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recd. at U. Secretary

Antony Public

Recorded at the request of J. D. Hendricks Sept 11th
A. D. 1877 at 10 mins past 10 O'clock A. M.

35 D 480

Morton G. Fisher
Esq.

The Glasgow California
Land Company (limited).

This indenture made the twentieth
day of June, One thousand eight hun-
dred and seventy seven, Between Morton
G. Fisher of the City of London England
of the first part, and and The

Glasgow California Land Company (limited) a corporation
of the second part, Witnesseth, That the said party of the first
part for and in consideration of the sum of Fifteen thousand
pounds Sterling to him in hand paid by the said party
of the second part, at or before the executing and delivery
of these presents the receipt whereof is hereby acknowledged
and in further consideration of the future payments
amounting to about Sixty thousand pounds Sterling and
seven thousand five hundred fully paid up shares of
Ten pounds each in the Glasgow California Land
Company limited, as per articles of agreement copy hereto
attached, Hath granted, bargained, sold conveyed and
confirmed and by these presents doth grant bargain, sell
convey, and confirm unto the said party of the second part
its executors and assigns forever, All those pieces and
parcels of land situate and being on Roberts Island,
San Joaquin County, State of California, described as
follows: The fractional parts of the South East 1/4 of
Section Twenty five (25) and of Section Twenty six (26)
lying East of Whiskey Slough in Township 2 North
Range 4 East, Mount Diablo Meridian Section Thirty two
(32) Thirty three (33) Thirty four (34) South 1/2 of

seven (27), Twenty eight (28) Twenty nine (29) Thirty five (35)
 and thirty six (36) lying South and West of the San Joaquin
 River and of Section thirty one (31) lying East and North
 of Whiskey Slough in Township 2 North Range 5 East Mount
 Diablo Meridian, Sections two (2), three (3) four (4) five (5) six (6)
 seven (7) eight (8) nine (9) ten (10) eleven (11) twelve (12) thirteen
 (13) fourteen (14) fifteen (15) sixteen (16) seventeen (17) eighteen (18)
 nineteen (19) twenty (20) twenty one (21) twenty two (22) twenty three (23)
 twenty four (24) twenty five (25) twenty six (26) twenty seven (27) twenty eight (28)
 twenty nine (29) thirty (30) thirty one (31) North 1/2 South
 West 1/2 North 1/2 of South East 1/4 and South West 1/4 of
 South East 1/4 of Section Twenty nine (29), the fractional
 parts of Sections one (1) and twelve (12) lying West of
 the San Joaquin River, Annex cut-off and Duck Slough
 the fractional parts of Sections thirteen (13), fourteen (14)
 twenty two (22) and twenty seven (27) lying West of High
 Ridge Lane which extends from Annex cut-off to Middle
 River, the fractional part of Section thirty four (34) lying to
 the East High Ridge and Middle River and the fractional parts
 of sections thirty two (32) and thirty three (33) lying North
 of Middle River in Township 1 North Range 5 East, Mount
 Diablo Meridian, the fractional South half of section three
 four (34) Township 1 North Range 5 East adapted in
 sections one (1) twelve (12) and thirteen (13) in Township
 1 North Range 4 East Mount Diablo Meridian, fractional
 parts of Sections five (5) and six (6) lying North of Middle
 River in Township 1 North Range 5 East Mount Diablo
 Meridian, Sections four (4) five (5) six (6) seven (7) eight (8) nine (9)
 ten (10) eleven (11) twelve (12) thirteen (13) fourteen (14) fifteen (15) sixteen (16)
 seventeen (17) eighteen (18) nineteen (19) twenty (20) twenty one (21) twenty two (22)
 twenty three (23) twenty four (24) twenty five (25) twenty six (26) twenty seven (27) twenty eight (28)
 twenty nine (29) thirty (30) thirty one (31) thirty two (32) thirty three (33) thirty four (34)
 thirty five (35) thirty six (36) thirty seven (37) thirty eight (38) thirty nine (39) forty (40)
 forty one (41) forty two (42) forty three (43) forty four (44) forty five (45) forty six (46) forty seven (47) forty eight (48) forty nine (49) fifty (50)

M.D.

and a part of the same...

residual and remainder, rents, issues and profits
benefit and also the whole right, title interest
property, possession, claim and demand whatsoever, as
well in law as in equity, of the said party of the first
part, as to the land described, thence and
thence, and every part and parcel thereof, with the appurten-
ances. To have and to hold, all and singular the above
mentioned and described premises, together with the appurten-
ances, unto the said party of the second part, its successors
and assigns forever. And the said party of the first part
for himself and his heirs the said granted premises, in
the quiet and peaceable possession of the said party of
the second part its successors and assigns against the
said party of the first part and his heirs and against
all and every person whatsoever, lawfully claiming or to
claim the same shall, will warrant and by these pre-
sents forever defend. In Witness Whereof the said party
of the first part hath hereunto set his hand and seal this
day and year first above written.

