

0150-13062-0000

T R A N S M I T T A L

TO Janisse Quinones, General Manager Los Angeles Department of Water and Power	DATE 12/29/2025	COUNCIL FILE NO.
FROM The Mayor	COUNCIL DISTRICT N/A	

**LOS ANGELES DEPARTMENT OF WATER AND POWER PROPOSED RESOLUTION
AUTHORIZING ACCEPTANCE OF TWO EASEMENT DEEDS WITH LONG-TERM
INDEMNIFICATION FROM U.S. BORAX, INC., LOCATED IN THE CITY OF BISHOP, INYO
COUNTY, CALIFORNIA, NEAR OWENS LAKE, AND IDENTIFIED AS A PORTION OF
ASSESSOR'S PARCEL NUMBER 029-180-29**

Transmitted for further processing, including Council consideration. See the
City Administrative Officer report attached.



MAYOR
(Mitch Kamin for)

Attachment
MWS/JWW/JVW:DLG:10260084t

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: December 2, 2025

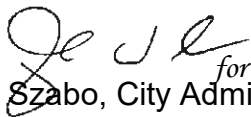
CAO File No. 0150-13062-0000

Council File No.

Council District: N/A

To: The Mayor

From: Matthew W. Szabo, City Administrative Officer



for

Reference: Communication from the Department of Water and Power dated September 3, 2025; referred by the Mayor for a report on September 3, 2025

Subject: **LOS ANGELES DEPARTMENT OF WATER AND POWER PROPOSED RESOLUTION AUTHORIZING ACCEPTANCE OF TWO EASEMENT DEEDS WITH LONG-TERM INDEMNIFICATION FROM U.S. BORAX INC., LOCATED IN THE CITY OF BISHOP, INYO COUNTY, CALIFORNIA (ASSESSOR'S PARCEL NUMBER 029-180-29)**

RECOMMENDATION

1. Approve the Los Angeles Department of Water and Power (LADWP) proposed Resolution authorizing the LADWP to accept two Easement Deeds with long-term indemnification provisions from U.S. Borax Inc., at no cost to LADWP, granting the City of Los Angeles rights to construct, operate, maintain, repair, replace, and reconstruct roads over and across real property owned by U.S. Borax Inc., located in Bishop, Inyo County, California, near Owens Lake, and identified as a portion of Assessor's Parcel Number (APN) 029-180-29;
2. Adopt the California Environmental Quality Act (CEQA) determinations of the Los Angeles Board of Water and Power Commissioners that accepting an easement is exempt from CEQA pursuant to Guidelines Section 15060(c)(2) that states an activity is not subject to CEQA if the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; and
3. Return the proposed Resolution to LADWP for further processing, including Council consideration.

SUMMARY

The Los Angeles Department of Water and Power (LADWP) Water System requests authority to accept two easement deeds with long-term mutual indemnification from U.S. Borax Inc. (Borax), at no cost to the City. Approval of the proposed resolution grants the City of Los Angeles (City) perpetual legal rights to construct, operate, maintain, repair, replace, and reconstruct roads over real property owned by Borax, located in Bishop, Inyo County, California, near Owens Lake (APN

029-180-29).

The California Department of Transportation's Olancho-Cartago Four-Lane Project (Project) will expand U.S. Highway 395 (Highway) from two lanes to four lanes, significantly reducing the sight distance at LADWP's existing access road to Owens Lake facilities and creating unsafe traffic conditions. To address this safety hazard, LADWP must relocate the existing road, currently located on property owned by Borax, to a safer location with improved ingress and egress.

The City and LADWP will not incur any costs related to the agreement with Borax, as the State will finance the expenses necessary for obtaining the required easements from Borax to mitigate any potential impacts associated with the Project.

The City Attorney has reviewed and approved the proposed Resolution as to form. Pursuant to Charter Section 373 and the Los Angeles Administrative Code Section 10.5, City Council approval is required because the cumulative duration of the easements are greater than five years. Our Office has reviewed the request and recommends approval.

BACKGROUND

In December 2020, the State of California (State) Department of Transportation and LADWP executed a right-of-way contract under which the City granted two highway easements to the State for the Project. As a condition of the contract, the State was required to preserve the City's property rights affected by the highway expansion. The highway project impacted LADWP's existing access road to Owens Lake, necessitating relocation to ensure continued safe access.

