present grant bargain, sell, convey and  
 confirm

unto the said parties of the second part, and to their heirs and assigns forever, all those certain  
 lots, pieces, or parcels of land, situate, lying and being in the County  
 of San Joaquin State of California, and bounded and particularly  
 described as follows, to wit:

The north west quarter of the South east  
 quarter of section no. nineteen (19) in Township One (1) North Range  
 six (6) East of Mount Diablo Base and meridian also the west  
 quarter hundred and eighty (180) feet of the South west quarter  
 of section twenty (20) Township One (1) North Range six (6) East  
 of Mount Diablo Base and Meridian containing 12 acres  
 the aggregate number of acres being 160 acres.

**Together** with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any  
 wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

**To have and to hold,** all and singular the said premises, together with the appurtenances, unto the  
 said parties of the second part, and to their heirs and assigns forever.

**In witness whereof,** the said parties of the first part have hereunto set their hands and  
 seals, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Jas. Reid Stewart  
 Jas. Clark Dunton  
 John James King  
 per John Wakefield Ferris his attorney  
 in the presence of

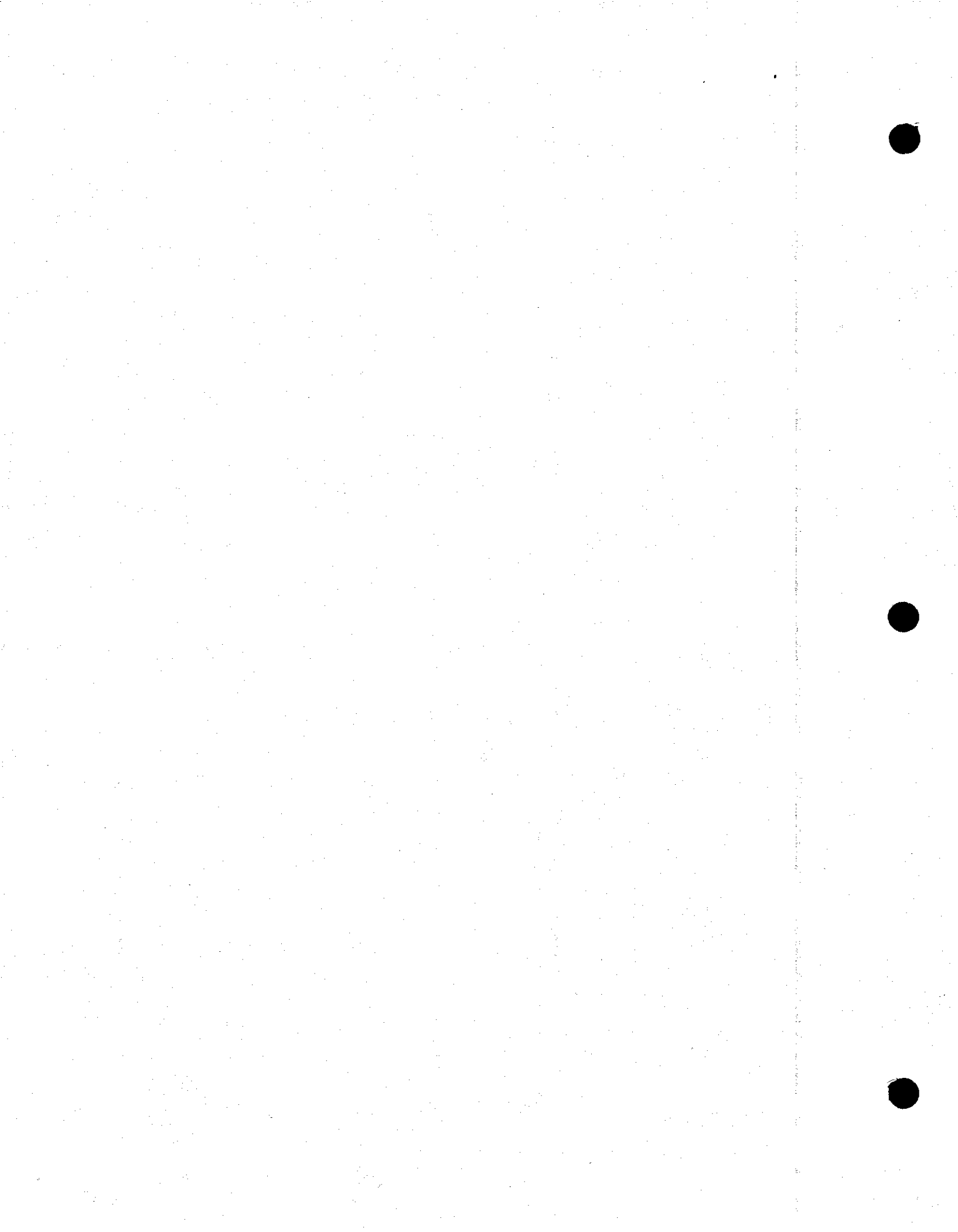
Henry M. Woodard

State of California,  
 County of San Francisco

On this 27th day of June in the year of our hundred and ninety-one  
 before me Henry M. Woodard a Notary Public in and for the City and County  
 of San Francisco, State of California, appearing thereunto duly commissioned and qualified  
 personally appeared John Wakefield Ferris  
 known to me to be the person

whose name is subscribed to the within instrument, and acknowledged to me that he subscribed the names of James Reid Stewart  
 James Clark Dunton and John James King thereto as principals, and his own  
 name as Attorney in fact. In witness whereof I have hereunto set my hand  
 and affixed my Official Seal at my office in said City and County of San Francisco, the day  
 and year in this certificate first above written.

Henry M. Woodard Notary Public in and for  
 the County of San Francisco State of California  
 at the Request of John Wakefield Ferris



✓ Jas Reid Stewart  
 ✓ Jas. Clark Buntin  
 ✓ James King  
 ✓ John N. Woods  
 ✓ E. W. Woods  
 ✓ P. B. Fraser

This Indenture, made the Twelfth day of September in the year of our Lord one thousand eight hundred and ninety one  
 Between James Reid Stewart, James Clark Buntin and Sir James King, all of the Kingdom of Great Britain by John W. Wakefield Ferris their attorney in fact the parties of the first part & John N. Woods & E. W. Woods & P. B. Fraser, all of the City of Stockton County of San Joaquin and State of California the parties of the second part

Witnesseth: That the said parties of the first part, for and in consideration of the sum of \$10,000 Dollars of legal coin of the United States of America, lawfully in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant bargain sell convey and confirm

unto the said parties of the second part, and to their heirs and assigns forever, in the proportions hereinafter named and set out, all those certain lots, pieces or parcels of land situate lying and being in the County of San Joaquin State of California, and bounded and particularly described as follows to wit: The west half of the North east quarter (1/2 of N.E. 1/4) of section nineteen (19) and the northwest quarter (1/4) of section nineteen (19) all in Township one (1) North Range six (6) East of Mount Diablo Base and meridian containing two hundred and forty (240) acres more or less. The above described property being conveyed in the following proportions to wit: unto John N. Woods & E. W. Woods an undivided one half (1/2) interest in the same, unto P. B. Fraser an undivided one half (1/2) interest in the same.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold, all and singular the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

In witness whereof, the said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of  
 Just Reid Stewart  
 Jas. Clark Buntin  
 Jas. King  
 by John W. Wakefield Ferris  
 their attorney in fact

State of California,  
 County of San Francisco  
 On this Eighteenth day of September of our Lord one thousand eight hundred and ninety one before me John W. Wakefield Ferris a Notary Public in and for the said County of San Francisco State of California residing therein duly commissioned & qualified personally appeared John W. Wakefield Ferris known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as the Attorney in fact of James Reid Stewart, James Clark Buntin, and Sir James King and acknowledged to me that he subscribed the names of James Reid Stewart, James Clark Buntin & Sir James King thereto as principals and that an name as Attorney in fact. In Witness whereof I have hereunto set my hand and affixed my official seal at my office in said City and County of San Francisco this 18th day of September 1891 at 9 o'clock P.M.



✓ Jas Reid Stewart  
 ✓ Jas Clark Buntin  
 ✓ Sir Jas King  
 = To =  
 ✓ John W Woods and  
 ✓ C W S Woods

This Indenture, Made the eleventh day of  
September in the year of our Lord one thousand eight hundred  
and ninety-one

Between James Reid Stewart, James Clark Buntin  
 and Sir James King, of the Kingdom of Great  
 Britain and Ireland, the parties of the first part,  
 and John W Woods and C W S Woods, of the City of  
 Stockton, County of San Joaquin State of Cal-  
 ifornia the parties of the second part

**Witnesseth:** That the said parties of the first part, for and in consideration of the sum of  
Ten Dollars Legal Coin of the United  
 States of America, to them in hand paid by the said parties of the second part, the receipt whereof is  
 hereby acknowledged, do by these presents grant bargain sell convey and confirm

unto the said parties of the second part, and to their heirs and assigns forever, all those certain  
 lots, pieces or parcels of land situate, lying and being in the County  
 of San Joaquin State of California, and bounded and particularly  
 described as follows, to wit:

The south half of Section no. Thirty six (36)  
 and the South west quarter of Section no. Thirty-one (31) in  
 Township One (1) North Range Six (6) East of Mount Diablo  
 Meridian, containing 480 acres.

**Together** with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any  
 wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

**To have and to hold,** all and singular the said premises, together with the appurtenances, unto the  
 said parties of the second part, and to their heirs and assigns forever.

**In witness whereof,** the said parties of the first part have hereunto set their hands and  
 seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Jas Reid Stewart  
 Jas Clark Buntin  
 Sir James King  
 per John Wakefield Ferris  
 their Attorney in fact

State of California,

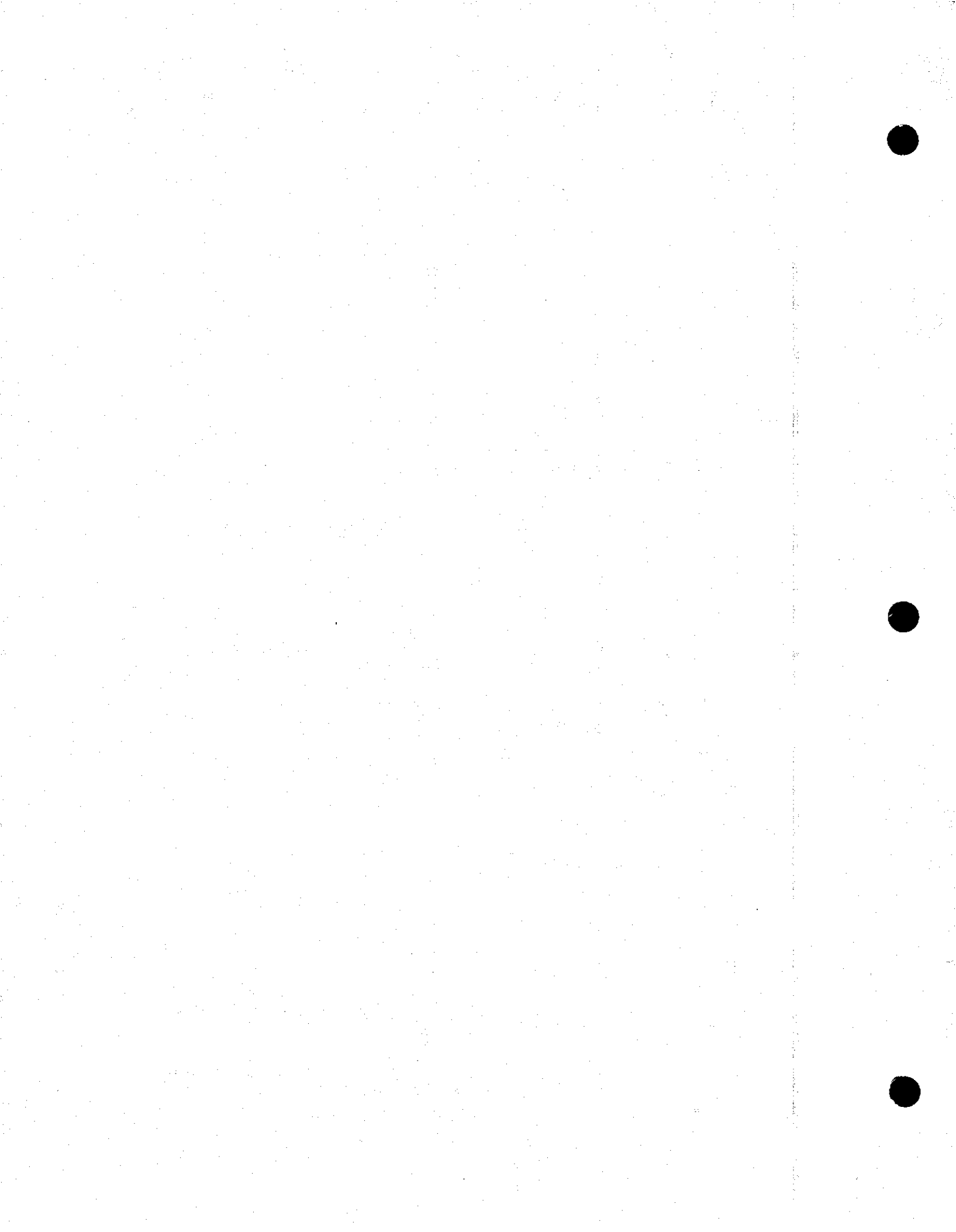
County of San Francisco

On this 21<sup>st</sup> day of September, in the year one thousand eight hundred and ninety-one  
 before me Henry M. McFell a Notary Public in and for the said City and County  
 of San Francisco State of California, residing therein duly commissioned and qualified  
 personally appeared John Wakefield Ferris  
 known to me to be the person

whose name is subscribed to the within instrument, and personally known to me  
 as the Attorney in fact of James Reid Stewart, James Clark Buntin and Sir James  
King and acknowledged to me that he subscribed the names of James Reid Stewart  
James Clark Buntin and Sir James King thereto as principals and his own name as attorney in fact.

In witness whereof I have hereunto set my hand and affixed my official seal  
 at my office in said City and County of San Francisco, this day and year in which  
 this certificate first above written was given.

Henry M. McFell Notary Public in and for the City  
 and County of San Francisco, State of California  
 Witness at the Request of John Wakefield Ferris the said Attorney in fact.



✓ James Reid Stewart  
✓ James Clark Bunker  
✓ James King  
✓ John W. Wakefield Ferris  
✓ E. W. Wilhoit

This Indenture, made the 11th day of September in the year of our Lord one thousand eight hundred and ninety one  
Between James Reid Stewart, James Clark Bunker, and James King of the Kingdom of Great Britain and Ireland the parties of the first part, and John W. Wakefield Ferris and E. W. Wilhoit of the County of San Joaquin State of California the parties of the second part

**Witnesseth:** That the said parties of the first part, for and in consideration of the sum of Dollars                      of the United States of America, to & herein hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey, and deliver unto the said parties of the second part and to their heirs and assigns forever, all that certain lot, piece or parcel of land, situate lying and being in the County of San Joaquin State of California ~~unto the said parties of the second part, and to their heirs and assigns forever, and bounded and particularly described as follows, to wit:~~ The south half of section thirty six (36) Township one (1) North Range five (5) East of Mount Diablo Meridian containing 32.0 acres.  
This Conveyance is hereby made to correct a description in that certain agreement for sale dated Sept. 24, 1888 and recorded in Book 2 of Miscellaneous, Vol 7 page 520 in Records of San Joaquin County, and in that certain deed dated Sept. 16, 1891 and recorded in Records of San Joaquin County, Sept. 26, 1891. Both said agreements & deed having been made by said parties of the first part to the said parties of the second part, and of the land therein having been described erroneously as the south half of section thirty six (36) Township one (1) North Range five (5) East of M. D. M. It being the intention of the parties to said instruments to describe and convey the land as first above described.

**Together** with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

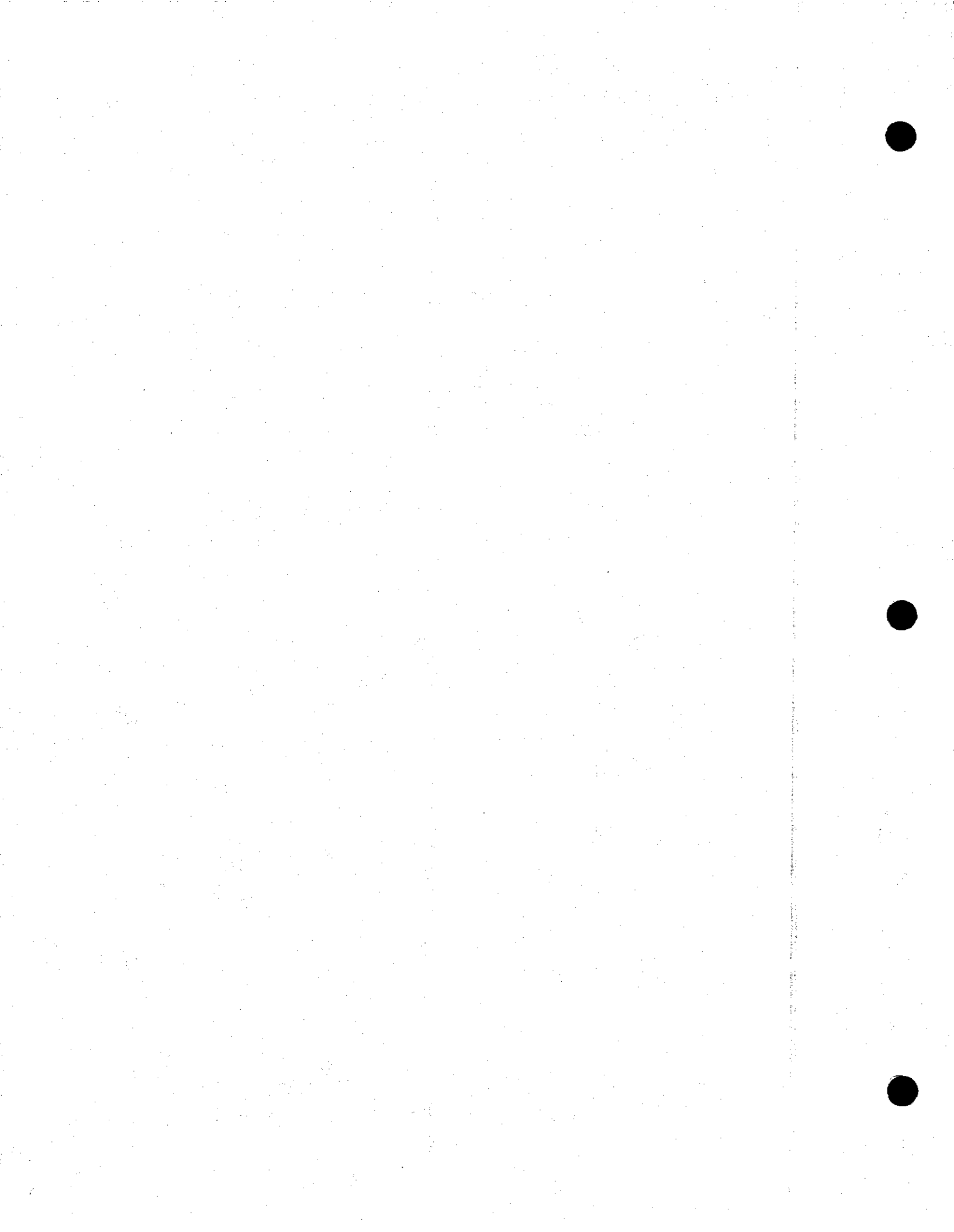
To have and to hold, all and singular the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of  
E. W. Wilhoit  
Geo. E. Wilhoit  
James Reid Stewart  
James Clark Bunker  
James King  
John W. Wakefield Ferris  
his Attorney in fact

State of California,  
County of San Joaquin  
On this 11th day of October, in the year one thousand eight hundred and ninety one before me, E. W. Wilhoit, a Notary Public in and for said County, personally appeared John Wakefield Ferris known to me to be the person described in whose name subscribed to the within instrument, and as the Attorney in fact of James Reid Stewart, James Clark Bunker and James King, and the said John Wakefield Ferris acknowledged to me that he subscribed the names of James Reid Stewart, James Clark Bunker and James King, thereunto as principals and his own name as Attorney in fact. In witness whereof I have hereunto set my hand and affixed my Official Seal at my office in the County of San Joaquin, the day and year in the certificate first above written.  
E. W. Wilhoit, Notary Public





✓ Stewart Jas. Reid  
✓ Bunton Jas. Clark  
✓ King Jas. King  
✓ Woods Jno. M.  
✓ Woods E. W. S.