Signed Sealed & Delivered
in presence of J. M. McCarty.
The words "Met to on the 11th line
of that page are stricken out and
the word "half inserted before signing
J. M. McCarty

Morton C. Fisher (Seal)

State of California }
County of San Joaquin } On this Eighteenth day of Sep-
-tember 1880, one thousand eight hundred and eighty
seven before me J. M. McCarty, a Notary Public in and
for the said County of San Joaquin personally appeared
Morton C. Fisher known to me to be the same person
whose name is subscribed to the annexed instrument
and who acknowledged to me that he executed the same
and I have hereunto set my hand and seal

Certificate first above written

(Lsd)

James M. Conroy

Notary Public

Articles of Agreement made this nineteenth day of April 1877, between Martin Carter Fisher of 19 Great Winchester Street, in the City of London as Vendor of the one part, and Michael Johnston of No. 10 Rutland Street, Glasgow, on behalf of a Company intended to be formed with limited liability and to be called The Glasgow California Land Company (Limited), upon a Memorandum and Articles of Association already agreed upon, and which Company is hereinafter called the purchasing Company, of the other part, as follows: 1. The Vendor shall sell and the purchasing Company shall purchase upon the terms hereinafter mentioned, 8000 acres of land part of Roberts Island in the San Joaquin Valley in California. Such Island is delineated on the map hereto annexed, and the portion sold shall include those parts which are coloured pink in such maps and if such portion shall prove to contain less than 8000 acres, the Vendor shall make up the deficiency from some adjacent part of such Island. 2. The price of the land sold shall be £75,000 in Cash, and 25,000 Shares of £10 each, fully paid up, in the purchasing Company, to be issued to the Vendor but to be held in security by the Company until the profits of said Company exceed six per cent. per annum. 3. Such sum of £75,000 shall be paid to the Vendor as follows - £15,000 on 1st May, £15,000 on 1st August, and £15,000 on 1st November 1877, £15,000 on 1st February, and £15,000 on 1st May 1878. The Vendor's bill shall commence with the date of the grant from the Governor of the State of California and shall be paid to the said Vendor.

of the purchase money proper. Contract filed with
the Register of Joint Stock Companies in exchange for
the Conveyance by the Vendor, or other, by his direction
of the land sold. 6. If the land colored pink prove
to contain less than 5000. acres, and the Vendor shall
deem himself unable to make, or procure a conveyance to
the purchasing Company of the land to supply the deficiency,
the purchasing Company shall accept a Conveyance of
the land colored pink on the map, but shall be entitled
to retain £ 7 an acre (half in cash and the other half in
shares) for the acreage short of 5000. comprised in the land
colored pink. If, however, the acreage exceeds 5000. the
Company have the option, at any time within two years
from receipt of notice thereof, of purchasing any waste
acreage over and above the said 5000. at the price £ 7.
per acre half in cash and the other half in shares.

7. The Vendor guarantees interest at £ 6 per cent per annum
upon the £ 70,000. which shall have been paid up, to
provide the purchase money to be paid to him in cash
until such time as the net profits derivable from the
property amount to a sum sufficient to pay interest
at that rate: with however, the right of reimbursement
provided for in the Articles of Association.

8. The Vendor contracts (Solely) For the building of
the necessary Levee, Dams, Sluice-gates, and other
works for the reclamation and protection of the land,
which is at present subject to overflow of water, and
guarantees the maintenance of same, in proper order
for a period of five years from completion (Solely)
For ploughing and harrowing not less than 20,000
acres of the land ready to receive the first sowing
of seeds

9. The Price to be paid for the reclamation and
the other works shall be £ 200,000.

25 per cent of the amount due; the remainder, 20 per cent shall become due and payable three months after the work has been completed, and the price to be paid for the ploughing and harrowing shall be at the rate of 16s. per acre payable upon the ploughing and harrowing of each 1000 acres; and such price respectively shall be paid at the option of the purchasing Company either in shares of the Company or part not exceeding one half in cash and the remainder in shares, such shares to be placed in the purchase of Company, taken at par and issued under proper registered contracts.

