

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

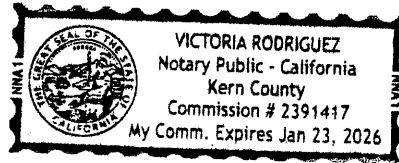
On AUGUST 30, 2023 before me, VICTORIA RODRIGUEZ, NOTARY PUBLIC
(insert name and title of the officer)

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;

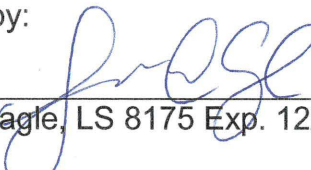
Course # 27: S 1°27'51" E 60.00 feet to the Point of Beginning.

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

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

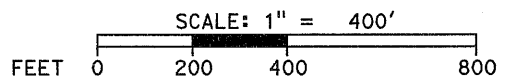
NOTES

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



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