This Indenture, made the  
Nineteenth day of April, in the  
year of our Lord one thousand  
eight hundred and ninety two  
Between James Reid Stewart,  
James Clark Bunton and  
James King of Glasgow of the

United Kingdom of Great Britain and Ireland by  
John W Ferris their attorney in fact the parties of  
the first part, and John M. Woods and E. W. S. Woods  
of the City of Stockton County of San Joaquin the parties  
of the second part,

Witnesseth: That the said parties of the first  
part, for and in consideration of the sum of Ten  
Dollars, gold coin of the United States of America, to  
them in hand paid by the said parties of the  
second part, the receipt whereof is hereby acknowl-  
edged by these presents grant, bargain, sell, convey, and  
confirm unto the said parties of the second part  
and to their heirs and assigns forever, all those  
certain lots, pieces, or parcels of land, situate, lying  
and being in the County of San Joaquin, State of  
California, and bounded and particularly described  
as follows, to-wit:

The North West quarter of section  
no Thirty six (36) the north half (1/2) of section Thirty  
five (35) The South West quarter of section Twenty  
five (25) the South half of section Twenty six (26).  
the East half of the South East quarter of section  
Twenty seven (27) and the North East quarter of  
the North East quarter of section Thirty four (34)  
all in Township One (1) North Range Five (5) East  
Mount Diablo Base and Meridian containing 1080  
acres. Also the following described piece of land  
commencing at the quarter section corner between

sections Thirty four (34) and Thirty five (35) Towns One (1) North Range (1) East of Mount Diablo meridian and running thence West 18.58 chains to a levee: thence following the meanders of said levee N. 17° 27' W. 4.10 chains: thence N. 34° 44' W. 4.57 chains: thence N. 53° 16' W. 7.35 chains: thence N. 38° 18' W. 3.54 chains: thence N. 16° 41' W. 5.20 chains thence East 31.84 chains: thence South 20 chains to the point of beginning and containing 50.71 acres of land as per Atherton's survey of the middle division of Roberts Island.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold all and singular the said premises, together with the appurtenances, unto the said parties of the second part; and to their heirs and assigns forever.

In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of  
 E. S. Wilhoit  
 J. S. Reid Stewart  
 Jas. Clark Denton  
 Jas. King  
 Thos. Wakefield Ferris  
 their Attorney in fact.

State of California } 88  
 County of San Joaquin }

On this 22nd day of April, in the year one thousand eight hundred and ninety two, before me, E. S. Wilhoit a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared

John Wakefield Ferris known to me to be the person described in, and whose name is subscribed to the within instrument, as the attorney in fact of Jas. Reid Stewart Jas. Clark Buntin and James King and the said John Wakefield Ferris acknowledged to me that he subscribed the names of Jas. Reid Stewart Jas. Clark Buntin and Jas. King thereunto as principals and his own name as Attorney in fact.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, at my office in the County of San Joaquin, the day and year in this certificate first above written.

(Seal)

E. S. Wilhoit

Notary Public

Recorded at the request of R. E. Wilhoit & Sons  
Nov. 11<sup>th</sup> 1892 at 2.5 min. past 12. h. P. M.

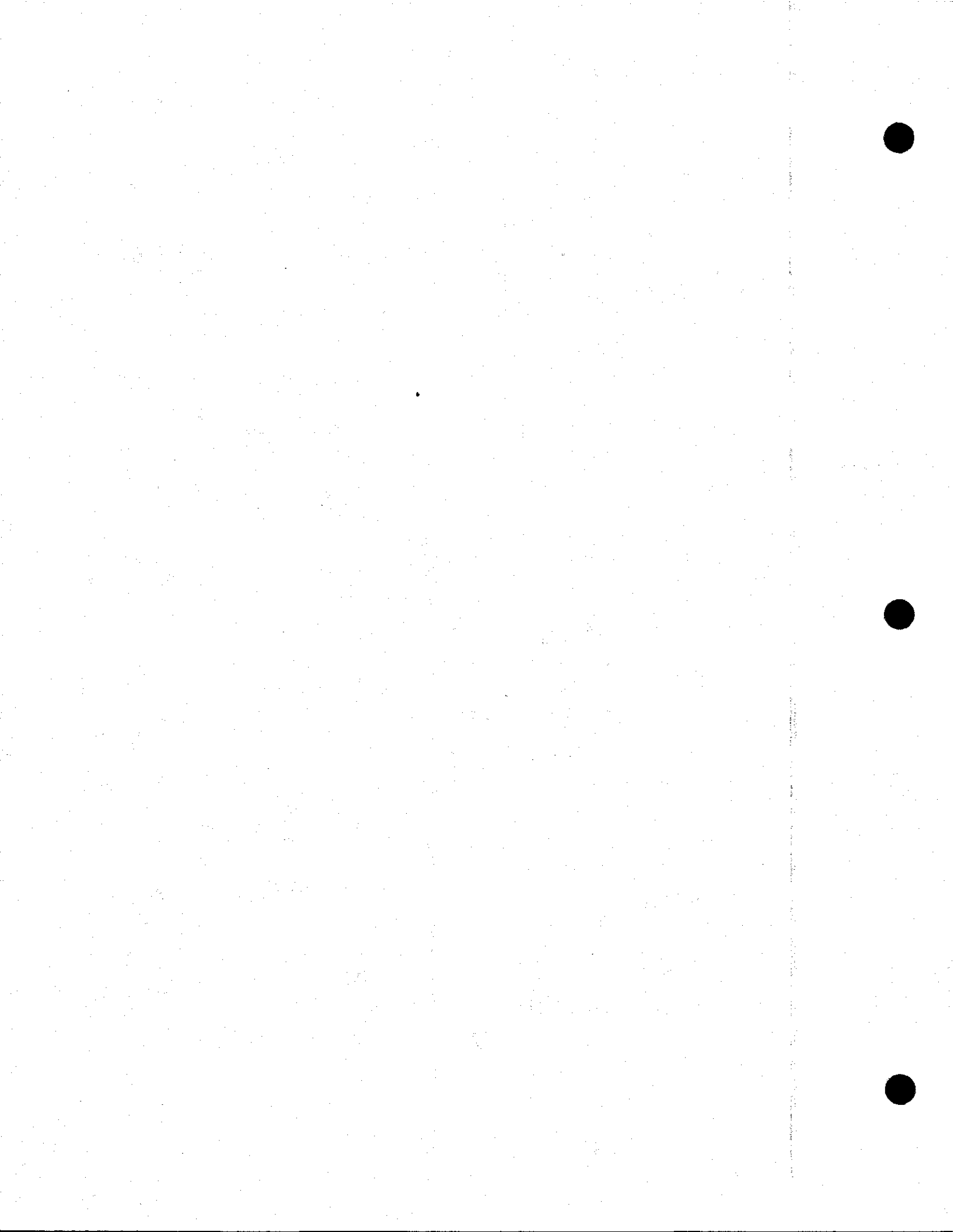
- ✓ Stewart Jas Reid
- ✓ Buntin Jas. Clark
- ✓ King Jas.      &sd
- To
- ✓ Woods Jno. M.
- ✓ Woods E. W. S.

This indenture, made the nineteenth day of April, in the year of our Lord one thousand eight hundred and ninety two

Between James Reid Stewart, James Clark Buntin and James King of Glasgow of the United

Kingdom of Great Britain and Ireland by John W. Ferris their attorney in fact, the parties of the first part, and John M. Woods and E. W. S. Woods of the City of Stockton County of San Joaquin State of California the parties of the second part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Ten Dollars, Gold Coin of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is to



John Wakefield Ferris known to me to be the person described in, and whose name is subscribed to the within instrument, as the attorney in fact of Jas Reid Stewart Jas Clark Bunten and James King and the said John Wakefield Ferris acknowledged to me that he subscribed the names of Jas Reid Stewart Jas Clark Bunten and Jas. King thereunto as principals and his own name as Attorney in fact.

I will witness whereof, I have hereunto set my hand and affixed my official seal, at my office in the County of San Joaquin, the day and year in this certificate first above written.

(Seal)

E. S. Wilhoit

Notary Public

Recorded at the request of R. E. Wilhoit a son  
Nov. 11<sup>th</sup> 1892 at 2.5 min. past 12. h. P. M.

- ✓ Stewart Jas Reid
- ✓ Bunten Jas. Clark
- ✓ King Jas.     &c
- To
- ✓ Woods Jno. N.
- ✓ Woods E. W. S.

This Indenture, made the nineteenth day of April, in the year of our Lord one thousand eight hundred and ninety-two

Between James Reid Stewart James Clark Bunten and James King of Glasgow of the United

Kingdom of Great Britain and Ireland By John W. Ferris their attorney in fact the parties of the first part, and John N. Woods and E. W. S. Woods of the City of Stockton County of San Joaquin State of California the parties of the second part.

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Ten Dollars, Good coin of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is

acknowledged, do by their presents grant, bargain, sell, convey, and confirm unto the said parties of the second part, and to their heirs and assigns forever, an undivided one half interest of in and to those certain lots, pieces, or parcels of land, situate, lying, and being in the County of San Joaquin, State of California, and bounded and particularly described as follows, to wit:

The South half of the North East quarter of section Thirty six (36) in Township One (1) North Range Five (5) East of Mount Diablo Base and meridian: The South half of the North West quarter of section Thirty one (31): the North East quarter of the North West quarter of section Thirty one (31): the North East quarter of section Thirty one (31): the North half of the South East quarter of section 31: East half of the South West quarter of section Thirty (30) and the South East quarter of section Thirty (30) All in Township One (1) North Range Six (6) East of Mount Diablo Base and meridian containing 680 acres Also the following described tracts of land to-wit:

First: Commencing at the North East corner of section Thirty one (31) Township one (1) North Range Six (6) East M. & M. and running thence South 2640 feet thence East 2007 feet: thence North 312 feet: thence West 1335 feet: thence N. 0° 12' W. 2330 feet to the line between sections 29 and 32: thence West 716 feet to the point of beginning and containing 53 1/100 acres.

Second: The West Two thousand and eighty five and one half (2085 1/2) feet of the North one half of the South West quarter of section Thirty two (32) save and except the portion used for school purposes and containing 60.20 acres all in Township One (1) North Range Six (6) East Mount Diablo meridian as per Atherton's resurvey of the middle Division

of Roberts Island. The intention of this deed is to convey an undivided one half interest in and to the above described land.

Together with all and singular the tenements hereditament and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof.

To have and to hold all and singular the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

In witness whereof, the said parties of the first part have hereunto set their hand - and seal the day and year first above written.

Signed, sealed and delivered in the presence of E. B. Wilhoit

Gas. Reid Stewart

Gas. Clark Buntin

Gas. King

Per John Wakefield Ferris

their attorney in fact

State of California, 1892  
County of San Joaquin

(On this 22nd day of April in the year one thousand eight hundred and ninety two, before me, E. B. Wilhoit a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared John Wakefield Ferris known to me to be the person described in, and whose name is subscribed to the within instrument, as the attorney in fact of Gas. Reid Stewart Gas. Clark Buntin and Gas. King and the said John Wakefield Ferris acknowledged to me that he subscribed the names Gas. Reid Stewart Gas. Clark Buntin and Gas. King there as principals and his own name as attorney in fact.

In witness whereof, I have hereunto set



my hand and affixed my official seal, at my office in the county of San Joaquin, the day and year in this certificate first above written.

(Seal)

E. L. Wilhoit

Notary Public

Recorded at the request of E. L. Wilhoit, Notary  
Nov. 11<sup>th</sup> 1892. at 27 min past 12:45 P.M.

✓ Hearst W. R.

for To  
✓ Felich Gregory

For and in consideration of the sum of one dollar \$1.00 to me in hand paid W. R. Hearst of the city and county of San Francisco,

State of California do hereby grant, bargain and sell unto Gregory Felich of the city of Oakland, county of Alameda, State of California all that real property situated in the Villa Addition to the city of Stockton county of San Joaquin State of California bounded and described as follows:

Lots numbered Twenty five (25) and Twenty six (26) in Block number Eighteen (18) in the Villa addition to the city of Stockton, in said county of San Joaquin.

This deed of conveyance is made and executed for the purpose of amending and correcting a former deed heretofore given and executed by the said W. R. Hearst grantor herein, to the said Gregory Felich, grantee herein, which said deed is dated November 11<sup>th</sup> 1890, and recorded November 15<sup>th</sup> 1890 in the office of the County Recorder of the county of San Joaquin, in Book A, Vol. 73 of Deeds page 404. There being as a matter of fact no Trust.

Witness my hand and seal, this Twenty third day of January 1892.

Signed, sealed and delivered in the presence of } W. R. Hearst [Seal]  
State of California }

President of the West End Improvement Company the Corporation that executed the writ in aforesaid, and hereby certify & acknowledge 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 last above written.



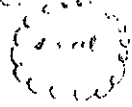
Arthur M. Noble

Notary Public, San Francisco

the City & County of San Francisco, State of California }  
State of California }  
County of San Joaquin }

On the 1st day of August in the year of our Lord one thousand eight hundred and ninety two, I, Arthur M. Noble, a Notary Public in and for said County and State, appearing therein, duly commissioned in the year of our Lord one thousand eight hundred and ninety one, and duly sworn to, M. W. Baker, Treasurer of the West End Improvement Company the Corporation that executed the within instrument, and each of them, 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.



Arthur M. Noble

Notary Public, San Francisco

Recorded, at the Request of H. R. Stunkhouse Notary of County of San Joaquin, California, at #3 Municipal Court, San Francisco, California, at 4:30 P.M. past 1st day of Aug 1892

- ✓ Stewart Jas. Reid
- ✓ Brewster Jas. Clark
- ✓ Kinsey Jas.
- ✓ Goslan Wendell

This Indenture was made this 22nd day of April in the year of our Lord one thousand and eight hundred and ninety two between James Reid Stewart James Clark Brewster and James Kinsey all of Glasgow in the United Kingdom of Great Britain and Wendell Goslan of the City and County of San Francisco State of California the parties of the first part, and Wendell Goslan of the City and County of San Francisco State of California the parties of the second part.

Witnesseth that the parties of the first part for and in consideration of the sum of Ten (\$10) Dollars, to be paid by the said parties of the second part, the receipt whereof is hereby acknowledged by the said parties of the second part, and to his heirs and assigns forever, do hereby grant, bargain and sell, convey and confirm unto the said parties of the second part, and to his heirs and assigns forever, all those certain lots and parcels of land situate, lying and being in Roberts Island in the County of San Joaquin, State of California, and bounded and parties clearly described as follows, to wit: The following described tracts, to wit: 1. N. 5 E. Mount Diablo Base & Meridian.

# The South one half of Section Twenty four (24) containing three hundred and twenty (220) acres

10<sup>th</sup> and the South East one quarter of Section Twelve (12) lying East of the  
cross levee separating the Middle and Lower Division of Roberts Lake  
and South of Burnside off, containing Two hundred and thirty four  
 $27/100 < 234.37 >$  acres, also the north half of Section 17 (17) lying East of the  
fore said levee and containing Two hundred and two and  $6/100 < 202.61 >$   
acres.

11<sup>th</sup> The North East one quarter of Section Twenty three (23) and the  
fractional parts of the north west one quarter of Section Twenty three  
(23) and the South one half of Section Fourteen (14) lying South and East  
of fore said levee and containing Three hundred and ninety and  $9/100 < 390.94 >$  acres.

12<sup>th</sup> The fractional parts of the South one half of Section Twenty three  
(23) and the North East one quarter of Section Twenty two (22) lying East of  
said levee and containing Three hundred and Eighty two and  $8/100 < 382.80 >$  acres.

13<sup>th</sup> The North West one quarter of Section Twenty five (25) containing  
One hundred and Sixty (160) acres.

14<sup>th</sup> The north one half of Section Twenty six (26) containing Three  
hundred and twenty (220) acres.

15<sup>th</sup> The north one half of Section Twenty four (24) and the fractional  
part of the South one half of Section Thirteen (13) lying East of said  
levee, containing Six hundred and thirty nine and  $79/100 < 639.79 >$   
acres. All of the following described tracts all in P. I. N. R. 6.

16<sup>th</sup> The South West one quarter of Section Eighteen (18) containing  
One hundred and Sixty (160) acres.

17<sup>th</sup> The fractional part of the North West one quarter of Section Eighteen  
(18) as follows: Commencing at the center of said section Eighteen  
and running thence North 10 chains thence West 10 chains thence  
North 10 chains thence West 10 chains thence North 10 chains thence West 10  
chains thence North  $7/100$  chains to South bank of Burnside off, thence  
meandering said bank down stream to the north west corner of said  
Section 18; thence South to the South west corner of said Section 18  
thence East to the point of beginning and containing One hundred  
(100) acres.

18<sup>th</sup> The South one half of the South East one quarter of Section  
Thirty one (31) containing Eighty (80) acres.

19<sup>th</sup> The fractional part of the South west one quarter of Section  
Thirty two (32) as follows: Commencing at the South west corner of said  
Section 32 running thence North Fifteen hundred and twenty (1520)  
feet thence East Two thousand and Eighty four (2084) feet thence  
South Easterly Thirteen hundred and twenty one (1321) feet thence  
West Twenty one hundred and fifty four and one half (2154.5)  
feet to point of beginning and containing Sixty four and two  
thirds one hundredths (64.23) acres. All of the following described  
tract in P. I. N. R. 6:

20<sup>th</sup> Commencing at the North West corner of the  
North East one quarter of Section  
(6) thence running S.  $22^{\circ} 22'$  E. Twenty one hundred and eighty  
(2186) feet thence S.  $89^{\circ} 55'$  E. Forty eight hundred and twenty  
(4826) feet thence N.  $8^{\circ} 10'$  W. Twenty one hundred and ninety  
(2192) feet thence West Forty nine hundred and ninety four

103) and the South East one quarter of Section Twelve (12) lying East of a cross levee separating the Middle and Lower Division of Roberts Lake and South of Burns' cut off, containing Two hundred and thirty four  $\frac{17}{100}$  (234.37) acres, more fully described thirty one (31)  $\frac{76}{100}$  (31.76) acres, hereinafore sold to one Hansel leaving Two hundred and two and  $\frac{1}{100}$  (202.61) acres.

104) The North East one quarter of Section Twenty three (23) and the fractional parts of the north west one quarter of Section Twenty three (23) and the South one half of Section Fourteen (14) lying South and East of aforesaid levee and containing Three hundred and ninety and  $\frac{94}{100}$  (390.94) acres.