In January 2022, the State began construction of its Olancho-Cartago Four-Lane Project, which will convert approximately 12.6 miles of the existing U.S. Highway 395 from a two-lane conventional highway into a four-lane expressway. This upgrade will enhance roadway safety, accommodate current and future traffic demands, and ensure the expressway complies with modern California Highway Design Manual standards.

Highway Conversion and Safety Impacts – The State's conversion of the existing highway to an expressway requires extended and unobstructed sight distances for vehicles entering and exiting the roadway to ensure motorist safety. Because LADWP's access roads connect directly to the highway, the conversion to an expressway creates potential safety hazards for vehicles entering or exiting near Owens Lake. The existing access roads do not meet current California Highway Design Manual visibility standards, increasing the risk of collisions with faster-moving expressway traffic.

Highway Safety Analysis and Sight Distance Requirements - The State's traffic safety analysis reported that the original Owens Lake access road provided a sight distance of approximately 4,169 feet when looking left to execute a right-hand turn onto Highway 395. Upon completion of the Project, the sight distance at the existing access road location would be reduced to approximately 542 feet—a reduction of 3,627 feet. This reduced sight distance falls significantly below the Project's minimum required sight distance of 1,158 feet, creating an unacceptable traffic safety hazard.

Relocation of Access Road for Safety Compliance - Following completion of the highway safety analysis, the State notified LADWP that the existing access road no longer met current safety standards and would be closed and relocated to a new alignment north of the current location. The relocation will provide access to both the northbound and southbound lanes of the Highway and increases the available sight distance to approximately 1,315 feet.

Acquisition of Replacement Easements - To address this impact, the State and LADWP negotiated with Borax for the State to acquire two replacement non-exclusive easements on the City's behalf at no cost to the City. These easements allow LADWP to relocate the access road to a safer alignment on Borax property.

On August 18, 2025, LADWP requested acceptance of two perpetual easement deeds from Borax, granting the City rights to use portions of property identified as APN 029-180-29. The easements consist of two non-exclusive roadway corridors, identified as Parcel Nos. 4028-6 and 4027-2, which grant the City rights to construct, operate, maintain, repair, replace, and reconstruct roads over property owned by U.S. Borax, Inc., as described in Exhibits A1 and A2 attached to this report.

Easement Provisions and Obligations - The easements include long-term mutual indemnification provisions, under which both the City and Borax agree to hold each other harmless from any liability or damages resulting from the use of the easement areas. Acceptance of these easements will fulfill all contractual obligations between the State and LADWP regarding the preservation of property rights for the relocated access road, with no further agreements required.

Access Road Completion – LADWP successfully completed the relocation of the Owens Lake access road, which opened for service in June 2025, without disrupting access to the lake facilities.

Alternatives Considered – LADWP confirmed that no viable alternatives exist to accepting the proposed easement with long-term indemnification from Borax. Without these easements, LADWP would lack the legal authority to access, maintain, or relocate the road infrastructure on Borax's property, creating a public traffic safety hazard and potentially disrupting LADPW's water system operations at Owens Lake.

CITY COMPLIANCE

California Environmental Quality Act – LADWP has determined, subject to Board of Water and Power Commissioners approval, that acceptance of the two proposed easement deeds, including a mutual indemnification clause, is exempt from CEQA pursuant to Guidelines Section 15060(c)(2). Under this provision, an activity is not subject to CEQA if it does not result in a direct or reasonably foreseeable indirect physical change in the environment. Because acceptance of the easements will not cause any such change, this activity is not subject to CEQA review.

The City Attorney has reviewed and approved the proposed easements and Resolution as to form. In accordance with Charter Section 373 and the Los Angeles Administrative Code Section 10.5(e), acceptance of the easements require City Council approval because the total term of the agreements exceed five years. Our Office recommends approval.

FISCAL IMPACT STATEMENT

Approval for LADWP to accept the two easement deeds from U.S. Borax Inc. will have no impact on the City's General Fund. There is no cost to LADWP, as the easements will be purchased by the State on behalf of the City. The recommendations in this report comply with the LADWP's adopted Financial Policies.

Attachments - LADWP Board letter dated August 18, 2025, proposed Resolution, Easement Deeds, and Map.

