

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Mission Springs Water District  
66575 Second Street  
Desert Hot Springs, CA 92240

**EXEMPT – GOV'T CODE 6103**

The undersigned grantor declares:

Documentary transfer tax is \$ 0.00.

- ( ) computed on the full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of \_\_\_\_\_,  
and County of \_\_\_\_\_.

FOR RECORDER'S USE ONLY

**Affects: APN: 642-183-021**

## GRANT OF EASEMENT DEED

AZURE PALM HOT SPRINGS RESORT & DAY SPA OASIS LLC, a California Limited Liability company, hereby GRANTS to MISSION SPRINGS WATER DISTRICT, a County Water District and public agency formed pursuant to Water Code §§ 30000 et seq., a non-exclusive Easement to own, operate, and maintain Public Water Utilities over, under and across that certain property in the County of Riverside, State of California, the following described land:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED HERETO AND  
MADE A PART HEREOF

Dated this 30<sup>th</sup> day of June, 2025

Azure Palm Hot Springs Resort & Day Spa LLC  
A California Limited Liability Company

By:   
Maria Lease, Managing Partner

NOTARY FOLLOWS

## 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 Riverside

On June 30, 2025 before me, Ricardo Moreno Estrada notary public  
(insert name and title of the officer)

personally appeared Maria Lease  
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

Ricardo E. Moreno

(Seal)



**EASEMENT EXHIBIT "A"**  
**AZURE PALMS NON-EXCLUSIVE EASEMENT FOR WATER  
MAINS AND APPURTENANCES**

A PORTION OF THE NW 1/4, SE1/4, SECTION 32, T-2-S, R-5-E S.B.M.

**LEGAL DESCRIPTION**

A NON-EXCLUSIVE EASEMENT OVER, UNDER, AND ACROSS THE PRIVATE PROPERTY LOCATED IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN FAVOR OF MISSION SPRINGS WATER DISTRICT, TO OWN, OPERATE, AND MAINTAIN WATER MAINS AND APPURTENANCES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF HACIENDA DRIVE AND ELISEO ROAD AS SHOWN DESERT HOT SPRINGS ANNEX UNIT NO. 1, RECORDED APRIL 16, 1954 IN BOOK 27, PAGES 22-24 IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER;

**THENCE** SOUTH 00° 02' 00" EAST ALONG THE THE CENTERLINE OF ELISEO ROAD, A DISTANCE OF 150.00 FEET TO AN ANGLE POINT AT THE SOUTH LINE OF SAID ANNEX UNIT NO. 1 BEING THE NORTH LINE OF MIRACLE HEIGHTS UNIT NO. 2, RECORDED DECEMBER 11, 1956 IN BOOK 32, PAGES 40-42 IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER;

**THENCE** CONTINUING ALONG THE THE CENTERLINE OF ELISEO ROAD SOUTH 00° 03' 00" EAST A DISTANCE OF 145.00 FEET TO THE CENTERLINE ORTEGA DRIVE ABANDONED TO PRIVATE PROPERTY BETWEEN ELISEO ROAD AND AUGUA CAYENDO ROAD;

**THENCE** SOUTH 89° 58' 30" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY, **THE TRUE POINT OF BEGINNING**;

**THENCE** NORTH 00° 03' 00" WEST ALONG THE EAST RIGHT OF WAY LINE OF ELISEO ROAD TO THE NORTHWEST CORNER OF THIS EASEMENT.

**THENCE** SOUTH 89° 58' 30" EAST A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT;


**THENCE** SOUTH 00° 03' 00" EAST A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT;

**THENCE** NORTH 89° 58' 30" WEST A DISTANCE OF 130.00 FEET TO AFORESAID EAST RIGHT OF WAY LINE AND THE SOUTHWEST CORNER OF SAID EASEMENT;

**THENCE** NORTH 00° 03' 00" WEST A DISTANCE OF 30.00 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED EASEMENT CONTAINS 6,466.82  
SQUARE FEET OR 0.149 ACRES  
ALSO SHOWN ON EXHIBIT B ATTACHED HERETO AND MADE A  
PART HEREOF.

PAGE 1 OF 1

  
MICHAEL PLATT P.L.S. 8306      6-17-25  
DATE





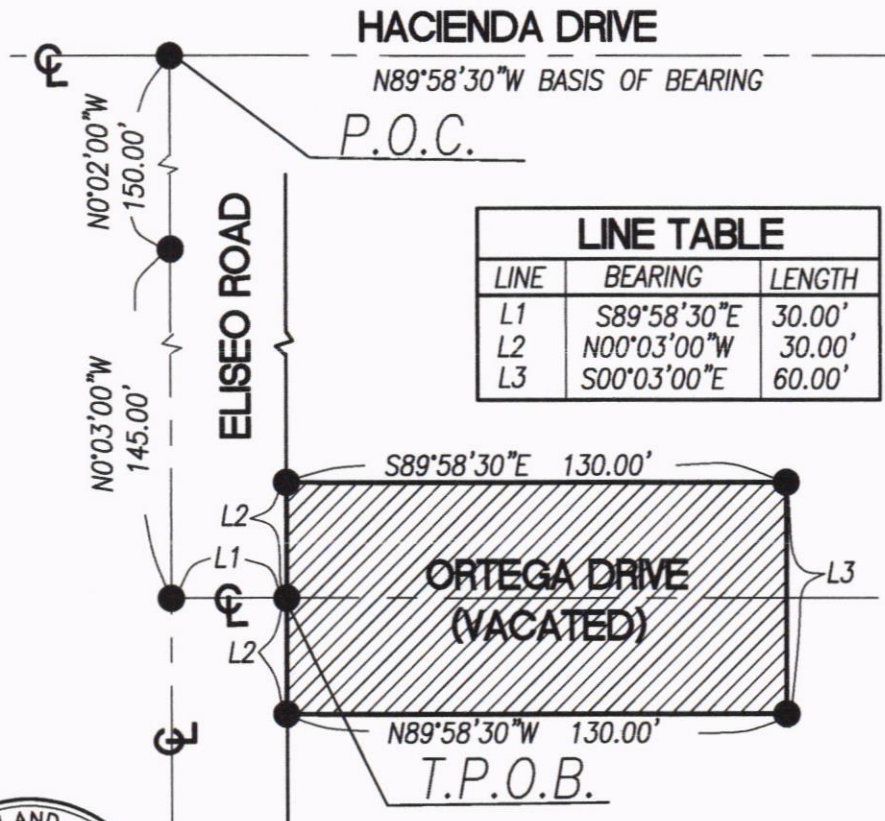
# EASEMENT EXHIBIT "B"

## AZURE PALMS NON-EXCLUSIVE EASEMENT FOR WATER MAINS AND APPURTENANCES

A PORTION OF THE NW 1/4, SE1/4, SECTION 32, T-2-S, R-5-E S.B.M.



0 25 50 100  
GRAPHIC SCALE: 1" = 50'



### BASIS OF BEARINGS

BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD  
BASED ON THE CENTERLINE HACIENDA DRIVE PER MB  
27/22-24 AND MB 32/40-42 ON FILE IN THE OFFICE OF  
THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT AREA = 6,499.82 SQUARE  
FEET OR 0.149 ACRE

*Michael Platt* 6-17-25  
MICHAEL PLATT DATE

EXHIBIT "A" IS HEREBY ATTACHED  
HERETO AND MADE A PART HEREOF.