105) The fractional parts of the South one half of Section Twenty three (23) and the South East one quarter of Section Twenty two (22) lying East of said levee and containing Three hundred and Eighty two and  $\frac{80}{100}$  (382.80) acres.

106) The North West one quarter of Section Twenty five (25) containing One hundred and Sixty (160) acres.

107) The north one half of Section Twenty six (26) containing Three hundred and twenty (320) acres.

108) The north one half of Section Twenty four (24) and the fractional part of the North one half of Section Thirteen (13) lying East of said levee, containing Six hundred and thirty nine and  $\frac{79}{100}$  (639.79) acres. All of the following described tracts call in D. N. R. 66.

109) The North West one quarter of Section Eighteen (18) containing One hundred and Sixty (160) acres.

110) The fractional part of the North West one quarter of Section Eighteen (18) as follows: Commencing at the centre of said section Eighteen and running thence North 10 chains thence West 10 chains thence South 10 chains thence West 10 chains thence North 10 chains thence West 100 chains north  $7\frac{3}{100}$  chains to South bank of Burns' cut off; thence meandering said bank down stream to the north west corner of said Section 18; thence South to the South west corner of said Section 18; thence East to the point of beginning and containing One hundred (100) acres.

111) The South one half of the South East one quarter of Section Thirty one (31) containing Eighty (80) acres.

112) The fractional part of the South west one quarter of Section Thirty two (32) as follows: Commencing at the South west corner of said Section 32 running thence North Thirteen hundred and twenty (1320) feet thence East Two thousand and Eighty four (2084) feet thence South Easty Thirteen hundred and twenty one (1321) feet thence West Twenty one hundred and fifty four and one half (2154.5) feet to point of beginning and containing Sixty four and two thirds (64.23) acres. Also the following described tract in D. N. R. 66:

12) Commencing at the North West corner of the North East one quarter of Section (6) thence running S. 22° E. Twenty one hundred and Eighty (2186) feet thence S. 89° 55' E. Sixty eight hundred and twenty (6826) feet thence N. 3° 10' W. Twenty one hundred and ninety (2192) feet thence West Forty seven hundred and ninety (4792) feet

10<sup>th</sup> and the South East one quarter of Section Twelve (12) lying East of  
crossed by the line of the... and... of Robert's...  
and South of... off, containing Two hundred and thirty four  
acres 234.37 acres, 2400 feet long... 76/100... 2...  
fore is old to one... Two hundred and twenty 2/100 (202.61)

11<sup>th</sup> The North East one quarter of Section Twenty three (23) and the  
fractional parts of the north west one quarter of Section Twenty three  
and the South one half of Section Twenty four (24) lying South and East  
of... containing Three hundred and ninety four 94/100  
acres.

12<sup>th</sup> The fractional part of the South one half of Section Twenty three  
and the North East one quarter of Section Twenty two (22) lying East of  
said... containing Three hundred and eighty two and 2/100  
acres.

13<sup>th</sup> The North West one quarter of Section Twenty five (25) containing  
One hundred and sixty (160) acres.

14<sup>th</sup> The North one half of Section Twenty six (26) containing Three  
hundred and twenty (220) acres.

15<sup>th</sup> The North one half of Section Twenty four (24) and the fractional  
part of the South one half of Section Thirteen (13) lying East of said  
line, containing Six hundred and thirty nine and 79/100 (639.79)  
acres. All of the following described tracts will in P. M. R. G. C.

16<sup>th</sup> The North West one quarter of Section Eighteen (18) containing  
One hundred and sixty (160) acres.

17<sup>th</sup> The fractional part of the North West one quarter of Section Eighteen  
as follows: Commencing at the center of said section Eighteen  
and running thence North 10 chains thence West 10 chains thence North  
10 chains thence West 10 chains thence North 10 chains thence West 10 cha  
thence North 7<sup>00</sup>/100 chains to South bank of Burne cut off; thence  
meandering said bank down stream to the north west corner of said  
Section 18; thence South to the South west corner of said Section 18  
thence East to the point of beginning and containing One hundred  
acres.

18<sup>th</sup> The South one half of the South East one quarter of Section  
Thirty one (31) containing Eighty (80) acres.

19<sup>th</sup> The fractional part of the South west one quarter of Section  
Thirty two (32) as follows: Commencing at the South west corner of said  
Section 32 running thence North Thirteen hundred and twenty (1320)  
feet thence East Two thousand and Eighty four (2084) feet thence  
South Easterly Thirteen hundred and twenty one (1321) feet thence  
West Twenty one hundred and fifty four and one half (2154 1/2)  
feet to point of beginning and containing Sixty four and twenty  
three one hundredths (64.23) acres. (All of the following described  
tract in P. M. R. G. C.)

20<sup>th</sup> Commencing at the North West corner of the  
Section 16 thence running S. 22° E. Twenty one hundred and Eighty  
(2186) feet thence S. 89° 55' E. Forty eight hundred and twenty  
(4826) feet thence N. 3° 10' W. Twenty one hundred and ninety  
(2192) feet thence West Forty nine hundred and ninety

and 49/100 (240.49) acres. Being a total acreage of Three thousand and Sixty and 2/100 (3000.49) acres.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and remainders, remainder and remainders, rents, issues and profits thereof.

Do hereby and to hold, all and singular the said premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed & Delivered with the Consent of }  
E. S. Wilhoit

Jas. Reid Stewart (Seal)  
 Jas. Clark Bunker (Seal)  
 Jas. King  
 per John Wakefield Ferris  
 their attorney in fact

State of California,  
County of San Joaquin. }

On this 22nd day of April, in the year one thousand eight hundred and ninety two, before me, E. S. Wilhoit, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appears John Wakefield Ferris, known to me to be the person described in, and whose name is subscribed to, the within instrument, as the Attorney in fact of Jas. Reid Stewart, Jas. Clark Bunker and Jas. King, and the said John Wakefield Ferris, acknowledged to me that he subscribed the names of Jas. Reid Stewart, Jas. Clark Bunker, and Jas. King, thereunto as principals and his own name as Attorney in fact. In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my office in the County of San Joaquin, the day and year in this Certificate first above written.

Seal

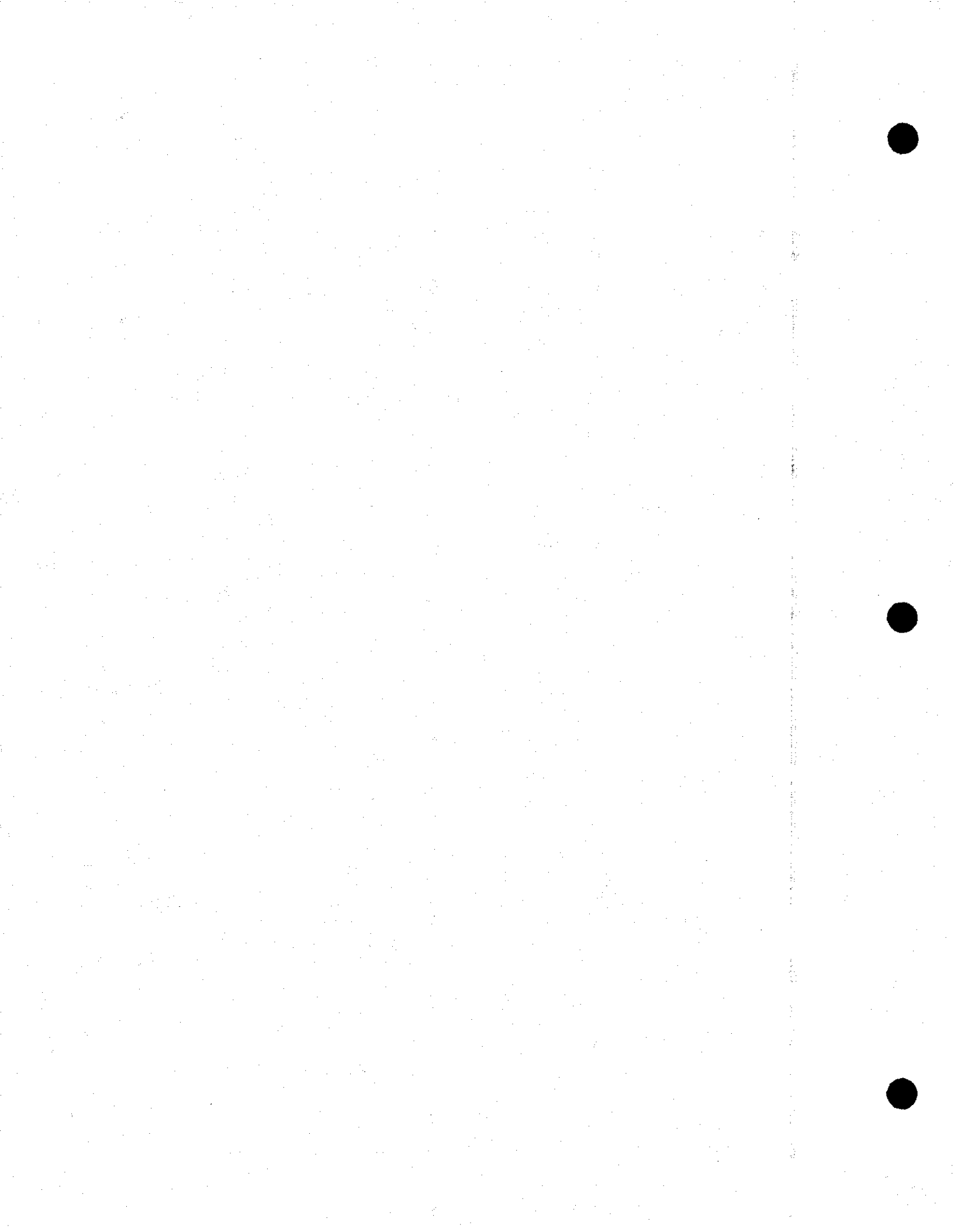
E. S. Wilhoit  
Notary Public

Recorded at the Request of Wm. D. Giorgio Aug 5th 1892 at 42 min past 11 o'clock A.M.

Est. of  
Moore, William. Decd.  
By Superior Court  
Do  
Moore, Edward N.  
Lethbridge, Mrs. Alice  
Boardman, Mrs. Mary  
Deees of Distribution

In the Superior Court of  
the County of San Joaquin,  
State of California.  
In the matter of the  
Estate of  
William M. Moore  
Deceased. } Dees

Edward N. Moore, the administrator of the estate of William M. Moore, deceased, on the 14th day of July, 1892, rendered and filed



✓ Stewart Jas. Reid  
 ✓ Brewster Jas. Clark  
 ✓ King Jas.  
 ✓ Easton Wendell

**This Instrument**, Made the 22nd day of April in the year of our Lord one thousand eight hundred and ninety two  
 Between Jas. Reid, Stewart, Jas. Clark, Brewster and Jas. King all of San Joaquin in this County of San Joaquin and Wendell Easton of the City and County of San Joaquin State of California

**Witnesseth**: That the said parties of the first part, for and in consideration of the sum of 100 Dollars, Gold Coin of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell, convey and confirm,

unto the said party of the second part, and to his heirs and assigns forever, all that certain lot and parcel of land situate lying and being in Robert's Island in the County of San Joaquin State of California and bounded as follows to-wit: The fractional part of the North East one quarter of Section Twenty Seven (27) Township One (1) North Range Five (5) East Mount Diablo Base and Meridian lying East of a course line separate of the Middle and Lower Division of said Robert's Island and containing one hundred and one and one half (101 1/2) acres more or less according to the survey of the Middle Division of Robert's Island

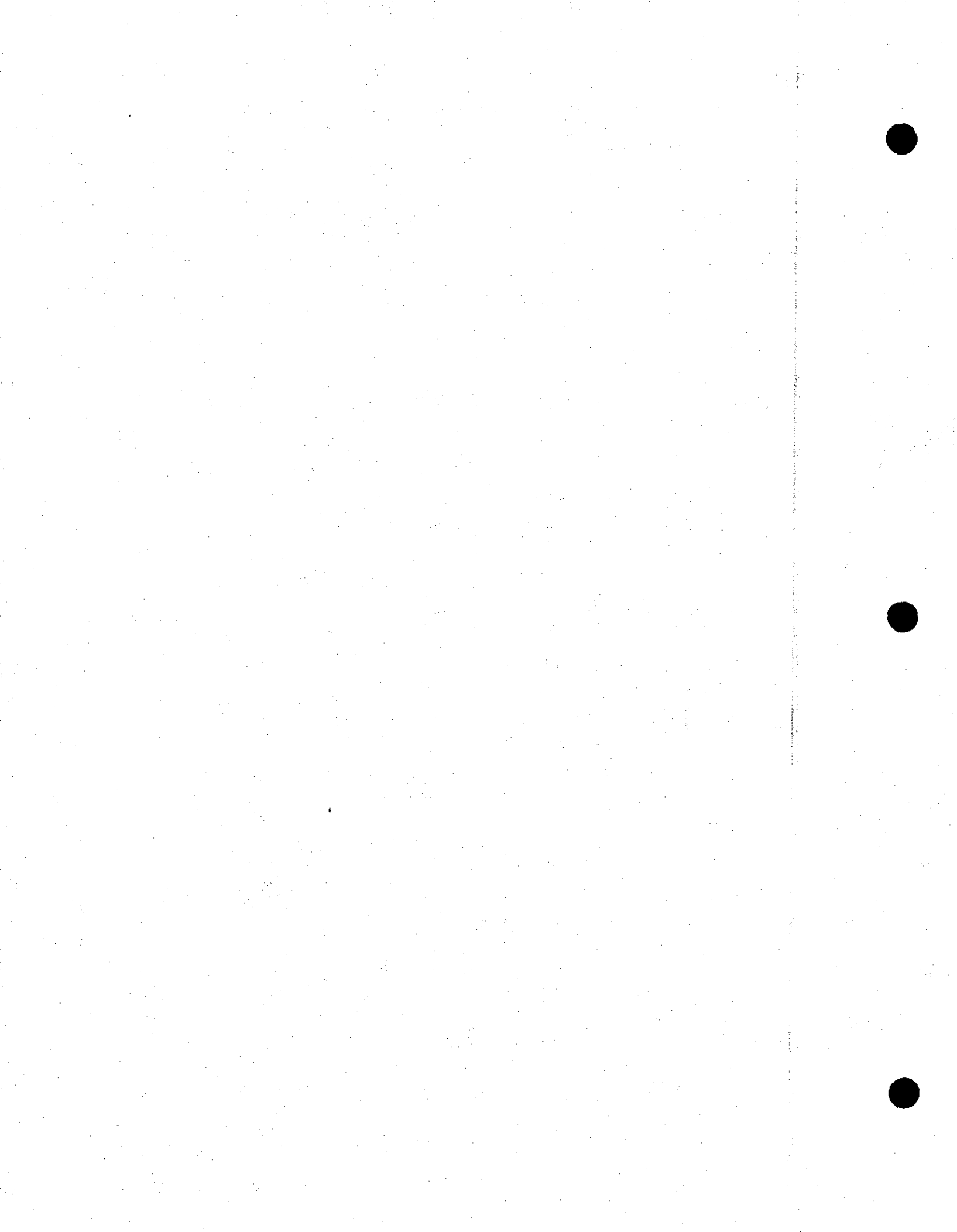
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

to have and to hold, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.  
 In witness whereof, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Given, Signed and Delivered in the Presence of  
 E. A. Wilkitt  
 Jas. Reid Stewart  
 Jas. Clark Brewster  
 Jas. King  
 John H. Haffield Esq. his Attorney in fact.

STATE OF CALIFORNIA,  
 COUNTY OF SAN JOAQUIN.  
 On this 22nd day of April in the year one thousand eight hundred and ninety two before me, E. A. Wilkitt a Notary Public in and for San Joaquin County, personally appeared John H. Haffield Esq. commissioned and sworn known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that he is the Attorney in fact for the said Stewart, Clark, Brewster and King, and the said John H. Haffield Esq. acknowledged to me that he is the Attorney in fact for the said Easton, and that the names of the said Stewart, Clark, Brewster and King, the names of the said Easton, as Attorney in fact, in the within instrument, have hereunto acting and appearing official seal, at my office in the County of San Joaquin the day and year in this certificate first above written.  
 E. A. Wilkitt  
 Notary Public





✓ Stewart Jas. Reid  
✓ Buntan Jas. Clark  
✓ King J. S.  
✓ Easton Maxwell

<sup>copy</sup>  
**No. 12345**, Made the 22<sup>nd</sup> day of April in the year of our Lord one thousand eight hundred and ninety two

Between Jas Reid Stewart, James Clark Buntan and James King, all of Pleasanton in the United States of America and John Wakefield Perrie, Attorney at Law in the County of San Francisco, State of California the part of \_\_\_\_\_ of the second part,

Witnesseth: That the said part \_\_\_\_\_ of the first part, for and in consideration of the sum of \_\_\_\_\_ Dollars, Gold Coin of the United States of America, to them in hand paid by the said part \_\_\_\_\_ of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell, convey and confirm

unto the said part \_\_\_\_\_ of the second part, and to his heirs and assigns forever, All those certain lots and parcels of land situated, lying and being in Roberts Island in the County of San Joaquin State of California, well bounded and particularly described as follows to wit: Tract No. \_\_\_\_\_ Section \_\_\_\_\_ (14) the East one-half of the South-East one-quarter of Section \_\_\_\_\_ (14) the South-West one-quarter of the South-East one-quarter of Section \_\_\_\_\_ (14) the East one-half of the North-West one-quarter of Section \_\_\_\_\_ (30) and the North-East one-quarter of Section \_\_\_\_\_ (30) all in Township \_\_\_\_\_ North Range \_\_\_\_\_ East Mount Diablo Base and Meridian, containing five hundred and twenty (520) acres according to the resurvey of the Middle Division of Roberts Island.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

to have and to hold, all and singular the said premises, together with the appurtenances, unto \_\_\_\_\_ said part \_\_\_\_\_ of the second part, and to his heirs and assigns forever.

In witness whereof, the said part \_\_\_\_\_ of the first part has hereunto set their hand and seal, the day and year first above written.