MWS/JWW/JVW:DLG:10260084

ATTACHMENT



BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners

Richard Katz, President

George S. McGraw, Vice President

Nurit D. Katz

Mia Lehrer

Wilma J. Pinder

Chante L. Mitchell, Secretary

Janisse Quiñones, Chief Executive Officer and Chief Engineer

September 3, 2025

The Honorable Karen Bass
Mayor, City of Los Angeles
Room 303, City Hall
Mail Stop 370

Attention: Legislative Coordinator

Dear Mayor Bass:

Subject: Acceptance of Two Easement Deeds with a Long-Term Mutual Indemnification from U.S. Borax Inc.

In accordance with Executive Directive No. 4, enclosed is a copy of a Board letter and supporting documents recommending approval and transmittal to the Los Angeles City Council of two easements with a long-term mutual indemnification between the Los Angeles Department of Water and Power and U.S. Borax Inc.

It is respectfully requested that your office complete its review as soon as possible. Once the required City Administrative Officer report has been received, the matter will be scheduled for action by the Los Angeles Board of Water and Power Commissioners and forwarded to the Los Angeles City Council for final consideration.

Please contact Mr. Paul Habib, Director of Legislative and Intergovernmental Affairs at (213) 367-3846 upon completion of the review, if the review will take longer than 30 days, or if there are any questions regarding this item.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Janisse Quiñones'.

Janisse Quiñones
Chief Executive Officer and Chief Engineer

ERJ:src

Enclosure(s)

c/enc: Mr. Luis Gutierrez, Office of the Mayor
Mr. Tim O'Connor, Office of Public Accountability
Board of Water and Power Commissioners
Mr. Paul Habib



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

BOARD LETTER APPROVAL

ANSELMO COLLINS

AUG 19 2025

AP

ANSELMO G. COLLINS
Senior Assistant General Manager
Water System

JANISSE QUIÑONES
Chief Executive Officer and Chief Engineer

DATE: August 18, 2025

SUBJECT: Acceptance of Two Easement Deeds with a Long-Term Mutual Indemnification from U.S. Borax Inc.

SUMMARY

The Water System requests the acceptance of two Easement Deeds (Easements) with long-term mutual indemnification from U.S. Borax Inc. (Borax). The Easements give the City of Los Angeles (City) rights to construct, operate, maintain, repair, replace, and reconstruct roads over and across certain real property owned by Borax, located at Owens Lake, County of Inyo, State of California. The Easements will provide the City with rights to relocate an existing access road impacted by the State of California Department of Transportation's (State) Olancho-Cartago Four-Lane Project (Project).

City Council approval is required according to Charter Section 373 and Los Angeles Administrative Code (L.A.A.C.) Section 10.5.

The Easements conveying certain real property interests to the City have no expiration or termination date.

RECOMMENDATION

It is requested that the Board of Water and Power Commissioners adopt the attached Resolution approving and recommending City Council's approval of the Easements as required in Charter Section 373 and L.A.A.C. Section 10.5.

ALTERNATIVES CONSIDERED

- Not relocate the existing access road; however, the State determined that its Project as well as public traffic safety require relocation of the existing access point and road.
- Not accept the Easements with long-term mutual indemnification; however, because of the shared use of the road by Borax and LADWP, a mutual indemnification is acceptable.

FINANCIAL INFORMATION

There is no cost to the City or LADWP to acquire the Easements. The State will purchase the Easements on the City's behalf to mitigate impacts associated with its Project.

BACKGROUND

The Project consists of widening parts of U.S. Highway 395 (Highway) from two lanes to four lanes and converting it from a conventional highway to an expressway. Conversion to an expressway requires minimum sight distances for traffic, thus creating a safety issue with LADWP's existing access roads coming off the Highway and leading to Owens Lake. As a result, the State notified LADWP that it would be closing its access road and relocating it farther to the north.

Relocation of LADWP's access road to Owens Lake was anticipated in December 2020, when the State and LADWP entered into a right-of-way contract resulting in the City granting two highway easements to the State for its Project. One of the contract conditions requires the State to enter into future agreements with LADWP to protect the property rights of the City and LADWP affected by the State's Project. The Easements stem from what was anticipated as a possible Project impact to LADWP, requiring a future agreement to relocate LADWP's access and road rights. Towards that goal, the State and LADWP negotiated with Borax for the State to acquire the Easements on the City's behalf to relocate its access road to Owens Lake.