Walter B. Fisher
Michael Johnston

Witness:
M. M. Moore Merchant
10 Northwell Street
Glasgow

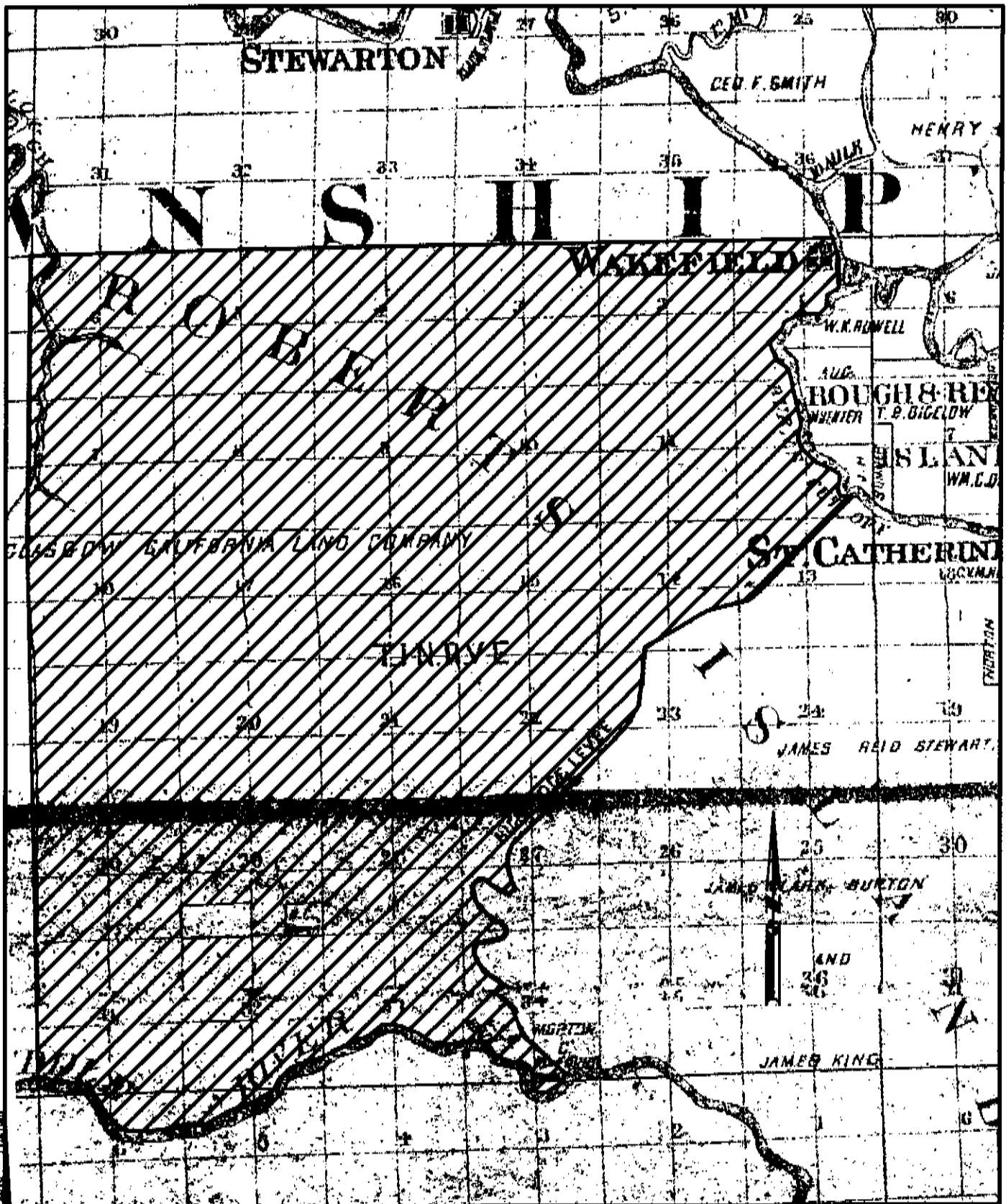
Copy of agreement referred to in Deed from Walter B. Fisher to The Glasgow Colonization Land Company (Limited) dated Jan. 20. 1877. Jas. J. Thos Boyd.

Counsellor at law & Conveyancer

Agended at the request of B. V. W. Steals Sept 15th A.D. 1877 at 7 min. past 11 O'clk A. M.

W. B. Fisher
Geo. W. Fisher

This Deed bears date the twenty first day of August in the year of our Lord one thousand eight hundred and seventy seven. Between W. B. Fisher the first of the first part and Geo. W. Fisher the party of the second part, Witnesses, that the said party of the first part for and in consideration of the sum of One Thousand Dollars, Gold Coin of the United States of America to in hand paid by the said party of the second part, who



FILE SPEC: P:\1732_SOWA\0070_Historical_Mapping\Survey\Pack\Exhibit\CA\AD_JC_Pkwr_Tc_Glasgow_Exhibit_Background.dwg
 PLOT DATE: Mar 31, 2010 - 11:21 am

KJELDEN SINNOCK NEUDECK INC.
 Civil Engineers and Land Surveyors
 Post Office Box 844
 711 N. Pershing Avenue
 Stockton, CA 95201-0844
 Office: (209) 948-0288
 Fax: (209) 948-0288
 E-mail: KSN@kennic.com

PAK CHAIN OF TITLE
GRANTOR: M.C. FISHER
GRANTEE: GLASGOW CA LAND CO.
JUNE 20, 1877

Design	Scale 1" = 5000'
Drawn CSM	Original Drawing Scale 0 1/4" 1/2"
Check SLB	

Date 3/30/10
Sheet Number Of
Project File No. 1732-0070