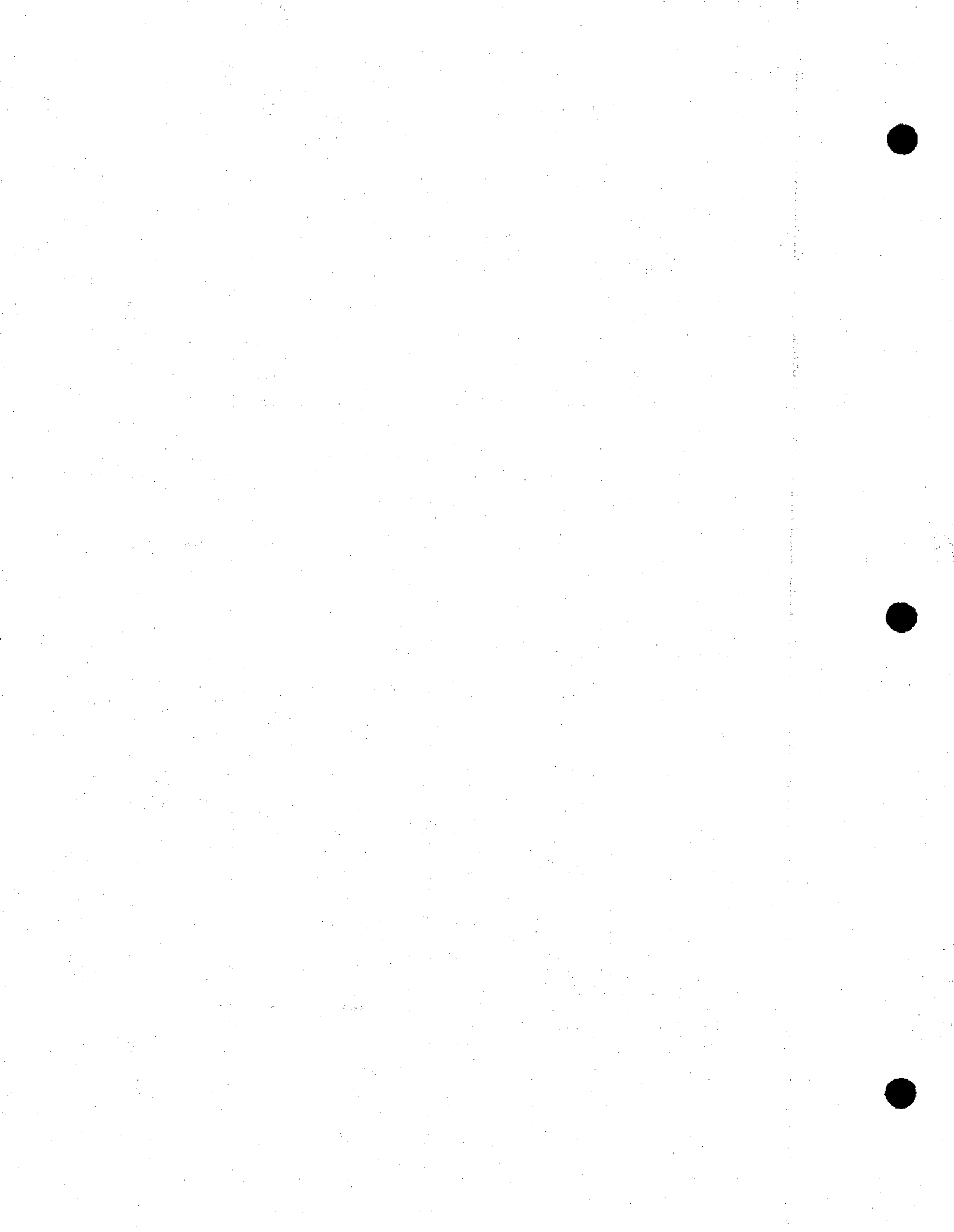
Signed, Sealed and Delivered in the presence of )  
E. R. Wilhoit )  
Jas Reid Stewart  
Jas Clark Buntan  
Jas King  
John Wakefield Perrie  
Attorney in fact.

STATE OF CALIFORNIA,  
COUNTY OF SAN JOAQUIN.

On this 22<sup>nd</sup> day of April 1892 before me, E. R. Wilhoit a Notary Public in and for said \_\_\_\_\_ County, reading therein duly commissioned and sworn, personally appeared John Wakefield Perrie known to me to be the person described in and

whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that he executed the same as principal, and his own name as Attorney in fact.  
In witness whereof, I have hereunto set my hand and official seal, at my office in the County of San Joaquin, the day and year in the certificate first above written.

Recorded at the request of E. R. Wilhoit on the 22<sup>nd</sup> day of April 1892 at \_\_\_\_\_ o'clock P.M.



SEPT 1909

LAND OWNERSHIP AFTER J.N. WOODS ESTATE, DECREE OF DISTRIBUTION AND E.W.S. WOODS CONVEYANCE TO WILHOIT AND DOUGLAS

T1N R5E

T1N R6E

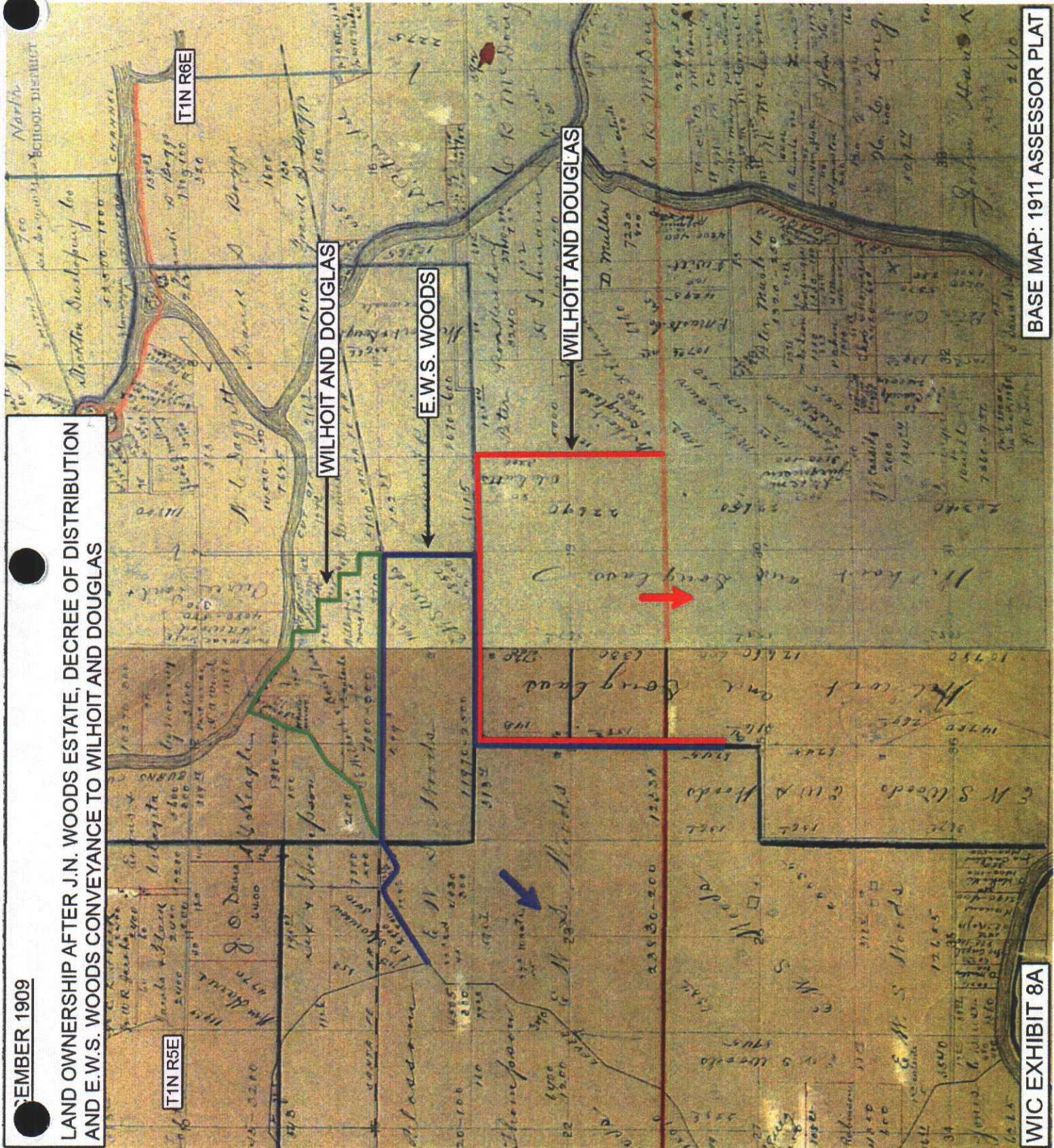
WILHOIT AND DOUGLAS

E.W.S. WOODS

WILHOIT AND DOUGLAS

WIC EXHIBIT 8A

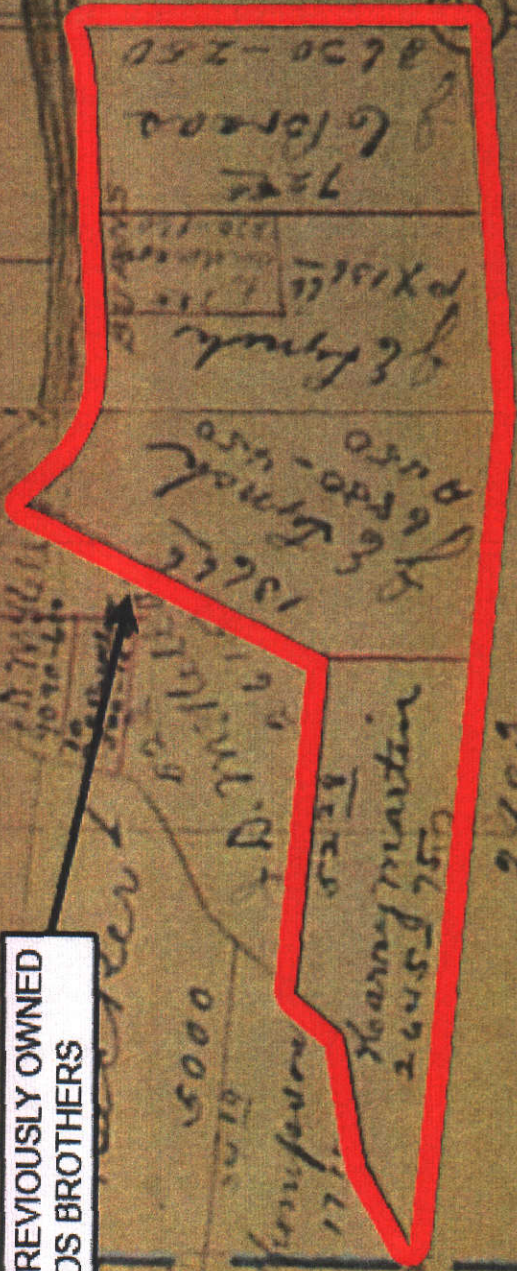
BASE MAP: 1911 ASSESSOR PLAT



T1N R5E

T1N R6E

LANDS PREVIOUSLY OWNED  
BY WOODS BROTHERS



WIC EXHIBIT 8B

BASE MAP: 1913 ASSESSOR PLAT

Entered Filed Dec 27, 1909

Eugene D Graham Clerk

By Theo H Boroup Deputy

State of California  
County of San Joaquin

I, Eugene D Graham County Clerk and ex-officio Clerk of the Superior Court, hereby certify the foregoing to be a full, true and correct copy of the original Decree of Distribution in the matter of the Estate of John E Purry dec'd on file in my office, and that I have carefully compared the same with the original.

In witness whereof I have hereunto set my hand and affixed the seal of the Superior Court, this 27 day of Dec 1909.

Eugene D Graham County Clerk

( S O SEAL )

By F H Johnson Deputy

Recorded at request of F Polk Dec 27th 1909, at 9 min past 3 o'clock P M

Woods, John H. Est of  
to  
Woods, John H. & E.W.S.  
Wilhoit, Jesse L.  
Douglass, Mary L.

COMPARED

In the Superior Court of the County of San Joaquin,  
State of California.  
In the matter of the estate of John H. Woods, deceased.  
E. W. S. Woods, Jesse Lee Wilhoit and Mary L. Douglas  
the duly appointed, qualified and acting executor and executrices  
of the last will and testament of John H. Woods, deceased, having

heretofore rendered and presented and filed herein their petition, therein praying for a distribution of the residue of the estate of said deceased;

And said petition for distribution having been filed by the Clerk of this Court, and said petition for distribution coming on this day regularly for hearing in open Court, and it having been first proven to the satisfaction of this Court that the Clerk of this Court by virtue of the authority in him vested has set the said petition for hearing by this Court on this day and has given notice thereof by causing notices to be posted in at least three public places in the County of San Joaquin, State of California, setting forth the name of the estate, the Executor and Executrices and the time appointed for the hearing of said petition, and that notice of the time and place of hearing said petition has been given for the time and in the manner and in all respects as required by law;

And the Court having proceeded to the hearing of said petition and the proofs produced in support thereof, and in accordance to the satisfaction of this Court that said John H. Woods died testate in the County of San Joaquin, State of California, on the 4th day of December 1906 being at the time of his death a resident of the County of San Joaquin, State of California and leaving estate in the Counties of San Joaquin, Los Angeles, Tulare, Calaveras and Tuolumne, State of California, consisting of real and personal property, and within the jurisdiction of this Court.

That thereafter, such proceedings were had and taken in the said Superior Court of the County of San Joaquin, State of California, that the last will and testament of said deceased was as an order of said Superior Court admitted to probate on the 7th day of January 1907 and that said petitioners were, in and by said order, duly and regularly appointed the executor and executrices of the last will and testament of said deceased, and that thereafter they, said petitioners, duly qualified as such executors and executrices by taking the oath of office usual in such cases, they being specially exempted from giving bond by the last will and testament of said deceased, and that Letters Testamentary in the matter of said estate were duly and lawfully issued to them on the 7th day of January 1907 and that said Letters Testamentary have been received, cancelled, annulled, and that ever since said last mentioned

They have been and they are now the duly appointed qualified and acting executor and executrices of the last will and testament of said decedent.

That at the time of the death of said decedent and the admission to probate of the last will and testament of said decedent and the issuance of Letters Testamentary as aforesaid, the name of said Petitioner, Mary L. Douglass was Mary L. Maher and that subsequent thereto she intermarried with Macdonald Douglass, and that ever since and now her name has been and is Mary L. Douglass.

That after the appointment and qualification of Petitioners as such executor and executrices as aforesaid, and after the issuance to them of Letters testamentary as aforesaid, they caused notice to the Creditors of and all persons having claims against the said decedent to be published as required by law and the order of said Court, and that more than ten months have elapsed since the date of the first publication of said notice to creditors, and more than one year has elapsed since the appointment and qualification of said executor and executrices and the admission to probate of the last will and testament of said decedent and the issuance of Letters Testamentary as aforesaid.

That after their appointment and qualification as such executor and executrices they, said petitioners, duly made, returned and filed in this Court within the time required by law, a true and correct inventory and appraisement of all the estate of said decedent which had come to their knowledge or possession.

That the first and final account and report of their administration of said estate filed by said petitioners with said petition for distribution have been by this Court duly settled, allowed and approved.

That all the debts of said estate, and claims against the said estate, and all the expenses of administration of said estate, and all taxes legally levied upon said estate and the property thereof have been fully paid satisfied and discharged and said estate is now in a condition to be closed.

That at the time of the death of said decedent a partnership existed between said decedent and said E.W.S. Woods, and said E.W.S. Woods as surviving partner of said partnership which was conducted and carried on under the name of Woods Bros., has continued in the possession of the partnership property and has settled its business, and said surviving partner has settled the affairs of said partnership without delay and has accounted with himself and said executrices as executor and executrices of the last will and testament of said decedent, and has paid over such balances as have from time to time been payable to them, said petitioners in right of said decedent.

That said E.W.S. Woods has made such grants and conveyances of his interest in certain portions of said copartnership property of Woods Bros., and said petitioners, Jessie Lee Wilhoit and Mary L. Douglass as residuary legatees under the last will and testament of said John N. Woods, deceased, have made to said E.W.S. Woods such grants and conveyances that the residue of the estate of said John N. Woods, deceased, consists of the properties hereinafter particularly described.

That the residue of said estate of John N. Woods, deceased, now remaining in the hands of and under the control of Petitioners as such Executor and executrices is as follows, to-wit:

Personal Property- Schedule "A".

49 horses, 6 colts, 7 mares, 1 harrow, 3 sections, 5 mowers, 9 wagons, 1 iron running gear, 1 dump cart, 2 hay racks, 2 Havana Press Drills, 1 feed rack, 2--4 horse Stockton Scrapers, 4-- 12 foot Hay rakes, 1 bunch rake, 3 French Crop Buck Hakes, 1 Jackson Staker, 1 Powell Torrick, 1-- 4 foot Corbin, 1 slip scaper, 2 sets single driving harness, 29 work harnesses (Sellers' Bridles & halters), 1 range and cooking utensils, 11 pair stretchers, 1 pair Lead

1 Stock of San Joaquin Hunter Hall Association.

2 shares of the Capital Stock of Central Natural Gas Company, a corporation

Personal Property- Schedule "B".

An undivided one half interest of, in and to the hereinafter described personal property:-  
1 alfalfa drill, 1 grading plow, 1 Austin Excavator, 1--20 H.P. Gasoline Engine, 1--6 inch Centrifugal Pump.

Grain Warehouse Equipment, including among other things, 3 trucks, 4 scales, 1 cleaner.

Hay Warehouse Equipment, including among other things 3 set Blocks and cables, 3 hay Trucks.

1 ten foot Hay rake, 1 ten foot Corbin, 1 alfalfa rejuvenator, 1 French Camp Buckrake,

1--2 gang plow, 2 coal houses, 2 hay presses (junior Monarch and Little Giant).

2 Grain Rollers. 1--2 horse Fresno Scraper, 1 double disk, 4 vineyard Gang Plows, Traction Engine and Separator (Best Mfg. Co.) 4 plows.

Also all wagons and personal property situated <sup>on</sup> and used in connection with the vineyard property and including certain wagons at Lodi, and all cultivators and vineyard implements, and also including 6 horses, 2 mules 1--2 horse Fresno scraper and 1 Thimble Skin Wagon.

Also the following personal property, to-wit:-

Promissory note of date September 26, 1905 for \$800 payable one day after date with interest at 6 per cent per annum, made by John C. Tylor.

Promissory note of date January 10, 1908 for \$39.58 payable one day after date with interest at 8 per cent per annum made by C. W. Woodson.

Promissory note of date June 5, 1905 payable September 5, 1908 for the sum of \$150 with interest at 7% per annum made by J. L. Martin.

Promissory note of date August 1, 1906, for \$21,250. payable one year after date made by Albert H. Beach and secured by mortgage of lots in Aldine Square Tract in the City and County of Los Angeles, State of California.

Promissory note of date August 1, 1906 for the sum of \$21,250 payable 2 years after date made by Albert H. Beach and secured by mortgage of lots in Aldine Square Tract, in the City and County of Los Angeles, State of California.

And 300 head of Dairy Cows, Stock Cattle and Calves. About 60 hogs.

Promissory note of S.W. Howell to Woods Bros for \$288 made May 19, 1906.

1 set large Fairbanks <sup>Hay</sup> Scales;

All capital Stock of Shady Run Mining Company standing in the name of Woods Bros.

Real Property--Schedule "C".

All that portion of Swamp and Overflowed Land Survey No. 1192 lying South of the center line of the right of way of the Atchafalaya, Tepeka & Santa Fe Railway Company as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds Vol. 96 page 337 et seq., San Joaquin County Records, made and executed by John H. Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company. Said Swamp and Overflowed Land Survey No. 1192 being particularly described as follows, to-wit:

Beginning at the corner of section sixteen (16) seventeen (17) twenty (20) and twenty one (21) Township One (1) North Range Six (6) East Mount Diablo Meridian; run West 40 chains, North 61.88 chains to left bank of San Joaquin River; thence meander the same up stream North 84 3/4° East 8 chains; South 84 3/4° East 7 chains; south 62 3/4° East 5 chains; South 47 3/4° East 5 chains; south 28° 00' East 12 chains; south 54° 00' East 3 chains; south 85 3/4° East 9 chains; south 62 1/2° East 6 chains; south 58 1/2° East 4 chains; south 29° 00' East 8 chains; south 19 1/4° East 8 chains; south 13° 00' East 7 chains; south 6 3/4° West 8 chains; south 9° 00' East 8 chains; south 87 1/2° East 2.50 chains; thence west 20.20 chains to the place of beginning, containing 280.80 acres, as delineated upon that certain map entitled "Map of Woods, Wilhoit & Douglas' Lands on Middle Division of Robert's Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th, 1909 at 2:15 o'clock, P.M.