The State will pay the cost to acquire the Easements from Borax. The Easements include a mutual indemnification for liability arising from LADWP's use of the property that exceeds the authority established by Resolution No. 95 207 and, therefore, requires Board and City Council approval.

The attached map provides an aerial image of the existing access road and new Easements.

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's Report has been requested.

ENVIRONMENTAL DETERMINATION

Determine item is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(2). In accordance with this section, an activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment. Accepting the two easement deeds with a mutual indemnification clause will not result in any physical change in the environment, therefore, this activity is not subject to CEQA.

CITY ATTORNEY

The Office of the City Attorney reviewed and approved the Resolution and Easements as to form and legality.

ATTACHMENTS

- Resolution
- Easement Deeds
- Map

RESOLUTION NO. _____

WHEREAS, in December 2020, the Los Angeles Department of Water and Power (LADWP) and the State of California Department of Transportation (State) entered into a Right of Way Contract-State Highway Agreement for the sale of two easements to the State for its Olancho-Cartago Four-Lane Project (Project); and

WHEREAS, property interests held by the City of Los Angeles (City) were impacted by the construction of the Project, and were agreed to be replaced and/or realigned by the State over and across property owned by U.S. Borax Inc. (Borax); and

WHEREAS, Borax has agreed to grant two easements (Easements) to the City for road purposes to replace and/or realign impacted property interests, that include long-term indemnification for liability arising from LADWP's use of said Easements; and

WHEREAS, the indemnification provisions in the Easements have been approved by LADWP's Risk Manager, and require approval by the Board of Water and Power Commissioners (Board) and the Los Angeles City Council.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves and recommends that the Los Angeles City Council approve the Easements, approved as to form and legality by the City Attorney and on file with the Secretary of the Board, as provided in Los Angeles City Charter Section 373 and Los Angeles Administrative Code Section 10.5.

BE IT FURTHER RESOLVED, that upon approval by the Los Angeles City Council, the President or Vice President, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized and directed to execute and formally accept said Easements, for and on behalf of LADWP, in accordance with Los Angeles City Charter Section 373 and Los Angeles Administrative Code Section 10.5.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held

Secretary

RECORDING REQUESTED BY AND MAIL TO:

City of Los Angeles
Department of Water and Power
Attn: Real Estate
300 Mandich Street
Bishop, CA 93514

THE AREA ABOVE THIS LINE IS FOR RECORDER'S USE

EASEMENT DEED	Grantor: U.S. Borax Inc., a Delaware Corporation
APN(s):	Por. of 029-180-29

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE AND EXEMPT FROM FEES FOR RECORDING PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 6103.

For valuable consideration, receipt of which is hereby acknowledged, U.S. BORAX INC., a Delaware Corporation (Grantor), grants to the CITY OF LOS ANGELES, a municipal corporation (Grantee), a non-exclusive 60-foot-wide easement for roadway purposes to construct, operate, maintain, repair, replace and reconstruct a road, over and across that certain real property owned by Grantor in the County of Inyo, State of California, described in Exhibit A and depicted on Exhibit B, attached hereto and made a part hereof.

Together with all necessary or convenient means of ingress to and egress from said lands and property herein granted for the purpose of exercising the rights herein granted, subject to all conditions and obligations contained herein.

Grantor hereby reserves to itself, its employees, agents, and contractors the right to utilize the easement area for purposes of ingress and egress to Grantor's property. Grantor shall have the right, but not the obligation, to conduct road repair and maintenance activities within the easement area for its own ingress and egress purposes. Grantor shall further have the right, but not the obligation, to install a gate controlling entry to Grantor's property along the easement area. Grantee shall be provided with means to operate the gate to allow for Grantee's free and continued use of the easement. Other than a gate controlling access, no building or other structure of any kind shall be erected, placed, or maintained by the Grantor, their successors, or assigns upon the easement area described above. Grantor will exercise only such reserved rights in said land as will not interfere or prohibit the free and complete use and enjoyment by Grantee, its successors, or assigns of the easement hereby granted.

Grantee acknowledges it accepts this easement and property covered by said easement, in its existing physical condition. Grantor hereby disclaims all warranties of any type or kind whatsoever with respect to the easement area and any improvements thereon, whether express or implied.

