

This Cedula was made this the 3^d day of April in the year of our Lord
one thousand eight hundred and sixty five Between William Bonito
of Fort Ross Sonoma County, California parties of the first part and
Leonard Tempel, Thos. Schiesser and J. P. Bugg Trustees of the Fort
Ross Coal Mining Company parties of the second part Witnesseth
That the said parties of the first part for and in consideration of
the sum of one dollar in hand paid the receipt whereof is hereby
acknowledged, and the further consideration of the delivery to them
by said parties of the second part of one tenth of any and all coal
Petroleum and other Minerals obtained by them on the above
premises: has given and granted and by these presents does give and
grant to the said parties of the second part, their Successors in in-
terest or assigns the exclusive right to prospect for coal Petroleum and
all other Minerals on the Santhorley half of the Rancho de Mission

situated in the County of Contra Costa State of California Said Tract being bounded on the South by Russian river, West by the Pacific Ocean, North by Timber one — and Easterly by government lands, for the term of ten years from this date, With the privilege to said parties of the Second part for ten years more if by them deemed desirable the said parties of the Second part to have holes and sink any and all mines Wells &c of the Substances heretofore enumerated which may be found on said tract of lands for the said term of ten years and the further term as before mentioned. Also the said parties of the first part is to permit and allow said parties of the Second part to cut and use any timber off of said Tract which may be needed for prospecting or working for said Substances heretofore enumerated without any charge save and except fire wood as well as the privilege to build houses wharves roads & which may be needed upon said lands and to use and occupy the same jointly without remuneration but the parties of the Second part are not to build any tavern or public house on said lands without permission in writing from said parties of the first part.

The parties of the Second part agree to deliver the said one tenth part of any and all ores Petroleum or other Mineral Substances that may be by them obtained on the lands before described to the said parties of the first part, as follows — viz if coal or any other minerals at the mouth of the Mine from which it is taken, if oil, after it shall have been refined by the parties of the Second part and at the refining place on said Tract of Contra Costa, but the parties of the first part agrees, and is to furnish the Casks to contain his one tenth part the division to be made and before any or each shipment by said parties of the Second part.

It is further agreed by and between said parties, that if said parties of the Second part shall fail for six consecutive Months to prospect for said substances or sink said Mines or wells after said Substances have been found, then and in that case this Contract or instrument shall be void and of no effect. And it is further agreed that the work of the said parties of the Second part shall not interfere with or injure the improvements of the parties of the first part without his special permission as to do in writing. It is further agreed by and between said parties that at the expiration of this Contract and the privilege thereunto annexed the buildings wharves and roads &c shall remain remain and be in the hands of the first part without any further consideration save and except Machinery and reasonable property, which is to be the property of the parties of the Second part. All former agreements by and between the parties to this instrument to be by this superseded and void.

Witness Whereof the said parties have hereunto set their hands and

1865

lit. 204.

W. C. April

8/65

Sees the day and year above written.

And saw and except fire woods
and without remuneration on 2 traps but in
before signing D. D. Carder
D.D.C.

Wm. Benitz (seal)

C. Tempel (seal)

Thomas C. Schlosser (seal)

John F. Rugg (seal)

State of California,

County of Sonoma. ^{1st} on this the third day of April A.D. one thousand and Eight Hundred and Sixty Five before me, D. D. Carder, a Notary Public in and for said County, duly commissioned and sworn, personally appeared Wm. Benitz - C. Tempel, Thos. Schlosser and J. F. Rugg, to me personally known to be the individuals described in and who executed the annexed Instrument and acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.



In Witness Whereof, I have hereunto set my hand, and affixed my official seal, the day and year in this certificate first above written. D. D. Carder,
Notary Public.

Filed for Record, at request of William Ross
April 4th A.D. 1865 at 10 o'clock 45 min. A.M.

Thomas H. Gault Recorder General.

Made and sealed April 25. 1865 at 2 o'clock P.M.

Thomas H. Gault Recorder General.

By W. H. Gault deputy