All those certain lots, pieces and parcels of land, situate, lying and being in the County of San Joaquin, State of California, and particularly described as follows, to-wit:-

Beginning at the common corner of sections eighteen (18) and nineteen (19) Township One (1) North Range Six (6) East Mount Diablo Base and Meridian, and sections thirteen (13) and twenty four (24) Township One (1) North Range Five (5) East Mount Diablo Base and Meridian, and running thence due west along the section line 2368 feet to the center of a main irrigation canal; thence along the center line of said canal the following courses and distances, to-wit:- South 0° 45' East 2631-8/10 feet; thence south 30° 55' West 815 feet to the half section line north and south through section twenty four (24) Township One (1) North, Range Five (5) East Mount Diablo Base and Meridian; thence south 9014.3 feet along the half section line north and south through sections twenty four (24) Twenty five (25) and thirty six (36) thence south 18° 41' East 78-2/10 feet; thence south 26° 11' East 61-1/10 feet; thence south 46° 15' East 1232-2/10 feet; thence south 72° 20' East 143-9/10 feet; thence south 6° 49' East 426-7/10 feet; thence south 17° 59' West 4661-8/10 feet; thence south 42° 59' West 600-4/10 feet to the right bank of Middle River; thence meandering the right bank of said Middle River up stream, to the center of the cross levee, between the Middle and Upper Divisions of Robert's Island; thence along the center line of said cross levee in a southeasterly and easterly direction to the southwest corner of a certain 42- 819/1000 acre tract of land, as conveyed by H. E. Williamson and Klomi Williamson his wife, to J. W. Wilkinson, by deed dated April 29th 1899, and recorded in Book "A" of Deeds Vol. 99 page 575 San Joaquin County Records; thence northerly along the west line of said tract to the center of section six (6) Township One (1) South Range six (6) East, Mount Diablo Base and Meridian; thence east along the half section line through said section six (6) to the north west corner of that certain 202.07 acre tract of land heretofore conveyed by John H. Woods, widower, and E.W.S. Woods and Alice H. Woods his wife, to Constance M. Dixon a widow, by deed dated November 14th 1900 and recorded in Book "A" of Deeds, Vol. 102 page 423 San Joaquin County Records; thence northerly along the west line of said tract of land to the northwest corner thereof (said Northwest corner of said tract being on the north line of the south half of the southeast quarter of section thirty one (31) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian); thence west to the Southwest corner of that certain tract of land heretofore conveyed by John H. Woods a widower E.W.S. Woods and Alice H. Woods his wife, to E.D. Eaton and W. D. Buckley by deed dated December 18th 1902 and recorded in Book "A" of Deeds, Vol. 120 page 263 San Joaquin County Records; thence North along the west line of said tract of land to the northwest corner thereof; thence east along the north line of said tract of land to the section line between sections twenty nine (29) and thirty (30) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian thence north on said section line to the common corner of sections nineteen (19) Twenty (20) Twenty nine (29) and thirty (30) Township One (1) North Range six (6) East Mount Diablo Base and Meridian; thence East along the section line between sections twenty (20) and twenty nine (29) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, 1980 feet; thence north 2640 feet to the half section line east and west through said section twenty (20); thence west along the half section line through sections nineteen (19) and twenty (20) Township One (1) North, Range six (6) East, Mount Diablo Base and Meridian to the southeast corner of the west half of the northeast quarter of said section nineteen (19) Township and Range aforesaid; thence north to the section line east and west between sections eighteen (18) and nineteen (19) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence west along said section line to the point of beginning, and being portion of sections nineteen (19) Twenty (20) Thirty (30) and thirty one (31) in Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, and sections twenty four (24) Twenty five (25) and thirty six (36) Township One (1) North, Range Five (5) East Mount Diablo Base and Meridian, and Section One (1) Township One (1) South Range Five (5) East and sections six (6) and seven (7) Township One (1) South Range six (6) East Mount Diablo Base and Meridian

Divisions of Robert's Island in the County of San Joaquin, State of California\* filed in the office of the County Recorder of the county of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock, P. M.

Also commencing at the point of intersection of the east line of the west one half of section eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, with the center line of the right of way of the Atchafalaya, Topeka & Santa Fe Railway Company, as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds, Vol. 96 page 349 et seq., San Joaquin County Records, made and executed by John N. Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company, and running thence west along the center line of the right of way of said railway to the center of the levee known as the "High River Levee"; thence northerly along the meanderings of the center line of said levee to the southwest corner of that certain 17.28 acre tract of land as conveyed by Jas. Reid Stewart, Jas. Clark Benton and Jas. King to Joseph and Louis Hanzel, by deed dated April 12th 1869 and recorded in Book "A" of Deeds, Vol. 68 page 388 San Joaquin County Records; thence east along the southerly line of said tract of land to the southeast corner thereof; thence northerly along the east line of said tract of land to the left bank of Burn's Cut Off; thence meandering the left bank of said Burn's Cut Off up Stream to the east line of the northwest one quarter of the Northwest one quarter of the northwest one quarter of section eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence south 7.30 chains to the center of the northwest one quarter of the northwest one quarter of said section eighteen (18) thence east 10 chains; thence south 10 chains; thence east 10 chains; thence south 10 chains to the east line of the west half of said section eighteen (18), thence south to the point of beginning, and being portions of sections twelve (12) and thirteen (13) Township One (1) North Range Five (5) East Mount Diablo Base and Meridian, and a portion of section eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, as delineated upon the map entitled "Map of Woods, Wilhoit & Douglass' Lands on Middle Division of Robert's Island, in the County of San Joaquin, State of California," filed in the office of the County Recorder of the County of San Joaquin, State of California November 4th, 1909 at 3:15 o'clock, P.M.

Also that certain perfect all right of way for the purpose of <sup>excavating</sup> digging, constructing, repairing or a canal, flume and pipes and using either as a canal or a flume or pipes, for the purpose of conducting and carrying water from Burn's Cut Off over that certain piece or parcel of land and the levee thereon described as follows, to-wit: The original northwest quarter of the northwest quarter of section eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, containing 7.36 acres to the lands of John N. Woods and E.W.S. Woods as conveyed by James A. Barnett and Lillian D. Barnett, his wife, to John N. Woods and E.W.S. Woods by Deed dated November 18th 1897 and recorded in Book "A" of Deeds, Vol. 58 page 339 et seq. San Joaquin County Records.

Also all that portion of Swamp and Overflowed Land Survey No. 1192 lying north of the center line of the right of way of the Atchafalaya, Topeka & Santa Fe Railway Company, as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds, Vol. 96, page 337 et seq., San Joaquin County Records, made and executed by John N. Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company. Said Swamp and Overflowed Land Survey No. 1192 being particularly described as follows, to-wit:-

Beginning at the corner of sections sixteen (16) Seventeen (17) Twenty (20) and twenty one (21) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, run west 40 chains, thence north 61.88 chains to left bank of San Joaquin River; thence meander the same up stream north 84 3/4° East 8 chains; south 84 1/4° East 7 chains; South 62 3/4° East 5 chains; south 47 3/4° East 5 chains; south 28° 00' East 18 chains; south 54° 00' East 3 chains; south 65 3/4° East 9 chains; south 68 1/2° East 6 chains; south 54 1/2° East 4 chains; south 22° 00' East 6 chains; south 19 3/4° East 8 chains; south 13° 00' East 7 chains; south 6 3/4° West 5 chains; south 6° 00' East 9 chains; south 57 1/2° East 2.50 chains; thence west 20.20 chains to the point of beginning.

containing 280.80 acres, as delineated upon the official map entitled "Map of Woods  
Wilhoit & Douglas Lands on Middle Division of Roberts Island in County of San Joaquin, State of  
California" filed in the office of the County Recorder of the County of San Joaquin, State of  
California, November 4th 1909 at 3: 15 o'clock, P.M.

Also those certain lots pieces and parcels of land situate, lying and being in the City of  
Stockton, County of San Joaquin, State of California, particularly described as follows, to-wit:

All of lots numbered two (2) Four (4) and six (6) and all that part and portion of lot  
numbered Fourteen (14) lying south of Miner Channel all in Block numbered seventy four (74) East  
of Center Street in the City of Stockton, according to the official map and survey of said City.

Also all of lots numbered seven (7) nine (9) Eleven (11) and fourteen (14) in block numbered  
sixty eight (68) East of Center Street in said City of Stockton, according to the official map  
and survey of said City on file in the office of the County Recorder of the County of San Joaquin  
State of California.

Also lot numbered eight (8) in Block numbered sixty six (66) East of Center Street in said  
City of Stockton, according to the official map and survey of said City on file in the  
office of the County Recorder of the County of San Joaquin, State of California.

Also the north seventy five (75) feet of each of lots numbered one (1) and three (3) in  
block numbered sixty nine (69) East of Center Street in said City of Stockton, according to  
the official map and survey of said City on file in the office of the County Recorder of the  
County of San Joaquin, State of California.

The north half (1/2) of each of lots ten (10) and twelve (12) all in Block seventy six (76)  
East of Center Street, in the said City of Stockton, according to the official map and survey of  
said City on file in the office of the County Recorder of the County of San Joaquin, State of  
California.

Also all the right, title interest and claim of Mary Henderson of in and to all that  
portion of lot fourteen (14) in Block seventy four (74) East of Center Street in said City of  
Stockton, County of San Joaquin, State of California, which lies in the north of Miner Channel, as  
adopted by the City Council February 3, 1879 all in accordance with deed by Mary Henderson  
to J.N. and M.W.S. Woods, of record in Book "A" Volume 130 page 385 San Joaquin County Records.

Real Property--Schedule "B"

those certain lots, pieces and parcels of land situate, lying and being in the County of  
San Joaquin, State of California, and particularly described as follows, to-wit:-

An undivided one half interest of, in and to lots Nos. 1 and 2 of the southwest 1/4 and the  
east 1/2 of the southeast 1/4 of section 32, in Township 4 North Range 7 East, M.D.B.& M.

(Also an undivided one half interest of, in and to the south 1/2 of southeast 1/4 of northeast  
1/4 of section 32 Township 4 North, Range 7 East M.D.B.& M. together with a roadway running northerly  
from said lands to the County road.)

Also an undivided one half interest of, in and to the south 1/2 of the southwest 1/4 of section  
28 Township 4 North Range 7 East M.D.B.& M.

Also an undivided one half interest, of, in and to the southeast 1/4 of southeast 1/4 of section  
29 Township 4 North Range 7 East, M.D.B.& M. excepting therefrom a strip of land 40 feet wide  
off the north end thereof, and off the west end thereof, conveyed to the County of San Joaquin  
for a roadway by deed recorded in Book "A" Vol. 129 page 31 San Joaquin County Records.

Also an undivided one half interest of, in and to the southeast 1/4 of section thirty two  
(32); south half of the northeast quarter and the northeast 1/4 of northeast 1/4 of section 32,  
all in Township 4 North Range 7 East M.D.B.& M.

Also an undivided one half interest of in and to the West 1/2 of West 1/2 of section 33 and  
lots 8, 9 and 10 section 33 all in Township 4 North Range 7 East M.D.B.& M.

Also an undivided one half interest of, in and to that certain piece of land beginning at  
the southeast corner of the northwest corner of section 4, in Township 3 North Range 7 East,  
and running thence

to the point of beginning, Together with the tracts of land lying between the south and east sides of the above described tract and the north and west bank of Mokelumne River, and containing altogether 1.984 acres. +

Also an undivided one half interest of, in and to Lots numbered One (1) and Three (3) all in Block numbered seven (7) in West Stockton of the City of Stockton, according to the map and plat thereof filed in the office of the County Recorder of the County of San Joaquin, State of California.

Also an undivided one half interest of, in and to those certain lots, and parcels of land in the County of Los Angeles, State of California, more particularly described as follows, to-wit:-

Lots 32 and 33 in Block 2 of the Alhine Square Tract in the County of Los Angeles, State of California, as per map recorded in Book 29 page 12 of Miscellaneous Records of said Los Angeles County.

Also one half interest in so-called "Commodore Mine" in Calaveras County, California.

Also one half interest in "Mountain Belle Quartz Claim" and Parallel Quartz Claim" in the County of Tuolumne State of California and more particularly described in deed of record in volume 53 of deeds page 192 Tuolumne County Records.

Also an undivided one half interest of, in and to lease of "Avon Building" situate at the southeast corner of the intersection of East Main Street and South California Street, in the City of Stockton, County of San Joaquin, State of California.

Also an undivided one half interest of, in and to a small tract in the N.W. 1/4 of sec. 28 T.1 N. R. 6 E. M.D.M. described as follows, to-wit: Commencing for the boundary thereof at a redwood picket driven in the center of the levee on the west bank of the San Joaquin River in the N.W. 1/4 of sec. 28 T.1 N.R.6 E.M.D.M. from which point a 4" by 6" redwood post set by the State Engineering Department and marked on the S. side branding iron (S.E.D 275 2) and on the north side (E.M. 62 2) bears S.1° 10' W true bearings (Var 17° E.) is 68.2 ft distant from said redwood picket on the levee, run N. 0° 20' West 149.9 ft. to redwood picket No. 2 in center of levee from which point the S.E. corner of the warehouse bears N.29° 20' W. 53.7 feet distant from second redwood picket; run N. 7° W. 298.6 ft. to redwood picket No. 3 center of levee, from said redwood picket No. 3 run N. 1° 40' E. 49.9 feet to redwood picket No. 4 sets in center of levee to mark northeasterly corner of lot; thence run S. 83° W. 174.8 feet to redwood picket set to mark northwesterly corner of lot; thence run S. 4° 08' E. 480.8 feet to a redwood picket set to mark the southwesterly corner of lot; thence run N. 88° 24' E. 175 feet on a line 6 feet north of the north row of trees in C. Linstroms Orchard to point of commencement, containing 1.192 acres. Also the narrow strip of land embraced between the land above described and the San Joaquin River the same being the natural bank of said river and also the right of way for a public road known as the Ferry and Camp Three Road to the premises above described. As conveyed by P. H. Boggs to John H. Woods and E.W.S. Woods by deed of date February 2, 1893 of record in Book "A" Volume 77 of Deeds, page 359, San Joaquin County Records.

Right of way for poles, etc, granted to Woods bros. by E. Witt, by deed of record in Book "A" Volume 127 of Deeds page 103 San Joaquin County Records.

Real Property--Schedule "A".

All those certain lots, piece and parcels of land situated, lying and being in the County of San Joaquin, State of California, and more particularly described as follows, to-wit:-

All that portion of the northerst quarter (N.E. 1/4) of the southeast quarter (S.E. 1/4) of Section fourteen (14) Township One (1) North Range Five (5) East Mount Diablo Base and Meridian lying north of the center line of the levee known as "High Ridge Levee" and south of the line drawn parallel with and 100 feet scutherly at right angles from the located center line of the San Francisco and San Joaquin Valley Railway Company's Railroad said piece of land containing area of 12.74 acres, more or less, as delineated upon that certain map entitled "Map of

State of California, filed in the office of the County Recorder of the County of San Joaquin, State of California, on November 4th, 1909 at 3:15 o'clock, P.M.

Also that certain lot, piece or parcel of land situate, lying and being in the County of San Joaquin, State of California, and bounded and particularly described as follows, to-wit:-

Beginning at the common corner of sections fifteen (15) sixteen (16) Twenty one (21) and twenty two (22) Township One (1) North, Range Five (5) East, Mount Diablo Meridian; thence West 3102-5/10 feet to the center of Honker Lake Levee, thence along the center of said levee in a southerly and southeasterly direction to its junction with the cross levee between "The Pocket" and Honker Lake Tract, thence along the center of said cross levee in a easterly direction to its junction with High Ridge Levee, thence along the center of High Ridge Levee in a general northeasterly direction to its intersection with east and west one quarter (1/4) line passing through sections twenty two (22) and twenty three (23) Township One (1) North Range Five (5) East, thence west along said one quarter (1/4) line to its intersection with the north and south line between sections twenty one (21) and twenty two (22) Township one (1) North Range five (5) East thence north along said line to place of beginning containing 769-32/100 acres, as delineated upon that certain map entitled "Map of Woods, Wilhoit & Douglass" Lands on Middle Division of Robert's Island in County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock, P. M.

Also beginning at the common corner of sections eighteen (18) and nineteen (19) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, and sections thirteen (13) and twenty four (24) Township One (1) North Range five (5) East, Mount Diablo Base and Meridian, and running thence west along the section line twenty three hundred and ninety six feet to the center of a main irrigation canal; thence along the center line of said canal, the following courses and distances, to-wit:- South 0° 45' East 2331.8 feet; thence south 30° 55' West 616 feet to the half section line north and south through section twenty four (24) Township one (1) North Range five (5) East, Mount Diablo Base and Meridian; thence south 50° 14.3 feet along the half section line north and south through sections twenty four (24) Twenty five (25) and Thirty six (36); thence south 13° 41' East 78.2 feet; thence south 25° 11' East 61.1 feet; thence south 48° 15' East 1232.2 feet; thence south 32° 20' East 143.9 feet; thence south 6° 49' East 426.5 feet; thence south 13° 59' West 4661.8 feet; thence south 43° 59' West 600.4 feet to the right bank of Middle River; thence meandering the right bank of said Middle River down stream to the section line between section two (2) Township One (1) South Range Five (5) East Mount Diablo Base and Meridian, and Section Thirty five (35) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence east to the common corner of sections one (1) and two (2) Township One (1) south Range five (5) East Mount Diablo Base and Meridian, and Sections thirty five (35) and thirty six (36) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence north to the quarter section corner between Sections thirty five and thirty six (36) in Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence west along the half section line through sections thirty five (35) and thirty four (34) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian to the center of the levee known as the "High Ridge Levee"; thence following the meanderings of said levee, North 17° 24' West 4.10 chains; thence north 34° 44' West 4.59 chains; thence north 16° 16' West 7.35 chains; thence north 38° 18' West 3.54 chains; thence north 16° 41' West 2.90 chains to the south line of that certain 108.02 acre tract of land as conveyed by Jas. Stewart, Jas. Clark Buntin and Jas. King to I. N. Robinson by Deed dated August 30th 1890 recorded in Book "A" of Deeds, Vol. 69 page 432 San Joaquin County Records, thence east 11.64 chains to the southeast corner of said tract of land; thence north 0° 15' West 80 chains to the southwest corner of the east half of the southeast quarter of section twenty seven (27) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian; thence west to the

... Meridian; thence north along the half section line to the center of High Ridge (1788); thence westerly along the center of High Ridge Levee in a North easterly direction through sections thirteen (13) fourteen (14) Twenty two (22) Twenty three (23) and twenty seven (27) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian, to the center line of the right of way of the Atchafalaya, Topeka and Santa Fe Railway Company as located by that certain deed dated May 21st 1898, and recorded in Book "A" of deeds, Vol. 96 page 300 et seq., San Joaquin County Records, made and executed by John E. Woods and E.W.S. Woods to the San Francisco and San Joaquin Valley Railway Company; thence east along the center line of said right of way of said Atchafalaya, Topeka & Santa Fe Railway Company to the half section line north and south through section eighteen (18) Township One (1) North Range Six (6) East Mount Diablo Base and Meridian; thence south along the half section line to the quarter section corner between sections eighteen (18) and nineteen (19) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence west to the point of beginning, and being a portion of section eighteen (18) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; all of section twenty six (26) and portions of sections thirteen (13) Fourteen (14) Twenty two (22) Twenty three (23) Twenty four (24) Twenty five (25) Twenty seven (27), Thirty four (34) Thirty five (35) and thirty six (36) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian, and portions of sections one (1) and two (2) Township One (1) South Range Five (5) East Mount Diablo Base and Meridian, as delineated upon that certain Map entitled "Map of Woods Wilhoit & Douglass' Lands on Middle Division of Robert's Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 28th 1909 at 3:15 P.M.