Grantor and Grantee shall each indemnify, hold harmless and agree to defend the other party, its parents, affiliates, subsidiaries, and their respective officers, agents, directors and employees from and against all third-party claims, damages, costs, expenses, including without limitation, reasonable attorney's fees, liabilities and judgments on the account of injury to persons, loss of life, and/or damage to property occurring as a result of the indemnifying party's use of the easement.

U.S. Borax Inc.

By:



(authorized signature)

Renny Dillinger

(printed name and title)

Date:

8-30-2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF KERN

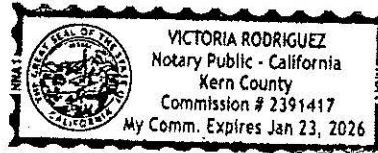
On AUGUST 30, 2023 before me, VICTORIA RODRIGUEZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared RENNY ERIC DILLINGER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]* (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated August 30, 2023, from U.S. BORAX INC., a Delaware Corporation to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Water and Power Commissioners of the City of Los Angeles by the undersigned officer on behalf of said Board of Water and Power Commissioners of the City of Los Angeles pursuant to authority conferred by resolution of said Board adopted on July 11, 2023, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated _____ By _____

ANSELMO G. COLLINS

Senior Assistant General Manager – Water System

Exhibit A

An easement for road purposes located within the fractional east half of the southeast quarter of Section 24, Township 18 South, Range 36 East, M.D.B. & M. and the northwest quarter of the southwest quarter of Section 19, Township 18 South Range 37 East, M.D.B.&M., County of Inyo, State of California, according to the official plat thereof, more particularly described as follows:

PARCEL 4027-2

Commencing at a 1 3/4 inch iron pipe, no reference, set to mark the intersection of the line between said Section 24 and Section 25 and the meander line of Owen's lake; thence along said meander line N 27°26'59" E, 279.57 feet to a point on the east right of way line of California State Highway 9-Inyo-395, as condemned by Final Order of Condemnation, Superior Court of Inyo County case number 2739 recorded in Volume 139, Page 375 of Inyo County official records dated November 24, 1959, from which a 2 1/2 inch iron pipe with brass tag stamped RCE 10467 set to mark the meander line of Owen's Lake and the east line of said Section 24 per Record of Survey Map Book 11 Page 47, recorded July 31, 1984 in said Inyo County Recorder's Office, bears N 27°26'59" E, 1711.50 feet;

Thence leaving said meander line and along said east right of way line N 10°13'24" W, 429.09 feet;

Thence leaving said right of way line, on a perpendicular line, N 79°46'36" E, 64.01 feet;

Thence N 10°13'24" W, 33.24 feet to the beginning of a curve concave to the east having a radius of 4872.00 feet;

Thence northerly along said curve 744.83 feet through a central angle of 8°45'34";

Thence N 01°27'51" W, 889.86 feet;

Thence N 73°16'20" E, 24.86 feet to the TRUE POINT OF BEGINNING;

Thence the following courses;

Course #1: N 88°32'09" E, 281.97 feet to the beginning of a curve concave to the south having a radius of 395.00 feet;

Course #2: Easterly along said curve 114.72 feet through a central angle of 16°38'25";

Course #3: S 74°49'25" E, 373.02 feet to the beginning of a curve concave to the south having a radius of 395.00 feet;

Course #4: Southeasterly along said curve 205.85 feet through a central angle of 29°51'33";

Exhibit A

Course #5: S 44°57'52" E, 15.67 feet to the beginning of a curve concave to the west having a radius of 45.00 feet;

Course #6: Southerly along said curve 69.14 feet through a central angle of 88°01'48";

Course #7: S 43°03'56" W, 230.08 feet to the beginning of a curve concave to the southeast having a radius of 1130.00 feet;

Course #8: Southerly along said curve 203.73 feet through a central angle of 10°19'49";

Course #9: S 32°44'07" W, 824.63 feet to the beginning of a curve concave to the southeast having a radius of 1230.00 feet;

Course #10: Southwesterly along said curve 169.75 feet through a central angle of 7°54'26";

Course #11: S 24°49'41" W, 108.00 feet to the beginning of a curve concave to the east having a radius of 105.00 feet;

Course#12: Southerly along said curve 71.91 feet through a central angle of 39°14'16" more or less to the north line of an easement as described in Document number 2001-0002882 recorded August 9, 2001 in said County Recorder's office;