Also those certain lots, pieces and parcels of land situate, lying and being in the County of Tulare, State of California and more particularly described as follows, to-wit:

Lot Twenty two (22) in Block Eighty six (86) of the City of Tulare, County of Tulare, State of California, with the improvements thereon.

Also those lots and parcels of land in the County of Tulare State of California described as follows, North half of northeast quarter and northwest quarter of southwest quarter of northeast quarter and east half of southwest quarter of northeast quarter of section two (2) in Township Twenty (20) South of Range Twenty four (24) East containing 110 acres; and south half of southeast quarter of section thirty five (35) in Township Nineteen (19) South of Range Twenty four (24) East, containing 80 acres, and southwest quarter of southwest quarter of section thirteen (13) in Township Twenty (20) South of Range twenty four (24) East containing 40 acres with the improvements thereon.

That the real property hereinbefore described in Schedule "F" has been heretofore granted and conveyed to E.W.S. Woods by said Jessie Lee Wilhoit and Mary L. Douglass, and which grant and conveyance should be confirmed by this Decree of Distribution.

That the heirs of said deceased are petitioners, Jessie Lee Wilhoit and Mary L. Douglass, the daughters of said deceased, each over the age of majority, and each residing in the City of Stockton, County of San Joaquin, State of California.

That said deceased died testate in the County of San Joaquin, State of California, leaving a last will and testament which was duly admitted to probate in this Court as aforesaid on January 7th 1907.

That in and by the last will and testament of said deceased, he, said deceased, gave, devised and bequeathed to his grandson John Newton Wilhoit income ... paying real property of the value of Twenty five Thousand Dollars, based on the appraised values of the property of his estate, the same to be chosen and selected by his said daughter Jessie Lee Wilhoit; on the distribution of his estate and he said deceased, directed in his said will that his said daughters, Jessie Lee Wilhoit and Mary L. Douglass should receive the net income of said property until his said grandson should attain the age of twenty one years, and thereafter ...

that his said grandson prior to attaining the age of thirty years should sell, mortgage or otherwise encumber or permit to be encumbered said real property that in that event the said real property should immediately revert to and become a part of the estate of said deceased.

That at this time and on the distribution of said estate said Jessie Lee Wilhoit, the daughter of said deceased and the mother of said grandson of said deceased John Newton Wilhoit, chooses and selects for said John Newton Wilhoit, income paying real property of the estate of said deceased, of the value of Twenty five Thousand Dollars, based on the appraised values of the property of the estate of said deceased, and which said real property so chosen and selected is of the value of \$25,000 and is more particularly described in Real Property-Schedule "C" hereinbefore contained.

That in and by the last will and testament of said deceased, he said deceased, gave devised and bequeathed all the rest residue and remainder of his estate, be the same real, personal or mixed and wheresoever the same may be situate, to his <sup>second</sup> daughters, Jessie Lee Wilhoit and Mary L. Douglass.

That the personal property described in Personal Property--Schedule "A" and Personal Property--Schedule "B" hereinbefore contained should be distributed to Jessie Lee Wilhoit and Mary L. Douglass in equal portions, share and share alike.

That the real property described in Real Property Schedule "C" hereinbefore contained should be distributed to John Newton Wilhoit Jessie Lee Wilhoit and Mary L. Douglass, in accordance with the terms, limitations and conditions contained in the last will and testament of said deceased.

That the real property described in Real Property--Schedule "D" and real Property Schedule "E" hereinbefore contained should be distributed to Jessie Lee Wilhoit and Mary L. Douglass in equal portions share and share alike.

That the real property hereinbefore described in Real Property Schedule "F" hereinbefore contained should be distributed to E.W.S.Woods.

That any other property of said estate real or personal and wheresoever situate, and not now known or discovered, should be distributed to Jessie Lee Wilhoit and Mary L. Douglass, in equal portions, share and share alike.

That said Jessie Lee Wilhoit and Mary L. Douglass have from their own private resources paid and contributed the sum of \$111535.78 in the payment and settlement of debts and claims against the estate of said deceased, in order to permit the settlement and distribution thereof, and they should be credited with said sum in the computation of Collateral Inheritance Tax due in the matter of said estate.

That said Jessie Lee Wilhoit and Mary L. Douglass should be credited with the sum of \_\_\_\_\_ contributed and paid by them for the payment of the expenses of the administration of the estate of said deceased.

And it further appearing to the satisfaction of this Court that the statements allegation and averments in said petition for distribution are true and correct.

Now Therefore it is hereby ordered adjudged and decreed that the said residue of said estate for distribution be, and the same is hereby distributed as follows, to-wit:-

That all the personal property described in said Personal Property Schedule "A" and Personal Property Schedule "B" be, and the same is hereby distributed to Jessie Lee Wilhoit and Mary L. Douglass in equal portions share and share alike.

That the Real property hereinbefore described in Real Property Schedule "C" be, and the same is hereby distributed to John Newton Wilhoit the grandson of said deceased, provided however that said Jessie Lee Wilhoit and Mary L. Douglass, the daughters of said deceased shall receive the <sup>real</sup> income of such property until said John Newton Wilhoit shall attain the age of twenty years, and thereafter and until said John Newton Wilhoit shall attain the age of thirty

sell, mortgage or otherwise encumber or permit to be encumbered said real property that in that event the said real property shall immediately revert to and become a part of the estate of said deceased.

That the real property hereinbefore described in Real Property Schedule "D" and Real Property "E" be, and the same is hereby distributed to Jessie Lee Wilhoit and Mary L. Douglass, the daughters of said deceased, in equal portions share and share alike.

That all the right, title interest and estate of the estate of said deceased, of in and to the real property hereinbefore described in Real Property Schedule "F" be, and the same is hereby distributed to E. W. S. Woods.

That any other property of said estate, real or personal and wherever situate and not hereinbefore described and not now known or discovered be, and the same is hereby distributed to Jessie Lee Wilhoit and Mary L. Douglass the daughters of said deceased, in equal portions, share and share alike.

It is further ordered, adjudged and decreed that said John Newton Wilhoit pay to the County Treasurer of the County of San Joaquin, State of California, the sum of \$233.03 Collateral Inheritance Tax including interest on account of his inheritance in the estate of said deceased.

And it is further ordered, adjudged and decreed that said Jessie Lee Wilhoit and Mary L. Douglass each pay to the County Treasurer of the County of San Joaquin, State of California, the sum of \$2617.63 Collateral inheritance tax including interest on account of their inheritance in the matter of the estate of said deceased.

Done in open Court this 28th day of December, 1909.

W. B. Matter,

Endorsed Filed, Dec. 28th 1909. Judge of the Superior Court.

Eugene D. Graham, Clerk.

By Jas. Y. Cortes, Deputy Clerk.

State of California, ss.  
County of San Joaquin.

I, Eugene D. Graham, County Clerk and ex-officio Clerk of the Superior Court do hereby certify the foregoing to be a full true and correct copy of the original Decree of distribution in the matter of the estate of John N. Woods, deceased, #3596 on file in my office and that I have carefully compared the same with the original.

In Witness Whereof I have hereunto set my hand and affixed the seal of the Superior Court this 28th day of December 1909.

(S.C.S&AL)

Eugene D. Graham, County Clerk.

By Jas. Y. Cortes Deputy.

Recorded at the request of Noel & Orr, December 28, 1909 at 35 minutes past 11 o'clock, A.M.

Hieb, Adam, Est of  
to

In the Superior Court of the County of San Joaquin, State of California.

Hieb, Dorothea  
Heckenlaible, Catharina  
Margaretha  
Bohlender, Christina

In the matter of the estate of Adam Hieb, deceased.

Amended Decree of Distribution.

Hieb, Christina

W. H. Lorenz, the administrator with the will annexed of the estate of Adam Hieb deceased, having on the 18th day of March 1908

(Amended decree of Dist.)

filed in this Court his petition, praying for an order finally

distributed said estate to the parties entitled thereto, and

said matter coming on regularly to be heard this 10th day of January 1910 this Court proceeded

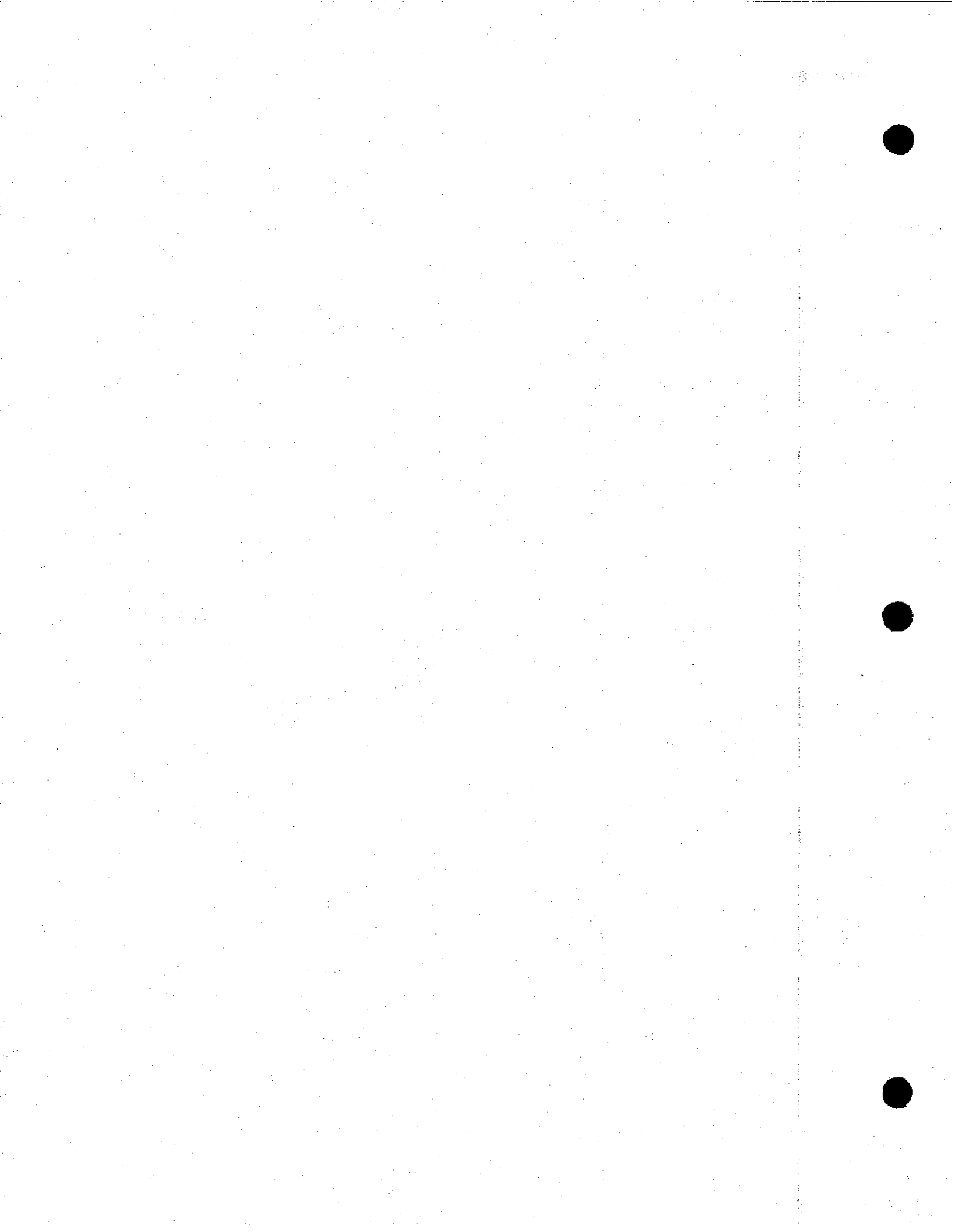
the hearing of said petition; and it appearing to the satisfaction of this Court that the

residue of said estate consisting of the property hereinafter particularly described is

ready for distribution and that said estate is now in a condition to be closed.

ready for distribution and that said estate is now in a condition to be closed.





the second part and to his heirs and assigns forever.  
In Witness Whereof the said parties of the first part have hereunto set their hands and seals  
this day and year first above written.

signed, sealed and delivered in the presence of  
M. H. Orr.

Jessie Lee Wilhoit (SEAL)  
George E. Wilhoit (SEAL)  
Mary L. Douglass (SEAL)  
Macdonald Douglass (SEAL)

State of California,  
County of San Joaquin.

ss. On this 14<sup>th</sup> day of December in the year of our Lord nineteen hundred  
and nine before me, Lizzie Dean a Notary Public in and for said County and State, residing there-  
in, duly commissioned and qualified, personally appeared Jessie Lee Wilhoit, George E. Wilhoit  
her husband Mary L. Douglass and Macdonald Douglass her husband personally known to me to be  
the persons described in and whose names are subscribed to the within instrument, and he acknowledged  
to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal at my office  
in the County of San Joaquin, State of California in the day and year in this certificate first  
above written.

(SEAL) Lizzie Dean,  
Notary Public in and for said San Joaquin County, State of California.

Recorded at the request of R.E. Wilhoit & Sons, Dec. 14, 1909 at 21 minutes past 2 o'clock, P.M.

Woods, E. W. S. & Alice  
to  
Wilhoit, Jessie L.  
Douglass, Mary L.

COMPARED

THIS INSTRUMENT, made the 14<sup>th</sup> day of December 1909  
hundred and nine between E. W. S. Woods and Alice M. Woods (his  
wife of the City of Stockton, County of San Joaquin, State of  
California, parties of the first part and Jessie Lee Wilhoit and  
Mary L. Douglass of the City of Stockton, County of San Joaquin,  
State of California the parties of the second part,

WITNESSETH: That the said parties of the first part for and in consideration of the sum  
of Ten Dollars Gold coin of the United States of America and other valuable and sufficient  
considerations to them in hand paid by the said parties of the second part, the receipt whereof  
is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the  
said parties of the second part, and to their heirs and assigns forever, all of the right, title  
interest and estate of the said parties of the first part of, in and to a certain lot, piece  
and parcels of land situate lying and being in the County of San Joaquin, State of California and  
bounded and more particularly described as follows, to-wit:

Beginning at the common corner of sections thirteen (13) and nineteen (19) Township One (1)  
North Range six (6) East, Mount Diablo Base and Meridian, and sections thirteen (13) and twenty  
four (24) Township One (1) North Range five (5) East, Mount Diablo Base and Meridian, and thence  
thence due west along the section line 2396 feet to the center of a main irrigation canal;  
thence along the center line of said canal the following courses and distances, to-wit: South  
0° 45' East 2631-8/10 feet; thence south 30° 55' West 315 feet to the half section line corner  
and south through section twenty four (24) Township One (1) North Range Five (5) East, Mount  
Diablo Base and Meridian; thence south 9014.3 feet along the half section line north and south  
through sections twenty four (24) twenty five (25) and thirty six (36); thence south 13° 41'  
East 78-2/10 feet; thence south 25° 11' East 61-1/10 feet; thence south 48° 15' East 1832-2/10 feet  
thence south 32° 20' East 143-9/10 feet; thence south 0° 49' East 426-3/10 feet; thence south  
15° 59' West 4661-8/10 feet; thence south 43° 59' West 600-4/10 feet to the right bank of Middle  
River; thence meandering the right bank of said Middle River up stream to the center of the  
levee, between the Middle and Upper Divisions of Robert's Island; thence along the center  
of said cross levee in a southeasterly and easterly direction to the southwest corner of a  
certain tract of land as conveyed by H. E. Williamson and Salem Williamson,  
dated March 20th 1899 and recorded in Book 216 of deeds,

... said party of the second part and to his heirs and assigns forever.  
In Witness Whereof the said parties of the first part have hereunto set their hands and seals  
the day and year first above written.

Signed, sealed and delivered in the presence of  
M. H. Orr.  
State of California,  
County of San Joaquin.  
ss.  
Jessie Lee Wilhoit (SEAL)  
George E. Wilhoit (SEAL)  
Mary L. Douglass (SEAL)  
Macdonald Douglass (SEAL)

On this 14<sup>th</sup> day of December in the year of our Lord nineteen hundred  
and nine before me, Lizzie Dean a Notary Public in and for said County and State, residing there-  
in, duly commissioned and qualified, personally appeared Jessie Lee Wilhoit, George E. Wilhoit  
her husband Mary L. Douglass and Macdonald Douglass her husband personally known to me to be  
the persons described in and whose names are subscribed to the within instrument and acknowledged  
to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal at my office  
in the County of San Joaquin, State of California in the day and year in this certificate first  
above written.

(SEAL) Lizzie Dean,  
Notary Public in and for said San Joaquin County, State of California.

Recorded at the request of R.H. Wilhoit & Sons, Dec. 14, 1908 at 21 minutes past 4 o'clock, P.M.  
#3373# #3373# #3373# #3373# #3373# #3373# #3373# #3373# #3373# #3373# #3373# #3373# #3373# #3373# #3373#

Woods, E. W. S. & Alice S. THIS INSTRUMENT, made the 14<sup>th</sup> day of December 1908, between  
to Wilhoit, Jessie L. hundred and nine between E. W. S. Woods & Alice L. Woods (his  
Douglass, Mary L. wife) of the City of Stockton, County of San Joaquin, State of  
California, parties of the first part and Jessie Lee Wilhoit and  
Mary L. Douglass of the City of Stockton, County of San Joaquin,  
State of California the parties of the second part,

WITNESSETH: That the said parties of the first part for and in consideration of the sum  
of Ten Dollars Gold coin of the United States of America and other valuable and sufficient  
considerations to them in hand paid by the said parties of the second part, the receipt whereof  
is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the  
said parties of the second part, and to their heirs and assigns forever, all of the right, title  
interest and estate of the said parties of the first part of, in and to a certain tract or parcels  
and parcels of land situate lying and being in the County of San Joaquin, State of California and  
bounded and more particularly described as follows, to-wit:

Beginning at the common corner of sections thirteen (13) and nineteen (19) of Range (1)  
North Range six (6) East, Mount Diablo Base and Meridian, and sections thirteen (13) and  
four (4) Township One (1) North Range five (5) East, Mount Diablo Base and Meridian, and running  
thence due west along the section line 2396 feet to the center of a main irrigation canal;  
thence along the center line of said canal the following courses and distances, to-wit: South  
0° 45' East 2531-8/10 feet; thence south 30° 55' West 615 feet to the half section line east  
and south through section twenty four (24) Township One (1) North Range five (5) East, Mount  
Diablo Base and Meridian; thence south 9034.3 feet along the half section line north and south  
through sections twenty four (24) twenty five (25) and thirty six (36); thence south 13° 41'  
East 78-2/10 feet; thence south 95° 11' East 61-1/10 feet; thence south 48° 15' East 1232-2/10 feet  
thence south 32° 20' East 143-9/10 feet; thence south 8° 49' East 426-3/10 feet; thence south  
13° 59' West 4661-8/10 feet; thence south 43° 59' West 600-4/10 feet to the right bank of Middle  
River; thence meandering the right bank of said Middle River up stream to the center of the  
cross levee, between the Middle and Upper Divisions of Robert's Island; thence along the center  
of said cross levee in a southeasterly and easterly direction to the southwest corner of a  
certain tract of land as conveyed by E. E. Williamson and Helen Williamson,  
dated April 23<sup>rd</sup> 1898 and recorded in Book 245 of Deeds,

... party of the second part and to his heirs and assigns forever.  
In Witness Whereof the said parties of the first part have hereunto set their hands and seals  
the day and year first above written.

Signed, sealed and delivered in the presence of  
M. H. Orr.  
State of California,  
County of San Joaquin, ss.  
Jessie Lee Wilhoit (SEAL)  
George E. Wilhoit (SEAL)  
Mary L. Douglass (SEAL)  
Macdonald Douglass (SEAL)

On this 14<sup>th</sup> day of December in the year of our Lord nineteen hundred  
and nine before me, Lizzie Dean a Notary Public in and for said County and State, reading there-  
in, duly commissioned and qualified, personally appeared Jessie Lee Wilhoit, George E. Wilhoit  
her husband Mary L. Douglass and Macdonald Douglass her husband personally known to me to be  
the persons described in and whose names are subscribed to the within instrument and acknowledged  
to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal at my office  
in the County of San Joaquin, State of California in the day and year in this certificate first  
above written.

(SEAL) Lizzie Dean,  
Notary Public in and for said San Joaquin County, State of California.

Recorded at the request of R.L. Wilhoit & Sons, Dec. 14, 1909 at 31 minutes past 2 o'clock, P.M.

Woods, E. V. S. & Alice  
to  
Wilhoit, Jessie L.  
Douglass, Mary L.  
THIS INSTRUMENT, made the 14<sup>th</sup> day of December in the year of our Lord  
nineteen hundred and nine between E. V. S. Woods and Alice M. Woods (his  
wife) of the City of Stockton, County of San Joaquin, State of  
California, parties of the first part and Jessie Lee Wilhoit and  
Mary L. Douglass of the City of Stockton, County of San Joaquin,  
State of California the parties of the second part,

COMPARED

WITNESSETH: That the said parties of the first part for and in consideration of the sum  
of Ten Dollars Gold coin of the United States of America and other valuable and sufficient  
considerations to them in hand paid by the said parties of the second part, the receipt whereof  
is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the  
said parties of the second part, and to their heirs and assigns forever, all of the right, title  
interest and estate of the said parties of the first part of, in and to a certain parcel or parcels  
and parcels of land situate lying and being in the County of San Joaquin, State of California and  
bounded and more particularly described as follows, to-wit:

Beginning at the common corner of sections thirteen (13) and nineteen (19) Township One (1)  
North Range six (6) East, Mount Diablo Base and Meridian, and sections thirteen (13) and  
four (24) Township One (1) North Range five (5) East, Mount Diablo Base and Meridian, and thence  
thence due west along the section line 2396 feet to the center of a main irrigation canal;  
thence along the center line of said canal the following course: distances, to-wit: South  
0° 45' East 2531-8/10 feet; thence south 20° 51' West 615 feet to the half section line corner  
and south through section twenty four (24) Township One (1) North Range five (5) East, Mount  
Diablo Base and Meridian; thence south 9014.3 feet along the half section line north and south  
through sections twenty four (24) twenty five (25) and thirty six (36); thence south 13° 41'  
East 78-2/10 feet; thence south 23° 11' East 61-1/10 feet; thence south 46° 15' East 1252-2/10 feet  
thence south 32° 20' East 143-9/10 feet; thence south 6° 49' East 426-3/10 feet; thence south  
13° 59' West 4661-6/10 feet; thence south 43° 59' West 600-4/10 feet to the right bank of Middle  
River; thence meandering the right bank of said Middle River up stream to the center of the  
levee, between the Middle and Upper Divisions of Robert's Island; thence along the center  
line of said levee in a southeasterly and easterly direction to the southwest corner of a  
certain tract of land as conveyed by H. E. Williamson and Saleni Williamson,  
dated April 30th 1899 and recorded in Book 245 of Deeds,

Vol. 99 page 575, San Joaquin County Records; thence northerly along the west line of said tract to the center of section six (6) Township One (1) South, Range six (6) East, Mount Diablo Base and Meridian; thence east along the half section line through said section six (6) to the southwest corner of that certain 202.07 acre tract of land heretofore conveyed by John H. Woods widower and E.W.S.Woods and Alice M. Woods his wife, to Constance M. Dixon a widow by deed dated November 14th 1930 and recorded in Book "A" of Deeds, Vol. 102 page 433 San Joaquin County Records; thence northerly along the west line of said tract of land to the northwest corner thereof (said northwest corner of said tract being on the north line of the south half of the southeast quarter of section thirty one (31) Township One (1) North, Range six (6) East, Mount Diablo Base and Meridian); thence west to the southwest corner of that certain tract of land heretofore conveyed by John H. Woods a widower E.W.S.Woods and Alice M. Woods his wife, to M. D. Eaton and W.D. Buckley by deed dated December 13th 1902 and recorded in Book "A" of deeds, Vol. 120 page 263, San Joaquin County Records; thence west along the west line of said tract of land to the north west corner thereof; thence east along the north line of said tract of land to the section line between sections twenty nine (29) and thirty (30) Township One (1) North Range six (6) East Mount Diablo Base and Meridian; thence north on said section line to the common corner of sections nineteen (19) Twenty (20) Twenty nine (29) and thirty (30) Township One (1) North Range six (6) East Mount Diablo Base and Meridian thence east along the section line between sections twenty (20) and twenty nine (29) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, 1980; thence north 2540 feet to the half section line east and west through said section twenty (20) thence west along the half section line through sections nineteen (19) and twenty (20) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, to the southwest corner of the west half of the northwest quarter of said section ~~ix~~ nineteen (19) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence north to the section line east and west between sections eighteen (18) and nineteen (19) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence west along said section line to the point of beginning, and being portion of sections nineteen (19) Twenty (20) Thirty (30) and thirty one (31) in Township One (1) North Range six (6) East Mount Diablo Base and Meridian, and sections twenty four (24) Twenty five (25) and thirty six (36) Township One (1) North Range five (5) East, Mount Diablo Base and Meridian, and section One (1) Township One (1) South, Range five (5) East and Sections Six (6) and Seven (7) Township One (1) South Range six (6) East, Mount Diablo Base and Meridian as delineated upon that certain map entitled "Map of Woods Wilhoit and Douglass' Lands on Middle Division of Roberts Island in the County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock P.M.

Also commencing at the point of intersection of the west line of the west one half of section eighteen (18) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian, with the center line of the right of way of the Atchafalaya Tevaka and Santa Fe Railway Company as located by that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds Vol. 96 page 340 et seq. San Joaquin County Records as a and executed by John H. Woods and E.W.S.Woods to The San Francisco and San Joaquin Valley Railway Company and running thence west along the center line of the right of way of said railway to the center of the levee known as the "High Ridge Levee"; thence northeasterly along the meanderings of the center line of said levee to the southwest corner of that certain 17.26 acre tract of land as conveyed by Jas. Reid Stewart Jas Clark Bunton and Jas King to Joseph and Louis Hunsel by deed dated April 13th 1889 and recorded in Book "A" of Deeds, Vol. 66 page 389, San Joaquin County Records; thence east along the southerly line of said tract of land to the southeast corner thereof; thence northerly along the east line of said tract of land to the left bank of Burn's Cut off; thence meandering the left bank of Burn's Cut Off up stream to the east line of the northwest one quarter of the northwest one quarter of the northwest one quarter of section eighteen (18) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence south 7.33 chains

...the northwest one quarter of said section eighteen (18); thence east 10 chains;  
...thence east 10 chains; thence east 10 chains; thence south 10 chains; thence east 10 chains  
...the east line of the west half of said section eighteen (18); thence south to the point of  
beginning, and being portions of sections twelve (12) and thirteen (13) Township One (1) North  
Range five (5) East Mount Diablo Base and Meridian, and a portion of section eighteen (18)  
Township One (1) North Range six (6) East Mount Diablo Base and Meridian, as delineated upon a  
map entitled "Map of Woods, Wilhoit & Douglass' Lands on Middle Division of Robert's Island in the  
County of San Joaquin, State of California" filed in the office of the County Recorder of the  
County of San Joaquin, State of California, November 4th, 1869 at 2:15 o'clock, P.M.

Also that certain perpetual right of way for the purpose of digging, excavating, constructing,  
repairing and using either as a canal or a flume or pipes or a canal flume and pipes for the  
purpose of conducting and carrying water from Barn's Cut Off over and across a certain parcel or  
parcel of land and the levee thereon described as follows, to-wit: The fractional North east  
quarter of the northwest quarter of the northwest quarter of section eighteen (18) Township  
One (1) North Range six (6) East, Mount Diablo Base and Meridian, containing 7.35 acres, to the  
lands of John M. Woods and E.W.S. Woods as conveyed by James A. Bennett and Lillie D. Bennett,  
his wife, to John M. Woods and E.W.S. Woods by deed dated November 18th 1867, and recorded in  
Book "A" of Deeds, Vol. 58 page 559 et seq., San Joaquin County Records.

Also all that portion of Swamp and Overflowed Land Survey No. 1192 lying north of the cen-  
ter line of the right of way of the Atchafalaya Topoka & Santa Fe Railway Company, as located by  
that certain deed dated May 21, 1898 and recorded in Book "A" of Deeds, Vol. 95 page 137 et seq.,  
San Joaquin County Records, made and executed by John M. Woods and E. W. S. Woods to The San  
Francisco and San Joaquin Valley Railway Company. Said Swamp and Overflowed Land Survey No.  
1192 being particularly described as follows, to-wit:

Beginning at the corner of sections sixteen (16) Seventeen (17) Twenty (20) and Twenty One  
(21) Township One (1) North Range six (6) East Mount Diablo Base and Meridian, run west 10  
chains, thence north 61.88 chains to left bank of San Joaquin River; thence westerly the bank  
up stream North 54 3/4° East 8 chains; south 84-3/4° East 7 chains; south 62-3/4° East 5 chains  
South 47 3/4° East 5 chains; south 26°00' East 12 chains; south 51°00' East 3 chains; south  
65 3/4° East 9 chains; south 62 1/2° East 6 chains; south 58 1/2° East 4 chains; south 59°00' East 5  
chains; south 19 3/4° East 8 chains; south 13°00' East 6 chains; south 6 3/4° East 6 chains;  
south 9°00' East 9 chains; south 67 1/2° East 2.50 chains; thence north 100°00' to the  
place of beginning, containing 280.80 acres, as delineated upon a certain map entitled  
"Map of Woods Wilhoit & Douglass Lands on Middle Division of Robert's Island in the County of San  
Joaquin, State of California" filed in the office of the County Recorder of the County of San  
Joaquin, State of California, November 4th, 1869 at 2:15 o'clock, P. M.

Also all the right, title, interest and out to of the lots, parcels of land, in and to those certain lots,  
parcels of land in the City of Stockton, County of San Joaquin, State  
of California, and more particularly described as follows, to-wit:

All of Lots numbered two (2) Four (4) and six (6) and all of Lot number fourteen (14)  
lying south of Miner's Channel; all in Block seventy four (74) East of Center Street, in said City  
of Stockton, according to the official map or plat of said City of Stockton, according to  
the official map or plat of said City on file in the office of the County Recorder of the  
County of San Joaquin, State of California;

Also all the right, title, claim and interest of Mary Henderson of, in and to all that portion  
of Lot Fourteen (14) in Block Seventy four (74) East of Center Street, in the City of Stockton,  
which lies in the North of Miner's Channel, as adopted by the City Council February 3, 1875, all  
conveyed with deed by Mary Henderson to J. M. and E.W.S. Woods of record in Book "A"  
of Deeds, Vol. 58 San Joaquin County Records;

regular the tenements, hereditaments and appurtenances thereunto  
and reversions, remainder and remainders,

rents, use and profits thereof.

To have and to hold all and singular the said promises, together with the appurtenances unto the said parties of the second part and to their heirs and assigns forever.

In Witness Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of E.H. Orr E. S. Woods (SEAL)  
State of California ss. Alice M. Woods (SEAL)  
County of San Joaquin.

On this 14<sup>th</sup> day of December in the year of our Lord nineteen hundred and nine before me Lizzie Loan a Notary Public in and for said County and State residing therein duly commissioned and qualified, personally appeared E.W.S. Woods and Alice M. Woods his wife, personally known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand, and affixed my official seal at my office in the County of San Joaquin, State of California, the day and year in this certificate first above written.

(SEAL)

Lizzie Loan,

Notary Public in and for said San Joaquin County, State of California.

Recorded at the request of E.H. Wilbur & Sons, Dec. 14, 1909 at 23 min. past 2 P.M.

~~RECORDED AT THE REQUEST OF E.H. WILBUR & SONS, DEC. 14, 1909 AT 23 MIN. PAST 2 P.M.~~  
Pacific Improvement Co. \$ Feed No. 10087.

to THIS INSTRUMENT made the sixth (6th) day of December in the  
Year of our Lord nineteen hundred and nine (1909) between the  
Pacific Improvement Company, a corporation under the laws of the  
State of California, party of the first part and H. A. Banta and S.A. Banta of the County of San  
Joaquin and State of California, parties of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of  
Ten (\$10.00) Dollars to it paid, the receipt whereof is hereby acknowledged both by those pre  
sents sent to convey unto the said parties of the second part all of that real property  
situated in the town of Tracy, County of San Joaquin, State of California, known and described on  
the official map of said town filed in the office of the County Recorder June 29th 1887 as Lots  
numbers One (1) and (2) and three (3) in Block number sixty five (65).

And the said parties of the second part covenant to warrant and defend the said premises  
against all persons claiming by, through or under said company.

In Witness Whereof the said Pacific Improvement Company has caused these presents to be  
signed by its President pro tem. and Secretary, duly authorized and empowered thereby by its  
by-laws and sealed with its corporate seal, the day and year first above written.

(CORP SEAL)

Pacific Improvement Company,

By H. G. Platt President pro tem.

And A. D. Shepard Secretary.

State of California,  
City and County of San Francisco.

On this eleventh (11th) day of December in the year one thousand nine  
hundred and nine (1909) before me E. B. Ryan a Notary Public in and for the City and County  
of San Francisco, residing therein, duly commissioned and sworn, personally appeared H.G.Platt  
known to me to be the President pro tem. and A.D.Shepard known to me to be the Secretary of the  
corporation that executed the within instrument 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  
in this certificate first above written.

(SEAL)

E. B. Ryan,

Notary Public in and for the City and County of San Francisco,

Recorded at the request of H. B. Youngblood, Dec. 15, 1909 at 22 min. past 2 P.M.

day and year in this certificate first above written.

(Seal) Aris G. McCleod, Notary Public in and for the County of San Joaquin, State of California.

Recorded at Request of R E Wilhoit & Sons Sep 30-1911 at 49 min past 11 o'clock A.M. in Book "A" Vol 208 of Deeds Page 408 San Joaquin County Records.

James H. Kroh, Recorder

Ella S. Pope, Deputy

Fees \$5.00

WILHOIT, JESSIE LEE  
DUGOLASS, MARY L.

TO

WILHOIT, E. L.  
KATON, M. D.  
BUCKLEY, W.D.

THIS INDENTURE, made the thirtieth day of

September in the year of our Lord one thousand nine hundred and eleven, BETWEEN Jessie Lee Wilhoit and Mary L. Dugolass of the City of Stockton, County of San Joaquin, State of California, the parties of the first part, and E.L. Wilhoit, M.D. Katon and W.D. Buckley of the City County and State aforesaid, the parties of the second part,

WITNESSETH: That the said parties of the first part for and in consideration of the sum of Five (\$5.00) Dollars, gold coin of the United States of America to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, in the proportions hereinafter specified, all those certain lots, pieces or parcels of land, situate, lying and being in the County of San Joaquin, State of California, and bounded and particularly described as follows, to-wit:-

FIRST:- Beginning at the common corner of Sections Eighteen (18) and Nineteen (19) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, and Sections Thirteen (13) and Twenty-four (24) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian, and running thence due west along the section line 2396 feet to the center of a main irrigation canal; thence along the center line of said canal, the following courses and distances, to-wit:- South 0°45' East 2531 8/10 feet; thence south 30°55' west 615 feet to the half section line north and south through section Twenty-four (24) Township One (1) North, Range Five (5) East, Mount Diablo Base and Meridian; thence south 9014.3 feet along the half section line north and south through Sections Twenty-four (24) Twenty-five (25) and Thirty-six (36); thence south 13°41' East 76 2/10 feet; thence south 26°11' east 51 1/10 feet; thence south 48°15' east 1232 3/10 feet; thence south 32°20' east 143 9/10 feet; thence south 6°49' east 426 3/10 feet; thence south 13°59' west 466 8/10 feet; thence south 43°59' west 600 4/10 feet to the right bank of Middle River; thence meandering the right bank of said Middle River, up stream, to the center of the Cross Levee between the Middle and Upper Divisions of Robert's Island; thence along the center line of said Cross Levee in a south easterly and easterly direction to the south east corner of a certain 42 818/1000 acre tract of land, as conveyed by H.E. Williamson and Saleni Williamson, his wife, to J.W. Wilkinson by Deed dated April 29th 1895, and recorded in Book "A" of Deeds Vol. 99 Page 595 San Joaquin County Records; thence northerly along the west line of said tract to the center of Section Six (6) Township One (1) South Range Six (6) East, Mount Diablo Base and Meridian; thence east along the half section line through said Section Six (6) to the southwest corner of that certain 202.07 acre tract of land heretofore conveyed by John N Woods, widower, and H.W.S. Woods and Alice M Woods, his wife, to Constance Dixon, a widow, by Deed dated November 14th 1900 and recorded in Book "A" of Deeds Vol 108 page 433 San Joaquin County Records; thence northerly along the west line of said tract of land to the northwest corner thereof (said northwest corner of said tract being on the north line of the south half of the southeast quarter of Section Thirty-one (31) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence west to the southwest corner of a certain tract of land heretofore conveyed by John N Woods, a widower, H.W.S. Woods and Alice M Woods, his wife, to M.D. Katon and W.D. Buckley by Deed dated December 15th, 1892 and recorded



in Book "A" of Deeds Vol 120 page 263 San Joaquin County Records; thence north along the west line of said tract of land to the north west corner thereof; thence east along the north line of said tract of land to the section line between Sections Twenty-nine (29) and Thirty (30) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence North on said Section line to the common corner of Sections Nineteen (19) Twenty (20) Twenty-nine (29) and Thirty (30) Township One (1) North Range six (6) East, Mount Diablo Base and Meridian; thence east along the section line between Sections Twenty (20) and Twenty-nine (29) Township One (1) North, Range Six (6) East, Mount Diablo Base and Meridian, 1980 feet; thence North 2640 feet to the half section line east and west through said Section Twenty (20); thence west along the half section line through Sections Nineteen (19) and Twenty (20) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian to the south east corner of the west half of the northeast quarter of said Section Nineteen (19) Township and Range aforesaid; thence North to the Section line east and west between Sections Eighteen (18) and Nineteen (19) Township One (1) North, Range Six (6) East, Mount Diablo Base and Meridian; thence west along said section line to the point of beginning, and being a portion of Sections Nineteen (19) Twenty (20) Thirty (30) and Thirty-one (31) in Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian and Sections Twenty-four (24) Twenty-five (25) and Thirty-six (36) Township One (1) North Range Five (5) East, Mount Diablo Base and Meridian, and Section One (1) Township One (1) South, Range Five (5) East, and Sections Six (6) and Seven (7) Township One (1) South, Range Six (6) East, Mount Diablo Base and Meridian, as delineated upon that certain map entitled "Map of Woods, Wilcox & Douglas' lands ON Middle Division of Robert's Island in County of San Joaquin, State of California", filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1908 at 3:15 o'clock P.M.

SAVE AND EXCEPT all public roads lying and being within the exterior boundaries of said tract of land.

ALSO SAVE AND EXCEPT a piece of land described as follows:- Commencing at the intersection of the center line of the Main Irrigation Canal with the right bank of Middle River and running thence N 43°56' E 600.4 feet; thence easterly parallel with the County Road to a point at right angles 25 feet easterly from said center line; thence S 43°56' W and parallel with the center line of said canal to the right bank of Middle River; thence along right bank of Middle River down stream to the point of beginning.