Course #13: Leaving said curve, easterly along said north line N 79°29'33" E, 60.33 feet to the point of cusp with a curve concave to the east having a radius of 45.00 feet and to which point a radial line bears S 70°21'20" W;

Course #14: Northerly along said curve 34.93 feet through a central angle of 44°28'20" to a point perpendicular with and 60 feet distant from the terminus Course #11;

Course #15: N 24°49'41" E, 108.00 feet to the beginning of a curve concave to the southeast with a radius of 1170.00 feet;

Course #16: Northeasterly along said curve 161.47 feet through a central angle of 7°54'26";

Course #17: N 32°44'07" E, 824.63 feet to the beginning of a curve concave to the southeast having a radius of 1070.00 feet;

Course #18: Northeasterly along said curve 192.92 feet through a central angle of 10°19'49";

Course #19: N 43°03'56" E, 380.17 feet;

Exhibit A

Course #20: N 46°56'04" W 60.00 feet along a radial line to the beginning of a curve concave to the north having a radius of 45.00 feet;

Course #21: Southwesterly, westerly and northwesterly along said curve 72.23 feet through a central angle of 91°58'12";

Course #22: N 44°57'52" W 10.51 feet to the beginning of a curve concave to the southwest having a radius of 455.00 feet;

Course #23: Westerly along said curve 237.12 feet through a central angle of 29°51'33";

Course #24: N 74°49'25" W 373.02 feet to the beginning of a curve concave to the south having a radius of 455.00 feet;

Course #25: Westerly along said curve 132.15 feet through a central angle of 16°38'25";

Course #26: S 88°32'09" W, 281.97 feet;


Course # 27: S 1°27'51" E 60.00 feet to the Point of Beginning.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (epoch 1991.35), Zone 4. Divide the above distances by 0.9997828 to obtain ground level distances.

This real property description was prepared by me, or under my direction in conformance with the Professional Land Surveyors Act of California.

END OF DESCRIPTION

Prepared by:

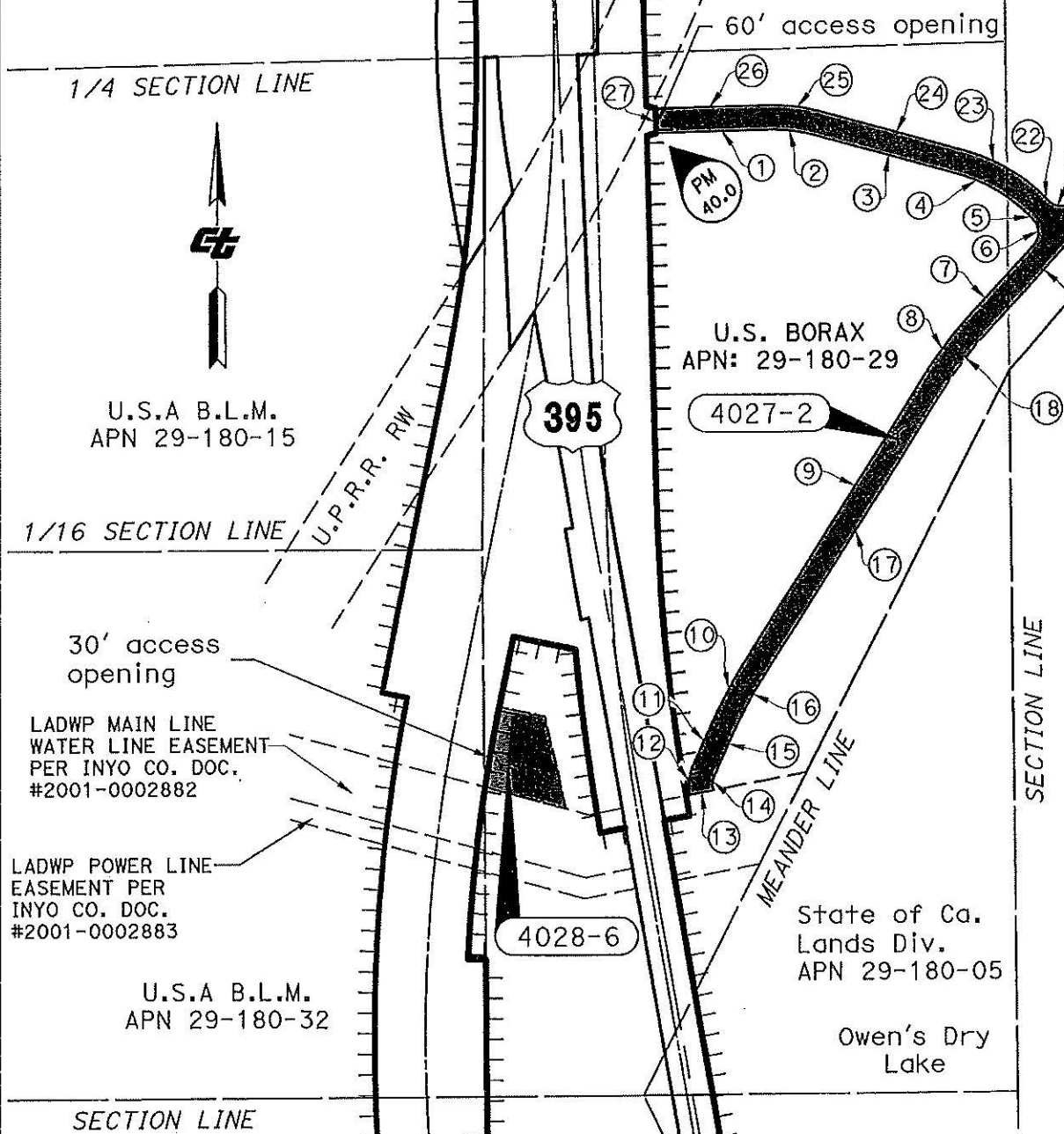

Sereyna Cagle, LS 8175 Exp. 12/31/2024

7/7/2023
Date



COUNTY OF INYO
T.18S. R.36E. M.D.M.
SECTION 24

T.18S. R.37E. M.D.M.
SECTION 19



<p>NOTES</p> <p>Coordinates and bearings are on CCS 83 Zone 4. Distances and stationing are grid distances. Divide by 0.9997828 to obtain ground distances. All distances are in feet unless otherwise noted.</p>		<p>LEGEND</p> <p> EASEMENT PARCEL</p> <p> HWY RW LINE WITH ACCESS CONTROL</p> <p> PARCEL 4027-2 COURSE NUMBER IN EXHIBIT A</p>		<p>STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY LADWP Road Easements EXHIBIT B</p> <p>SCALE: 1" = 400'</p> <p>FEET 0 200 400 800</p>			
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
CS	6/23/23	9	INYO	395	40.0	1	1

RECORDING REQUESTED BY AND MAIL TO:

City of Los Angeles
Department of Water and Power
Attn: Real Estate
300 Mandich Street
Bishop, CA 93514

THE AREA ABOVE THIS LINE IS FOR RECORDER'S USE

EASEMENT DEED	Grantor: U.S. Borax Inc., a Delaware Corporation
APN(s):	Por. of 029-180-29

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE AND EXEMPT FROM FEES FOR RECORDING PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 6103.

For valuable consideration, receipt of which is hereby acknowledged, U.S. BORAX INC., a Delaware Corporation (Grantor), grants to the CITY OF LOS ANGELES, a municipal corporation (Grantee), a non-exclusive easement for roadway purposes to construct, operate, maintain, repair, replace and reconstruct a road, over and across that certain real property owned by Grantor in the County of Inyo, State of California, described in Exhibit A and depicted on Exhibit B, attached hereto and made a part hereof.

Together with all necessary or convenient means of ingress to and egress from said lands and property herein granted for the purpose of exercising the rights herein granted, subject to all conditions and obligations contained herein.

Grantor hereby reserves to itself, its employees, agents, and contractors the right to utilize the easement area for purposes of ingress and egress to Grantor's property. Grantor shall have the right, but not the obligation, to conduct road repair and maintenance activities within the easement area for its own ingress and egress purposes. Grantor shall further have the right, but not the obligation, to install a gate controlling entry to Grantor's property along the easement area. Grantee shall be provided with means to operate the gate to allow for Grantee's free and continued use of the easement. Other than a gate controlling access, no building or other structure of any kind shall be erected, placed, or maintained by the Grantor, their successors, or assigns upon the easement area described above. Grantor will exercise only such reserved rights in said land as will not interfere or prohibit the free and complete use and enjoyment by Grantee, its successors, or assigns of the easement hereby granted.