SECOND:- Commencing at the point of intersection of the east line of the west one-half of Section Eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian with the center line of the right-of-way of the Atchison, Topoka and Sango Fe Railway Company, as located by that certain Deed dated May 21, 1898 and recorded in book "A" of Deeds Vol 98 page 340 et seq., San Joaquin County Records, made and executed by John T Woods and E.W.S. Woods to The San Francisco and San Joaquin Valley Railway Company, and running thence west along the center line of the right-of-way of said railway to the center of the levee known as the "High Ridge Levee" thence North easterly along the meanderings of the center line of said levee to the south west corner of that certain 17.26 acre tract of land as conveyed by Jas Reid Stewart, Jas Clark Hunter and Jas King to Joseph and Louis Hapsol by Deed dated April 15th 1898 and recorded in Book "A" of Deeds Vol 66 page 389 San Joaquin County Records; thence east along the southerly line of said tract of land to the southeast corner thereof; thence northerly along the east line of said tract of land to the left bank of Burn's Cut Off; thence meandering the left bank of said Burn's Cut Off, up stream, to the east line of the northwest one-quarter of the north-west one-quarter of the north-west one-quarter of Section Eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian; thence south 7.30 chains to the center of the north-west one-quarter of the North west one-quarter of said Section Eighteen (18); thence West 10 chains; thence south 10 chains; thence east 10 chains; thence south 10 chains; thence east 10 chains to the east line of the west half of said Section Eighteen (18) thence south to the center of the section line between Sections Twelve (12) and Thirteen (13) Township One (1)

North Range Five (5) East, Mount Diablo Base and Meridian and a portion of Section Eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, as delineated upon the map entitled "Map of Woods, Wilhoit & Douglass' Lands on Middle Division of Robert's Island, in County of San Joaquin, State of California" filed in the office of the County Recorder of the County of San Joaquin, State of California, November 4th 1909 at 3:15 o'clock P.M.

ALSO that certain perpetual right-of-way for the purpose of digging, excavating, constructing, repairing and using either as a canal or flume or pipes, or a canal flume and pipes for the purpose of conducting and carrying water from Burn's Cut Off over that certain piece or parcel of land and the levee thereon described as follows, to-wit: The fractional Northeast quarter of the northwest quarter of the northwest quarter of Section Eighteen (18) Township One (1) North Range Six (6) East, Mount Diablo Base and Meridian, containing 7.35 acres to the land of John E Woods and E.W.S. Woods as conveyed by James A Burnett and Lillie D Burnett his wife, to John E Woods and E.W.S. Woods by deed dated November 18th 1897 and recorded in Book "A" of Deeds Vol 58 page 359 et seq., San Joaquin County Records.

Subject to the right-of-way of the Atchison, Topeka and Santa Fe Railway Company as described in that certain Deed dated May 21, 1896 and recorded in Book "A" of Deeds Vol 98 page 340 San Joaquin County Records.

Also subject to a right of way of the Atchison, Topeka and Santa Fe Railway Company as described in Deed recorded in Book "A" of Deeds Vol 98 page 458 San Joaquin County Records.

SAVE AND EXCEPT the second described strip of land fifty (50) feet wide, the center line of which strip is described in that certain Deed dated January 10, 1910, between E.W.S. Woods et ux. Jessie L. Wilhoit and Mary L. Douglass, et al. to Woods Irrigation Co. and recorded in Book "A" Vol 109 of Deeds page 543 San Joaquin County Records.

ALSO SAVE AND EXCEPT the private road running North from Woodsbro Station on the Santa Fe Railroad to the hay warehouse on Burn's Cut Off.

ALSO SAVE AND EXCEPT the hay warehouse known as "Woods Wilhoit & Douglass' Hay Warehouse" and ten (10) acres surrounding the same, situate and being on Burn's Cut Off, said ten (10) acres hereby excepted being particularly described as follows, to-wit:

Beginning at a point on the left bank of Burn's Cut Off, where the east line of Section Twelve (12) T 1 N R 5 E intersects said left bank, and run thence due South along the section line and center of private road at 45 feet set iron gas pipe in top of levee; at 363.7 feet set iron gas pipe in center of road for the southeast corner; thence north 51°30' W 1450 feet and set iron gas pipe on the east line of that certain 17.26 acre tract as conveyed to Joseph and Louis Hensel by Deed recorded in Book "A" of Deeds Vol 66 page 389 of San Joaquin County Records and being the southwest corner; thence north 00°34' E along the east line of said tract, at 233.7 feet set iron gas pipe in top of levee, at 302.7 feet left bank of Burn's Cut Off and the northwest corner; thence meander the left bank of Burn's Cut Off up stream to the point of beginning, and containing ten (10) acres.

The above described lands being a portion of the lands distributed to the said Jessie Lee Wilhoit and Mary L. Douglass as residuary legatees under the last will and testament of John E Woods deceased, by Decree of Distribution dated December 26, 1905 and recorded December 26, 1909 in Book "A" Vol 181 of Decrees of Distribution, page 131 et seq. San Joaquin County Records.

This deed is made subject to all reclamation assessments that are now or may become a lien upon said property.

Also subject to a contract to furnish water, dated September 29th 1911 made between Woods Irrigation Co and the parties of the first part, and recorded on the 30th day of September 1911 in Book "C" of Miscellaneous Vol 27 page 28 San Joaquin County Records.

Also subject to an agreement dated September 29th 1911 made between Woods Irrigation Co first part and Woods Irrigation Co., a corporation, and recorded on the 30th day of September 1911 in Book "C" of Miscellaneous Vol 27 Page 28 San Joaquin County Records.

Also subject to a contract relative to drainage dated September 29th 1911 made between Woods Irrigation Co., a corporation, and Jessie Lee Wilhoit, Mary L. Douglass and John Newton Wilhoit, and recorded on the 30th day of September 1911 in Book "G" of Miscellaneous Vol 27 page 26, San Joaquin County Records.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said parties of the second part, and to their heirs and assigns forever, in the following proportions, to-wit:- To the said R L Wilhoit an undivided one-half interest of in and to the said above described property; to the said M L Eaton, an undivided one-quarter interest of in and to the said above described property; to the said W D Bunkley an undivided one-quarter interest of in and to the said above described property.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Jessie Lee Wilhoit (Seal)  
Mary L. Douglass (Seal)  
By Geo E Wilhoit, (Seal)  
Her Attorney in Fact

STATE OF CALIFORNIA  
SS  
COUNTY OF SAN JOAQUIN

On this 30th day of September A.D. 1911 before me, Avis J McCloud, a Notary Public in and for said San Joaquin County, residing therein duly commissioned and sworn, personally appeared Geo E Wilhoit, known to me to be the person whose name is subscribed to the within Instrument as the Attorney in fact of Mary L Douglass and the said Geo E Wilhoit acknowledge to me that subscribed the name of Mary L. Douglass 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 at my office in the County of San Joaquin, the day and year in this Certificate first above written.

(Seal) Avis J. McCloud, Notary Public in and for

said San Joaquin County, State of California.

STATE OF CALIFORNIA  
SS  
COUNTY OF SAN JOAQUIN

On this 30th day of September in the year one thousand nine hundred and eleven, before me, Avis C McClou, a Notary Public in and for said County of San Joaquin, State of California, residing therein, duly commissioned and qualified, personally appeared Jessie Lee Wilhoit, known to me to be the person described in whose name is subscribed to and who executed the annexed instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City of Stockton, County of San Joaquin, the day and year in this certificate first above written.

(Seal) Avis C. McCloud, Notary Public in and for the

County of San Joaquin, State of California.

Recorded at Request of R E Wilhoit & Sons Sep 30-1911 at 46 min past 11 o'clock A.M. in Book "A" Vol 206 of Deeds Page 416 San Joaquin County records.

James H. Kroh, Recorder  
Elsa S Pope, Deputy

Fees \$5.00

THESEAS The indebtedness secured to be paid by a certain Deed of Trust, executed by Seitaro Kikkawa, to R.L. Wilhoit, and W.V. Denton, as Trustees, and recorded in the office of the County Recorder of San Joaquin, State of California, in Book A Volume 196 of Deeds of Trust, has been fully paid;

WILHOIT, M. L.  
 KATON, M. D. and  
 BUCKLEY, M. D.  
 TO  
 LYNCH, J. E.

CONFORMING

**John Andrew Jr.**, made the Eighteenth day of AUGUST  
 in the year of our Lord one thousand nine hundred and twelve  
 between M. L. Wilhoit, M. D. Katon and M. D. Buckley, of  
 the City of Stockton, County of San Joaquin, State of  
 California,  
 the parties of the first part,  
 and J. E. Lynch, of the County and State aforesaid,  
 the part Y of the second part,

**Witnesseth:** That the said part 100 of the first part, for and in consideration of the sum of Twenty-Three Thousand Six  
 Hundred and Eighty-Nine & 75/100 (\$23,089.75) Dollars Gold Coin  
 of the United States of America, to be paid in hand paid by the said part Y of the second part, the receipt whereof  
 is hereby acknowledged  
 grant bargain, sell, convey and confirm  
 unto the said part Y of the second part, and to his heirs and assigns forever, all the certain lot or piece or  
 parcels of land situate, lying and being in the County of San Joaquin, State of  
 California, and bounded and particularly described as follows, to-wit:

Portions of Sections Twelve (12) and Fourteen (14), Township One (1) North Range Six (6) East, Mount Diablo  
 Base and Meridian; commencing at a point 100 feet North of the South line of the North half of  
 Section 18, Township 1 North Range 6 East, M. D. B. & M. and distant S. 89° 56' W. 1320 feet  
 from the East line of the West half of said Section 18, Township and Range aforesaid, said point  
 of commencement being on the North line of the right of way of the Stanislaus, Topoka and Santa Fe  
 Railway Company; run thence along the North line of the said right of way South 89° 56' W. 1320  
 feet; thence North 25 feet; thence along the North line of the right of way of the Stanislaus  
 Topoka and Santa Fe Railway Company S. 89° 56' W. 1900; 1 foot to the East line of the right of  
 way of the drainage canal conveyed to Woods Irrigation Co. in the second description set forth in  
 Book 587, Vol. 100 of Deeds, page 543, San Joaquin County Records; thence along the East line of  
 said right of way of said drainage canal N. 25° 40' E. 2339.6 feet to the South line of the  
 warehouse lot; thence S. 51° 50' E. 787.1 feet; thence N. 89° 56' E. 263.7 feet to the East line  
 of Burns Outoff; thence meandering left bank of said Burns Outoff up stream to the East line of  
 the Northwest quarter (N.W. 1/4) of the S. W. 1/4 of Section 18, Township 1 North  
 Range 6 East, M. D. B. & M.; thence S. 00° 00' W. 454.2 feet to the center of the S. W. 1/4 of the  
 N. W. 1/4 of said Section 18, Township and Range aforesaid; thence N. 89° 56' E. 440 feet; thence  
 S. 60 feet; thence along the West line of the land of John Brans South 00° 13' 30" E. 1218.8 feet  
 to the point of beginning, containing One Hundred and Thirty-Six and 66/100 (136.66) acres.

Also that certain perpetual right of way for the purpose of digging, excavating, constructing,  
 repairing and using either as a canal or flume or pipes, or a canal flume and pipes for the purpose  
 of conducting and carrying water from Burns Out Off over that certain piece or parcel of land  
 the large thereon described as follows, to-wit: The fractional North East quarter of the North  
 West quarter of the North West quarter of Section Eighteen (18), Township One (1) North Range  
 Six (6) East, Mount Diablo Base and Meridian, containing 7.35 acres to the lands of John S. Woods  
 and M. W. S. Woods as conveyed by James A. Burnett and Lillie D. Burnett, his wife, to John S.  
 Woods and L. W. S. Woods, by Deed, dated November 18th 1897 and recorded in Book 787 of Deeds, Vol.  
 58 page 359 et seq., San Joaquin County Records,  
 RESERVING the private road thirty-five (35) feet in width through said above described land  
 as now laid out and traversed; said road running North from Woodbro Station to Burns Out Off.  
 ALSO RESERVING as a private road the South thirty (30) feet of that portion of above  
 described land which lies West of said above mentioned thirty-five-foot road.

This Deed is made subject to that certain agreement relative to drainage, date September  
 20th, 1911, and recorded September 30th, 1911, in Book 507 of Miscellaneous, Vol. 27 page 35,  
 San Joaquin County Records, made and assented by Woods Irrigation Co., a corporation, with  
 Jessie Lee Wilhoit, Mary L. Douglas and John Newton Wilhoit.

This Deed is also made subject to State and County Taxes for the current year, which said  
 taxes said party of the second part hereby assumes and agrees to pay.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining  
 and the recreation and reasonable remainder and remainder, issues and profits thereof

do here and to hold, all and singular, the said premises, together with the appurtenances, unto the said part . . . of the second part and to . . . his heirs and assigns forever.

In Witness Whereof, the said part . . . of the first part hereunto set their hand, s. and seals, the day and year first above written.

Signed, Sealed and Delivered in the Presence of
AVIA G. McCLLOUD
M. L. Wilhoit
M. D. Eaton
W. D. Buckley

State of California,
County of San Joaquin.

On this 20th day of April, in the year one thousand nine hundred and twelve, before me, AVIA G. McCLLOUD, a Notary Public in and for said County of San Joaquin, State of California, residing therein, duly commissioned and sworn, personally appeared M. L. Wilhoit and M. D. Eaton known to me to be the persons A described in and whose name is subscribed to the within and foregoing instrument, and they acknowledged to me that they executed the same

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of San Joaquin, State of California, this certificate first above written.



AVIA G. McCLLOUD, Notary Public.
In and for the County of San Joaquin, State of California.

State of California,
County of San Joaquin.

On this 20th day of April, in the year one thousand nine hundred and twelve, before me, AVIA G. McCLLOUD, a Notary Public in and for said County of San Joaquin, State of California, residing therein, duly commissioned and sworn, personally appeared M. D. Eaton known to me to be the person whose name is subscribed to the within instrument, and the said M. D. Eaton acknowledged to me that he subscribed the name of W. D. Buckley thereto as principal and his signature as Attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of San Joaquin, State of California, this certificate first above written.



AVIA G. McCLLOUD, Notary Public.
In and for the County of San Joaquin, State of California.

Recorded at the Request of John A. Wilson April 20 1912 of 24 minutes at 20 A. M. in Book "A," Vol. 212 of Deeds, Page 86, San Joaquin County Records. JAMES R. KROH, Recorder.
Filed 2. 20. 1912 By E. B. Page Deputy Recorder.

Witness E. L. ...  
Witness Harry ...

This Indenture, made the fourteenth day of December  
in the year of our Lord one thousand nine hundred and twelve  
Between E. L. Wilhoit, M. D. Eaton and W. D. Buckley  
of the City of Stockton County of San  
Joaquin State of California  
and Harry Martin of the City  
County and State of resaid

Witnesseth That the said parties of the first part, for and in consideration of the sum of  
Eight thousand & 00/100 Dollars gold coin  
of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is  
hereby acknowledged.

grant, bargain, sell, convey and confirm  
unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece, or parcel  
of land situate, lying and being in the County of San Joaquin, State of California,  
and bounded and particularly described as follows, to-wit:

Beginning at a point in Section Thirteen (13) Township One (1) North Range Five (5) East  
at the intersection of the northerly line of the right of way of the Atchison Topoka and Santa  
Fe Railway Co. with the center line of High Edge levee; run thence along the center of said  
levee the following course and distance; North 25°30' East 145 feet; thence North 60°45' east  
114 feet; thence North 25°50' east 225 feet; thence North 72°10' east 96 feet; thence north  
75°45' east 420 feet; thence North 25°30' east 180 feet; thence north 45°05' east 312 feet; thence  
north 25°50' east 271.1 feet; thence leaving said levee and running north 89°58' east 2105.4  
feet to the westerly line of the right of way of the Drainage Canal conveyed to Woods Irriga-  
tion Co. in the second description set forth in Book "A" Vol 169 of Deeds Page 543 San Joaquin  
County Records; thence south 25°40' west along the westerly line of said right of way of said  
Drainage Canal 989.4 feet to the northerly line of the right of way of the Atchison Topoka and  
Santa Fe Railway Co. thence north 89°56' west along said Railroad right of way 1474.9 feet;  
thence south 0°04' east 25 feet; thence south 89°56' west 1710 feet to a point of beginning  
and containing fifty two and 284/1000 (52.284) acres.

Also a right of way for an irrigation canal over the following described piece of land;  
Commencing for the same at the northeast corner of the above described tract of land and run  
thence north 25°40' east along the westerly line of the right of way of said Drainage Canal  
and of said westerly line proceed to the left bank of Burns Cut Off; thence northwesterly  
along the left bank of Burns Cut Off to a point ten (10) feet at right angles from said westerly  
line of said right of way of said Drainage Canal; thence south 25°40' west and ten (10)  
feet from and parallel to the westerly line of said right of way of said Drainage Canal to the  
northerly line of the above 52.284 acre tract; thence north 89°56' east along the northerly line  
of said tract to the point of beginning and right of way to be used jointly with J. D. McCallister  
or assigns.

Also a right of way for road purposes through over and across the following de-  
scribed piece of land, to-wit: Beginning at the intersection of the east line of Section Thir-  
teen (13) Township One (1) North Range Five (5) East with the North line of the Atchison Topoka  
and Santa Fe Railway Company; and run thence North 0°09' west 30 feet; thence south 89°56' west  
30 feet from and parallel to the said right of way 1887.7 feet to the easterly line of the right  
of way of the Drainage Canal conveyed to Woods Irrigation Co. in the second description set forth  
in Book "A" Vol. 169 of Deeds Page 543 San Joaquin County Records; thence north 25°40' west  
along the easterly line of right of way of said Drainage Canal 22.2 feet to the north line of  
said Railroad right of way; thence north 89°56' east along the north line of said Railroad  
right of way 1502.1 feet to the point of beginning.

This Deed is made subject to that certain Contract relative to drainage dated Sept-  
ember 29 1911 and recorded September 30, 1911 in Book "A" Vol 27 page 38 of Miscellaneous San  
Joaquin County Records made and executed by Woods Irrigation Co. a corporation, with Jessie Lee  
Wilhoit, Mary L. Douglass and John Newton Wilhoit.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof

Do have and to hold, all and singular, the said premises, together with the appurtenances, unto the said party of the second part and to his heirs and assigns forever

This deed is made subject to a lease to J. Cahita, et al. which expires December 1st, 1913

In Witness Whereof, the said party of the first part has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Wm. G. McCloud

E. S. Willhoit

M. D. Eaton

W. D. Buckley

(Seal.)

(Seal.)

(Seal.)

State of California,  
County of San Joaquin,

On this 17th day of December, in the year one thousand nine hundred and twelve before me, Wm. G. McCloud, a Notary Public in and for said County and State of California, residing therein, duly commissioned and sworn, personally appeared, E. S. Willhoit, M. D. Eaton and W. D. Buckley, known to me to be the persons described in and who executed whose name or are subscribed to the within and foregoing instrument, and they acknowledged that they executed the same.

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

Wm. G. McCloud

Notary Public

In and for the County of San Joaquin, State of California

Recorded at the request of Harry Martin, Dec. 17, 1912

at 32 1/2 West AA, Alameda, in Book A, Vol. 109 of Deeds, Page 475 San Joaquin

County Recorder  
James M. Knox, Recorder  
Ella S. Pope, Deputy

Fee \$ 1.00