Grantee acknowledges it accepts this easement and property covered by said easement, in its existing physical condition. Grantor hereby disclaims all warranties of any type or kind whatsoever with respect to the easement area and any improvements thereon, whether express or implied.

Grantor and Grantee shall each indemnify, hold harmless and agree to defend the other party, its parents, affiliates, subsidiaries, and their respective officers, agents, directors and employees from and against all third-party claims, damages, costs, expenses, including without limitation, reasonable attorney's fees, liabilities and judgments on the account of injury to persons, loss of life, and/or damage to property occurring as a result of the indemnifying party's use of the easement.

U.S. Borax Inc.

By:



(authorized signature)

Renny Dillinger

(printed name and title)

Date:

8-30-2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF KERN

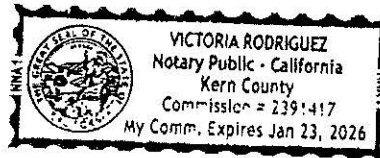
On AUGUST 30, 2023 before me, VICTORIA RODRIGUEZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared RENNY ERIC DIVINEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Victoria Rodriguez* (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated August 30, 2023, from U.S. BORAX INC., a Delaware Corporation to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Water and Power Commissioners of the City of Los Angeles by the undersigned officer on behalf of said Board of Water and Power Commissioners of the City of Los Angeles pursuant to authority conferred by resolution of said Board adopted on July 11, 2023, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated _____ By _____

ANSELMO G. COLLINS

Senior Assistant General Manager – Water System

Exhibit A

PARCEL 4028-6

An easement for road purposes located within the fractional east half of the southeast quarter of Section 24, Township 18 South, Range 36 East, M.D.B. & M. in an unincorporated area of the County of Inyo, State of California, according to the official plat thereof, more particularly described as follows:

Commencing at the northwest corner of that particular real property as described in document # 2001-0002882 of Inyo County Official Records. Thence, along the north line of said real property, S 75°06'39" E, 1.81 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said north line S 75° 06' 39" E, 206.78 feet;

Thence leaving said north line, N 12°59'59" W, 231.33 feet;

Thence N 78° 32' 03" W, 114.58 feet more or less, to the most westerly line of Parcel 4028-3 as described in Doc. 2020-003460-00 recorded December 16, 2020 in said county;

Thence along said westerly line S 11°27'57" W, 22.25 feet to the beginning of a curve convex to the east with a radius of 3900.00 feet;

Thence continuing along said westerly line southerly along said curve through a central angle of 2°35'09" more or less, 176.02 feet to the TRUE POINT OF BEGINNING.

Access to the adjacent state highway shall be through the 30 foot access opening as described for Parcel 4028-3 in said Doc. 2020-0003460-00.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (epoch 1991.35), zone 4. Divide the above distances by 0.9997828 to obtain ground level distances.

END OF DESCRIPTION

Prepared by:


Sereyna Cagle, LS 8175 Exp. 12/31/2024

7/7/2023
Date



COUNTY OF INYO
T.18S. R.36E. M.D.M.
SECTION 24

T.18S. R.37E. M.D.M.
SECTION 19

1/4 SECTION LINE



U.S.A B.L.M.
 APN 29-180-15

1/16 SECTION LINE

U.P.R.R. RW

395

U.S. BORAX
 APN: 29-180-29

4027-2

30' access opening

LADWP MAIN LINE
 WATER LINE EASEMENT
 PER INYO CO. DOC.
 #2001-0002882

LADWP POWER LINE
 EASEMENT PER
 INYO CO. DOC.
 #2001-0002883

U.S.A B.L.M.
 APN 29-180-32

4028-6

State of Ca.
 Lands Div.
 APN 29-180-05

Owen's Dry
 Lake




SECTION LINE

SECTION LINE

NOTES

Coordinates and bearings are on CCS 83 Zone 4. Distances and stationing are grid distances. Divide by 0.9997828 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

-  EASEMENT PARCEL
-  HWY RW LINE WITH ACCESS CONTROL
-  PARCEL 4027-2 COURSE NUMBER IN EXHIBIT A

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
LADWP Road Easements
EXHIBIT B

SCALE: 1" = 400'

FEET 0 200 400 800

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
CS	6/23/23	9	INYO	395	40.0	1	1

