

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: 666-310-009

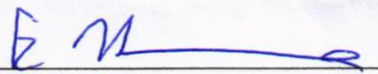
GRANT OF EASEMENT DEED

Magdi Ragheb Hanna, a married man as his sole and separate property, 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 for 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 18th day of May, 2021

Magdi Ragheb Hanna,
a married man as his sole and separate property

By: 
Eric Magdi Hanna,
Durable Power of Attorney for,
Magdi Ragheb Hanna, Owner

See Attached
Acknowledgment

NOTARY FOLLOWS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)

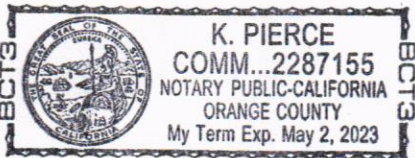
On May 18th, 2021 before me, K. Pierce Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Eric Magdi Hanna
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Stuart L. Wallach, Esq.
34 Executive Park, Suite 210
Irvine, CA 92614

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



* \$ R 0 0 1 2 6 8 9 4 5 8 \$ *
2021000226608 9:38 am 04/02/21

340 414A P14 5
0.00 0.00 0.00 0.00 12.00 0.00 0.000.0075.00 3.00

GENERAL DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that the undersigned, *Magdi Hanna* herein called the "principal," has made, constituted, and appointed and, by these presents does make, constitute, and appoint *Eric Hanna* the principal's true and lawful attorney in fact.

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99
P1
38

1. Authorization to Act in Principal's Behalf. Said attorney in fact is hereby authorized and empowered for and in the principal's name, place, and stead:

(a) To ask, demand, sue for, recover, collect and receive and each and every sum of money, debt, account, legacy bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing or payable) belonging to or claimed by principal, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefore, together with the right and power to compromise or compound any claim or demand;

(b) To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term of purpose, including leases for business, residence, and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;

(c) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement;

(d) To borrow money and to execute and deliver negotiable or non-negotiable notes therefore with or without security; and to loan money and receive negotiable or non-negotiable notes therefore with such security as said attorney shall deem proper;

(e) To create, amend, supplement and terminate any trust and to instruct and advise the trustee of any trust wherein principal is or may be a trustor or a beneficiary; to represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporation formation, financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion, adjustment, enforcement or foreclosure, singly or in conjunction with others, of any corporate stock, bond, note, debenture or other security; to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to principal and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof;

(f) To transact business of any kind or class and to sign, execute, acknowledge, and deliver any deed, lease, covenant, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, extension or renewal of any obligation, subordination or waiver of priority, hypothecation, bottomry, charter-party, bill of lading, bill of sale, bond, note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing of any kind or class as may be necessary or proper in the premise;

(g) To open, maintain, transfer or close any accounts, checking or savings, personal or commercial, at any federally or state chartered bank or savings and loan, and to make additions thereto or withdrawals therefrom.

(h) To purchase (for the principal's sole account) United States of America treasury bonds of the kind which are redeemable at par in payment of federal estate taxes, to borrow money and obtain credit in the principal's name from any source for such purpose in connection therewith, to make, execute, endorse, and deliver any and all necessary or desirable promissory notes, bills of exchange, drafts, agreements, and/or other obligations and, as security therefore, to pledge, mortgage, and assign any stock, bond, insurance values, securities, and/or other obligations and, as security therefore, to pledge, mortgage, and assign any stock, bond, insurance values, securities, and/or other properties real, personal, and/or mixed which the principal may own or in which the principal may have an interest, and to arrange for the safekeeping and custody of any such treasury bonds.

(i) To make, verify, and file federal, state, and/or local income, gift, and/or other tax returns of all kinds, claims for refund, requests for extensions of time, petitions to the tax court or other courts regarding tax matter, and/or any and all other tax related documents, including receipts, offers, waivers, consents, power of attorney, closing agreement, and other documents of all kinds without limit, and generally to act on behalf of the principal in all tax matters of all kinds and for all periods before all officers of the Internal Revenue Service and/or any other taxing authority, including receipt of confidential information, and to cause the principal to be represented in any and all such proceedings.

2. Enabling Powers. With respect to any of the foregoing acts, to do and perform all, any and/or every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as the principal might or could do if personally present, including (without limitation) authority to enter into oral and/or written agreements and to execute, acknowledge, and deliver any stock power, deed and/or other written instrument of any kind. The power and authority hereby conferred upon said attorney shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by principal in whatever capacity, whether as an individual, joint tenant, tenant in common, partner, joint venturer, stockholder, trustee or otherwise, or any community property interest, and wherever situated.

3. Ratification. The principal hereby ratifies and confirms all that said attorney in fact shall do or cause to be done by virtue hereof and all documents of any kind (without limitation) executed and/or delivered by said attorney shall bind the principal and the principal's heirs, distributees, legal representative, successors, and assigns.

4. Inducement. For the purpose of inducing any bank, broker, custodian, usurer, lender, transfer agent, and/or other party to act in accordance with the powers granted in this power of attorney, the principal hereby represents, warrants, and agrees that, if this power of attorney is terminated for any reason whatsoever, the principal and the principal's heirs, distributees, legal representatives, successors, and assigns will save such party or parties harmless from any loss suffered or liability incurred by such party or parties in acting in accordance with this power of attorney prior to such party's (ies') receipt of written notice of any such termination.

5. Exculpation. Under no circumstance shall any attorney in fact named herein incur any liability to the principal for acting or refraining from action hereunder, except for such attorney's own willful misconduct or gross negligence.

6. Durability. This power of attorney shall not be affected by the subsequent disability or incapacity of the principal.

7. Governing Law. This power of attorney shall be governed by the laws of the State of California in all respects, including its validity, construction, interpretation, and termination. Should any provisions hereof be held invalid, such invalidity shall not affect the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the principal has duly executed this instrument this 19th day of March 19th, 2021.

Magdi Hanna
Magdi Hanna

Notary Certificate attached/affixed pursuant

CA Civil Code § 1189

CA Government Code § 8202

MS

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 Orange)

On March 19, 2021 before me, Aidan Andrade, Notary Public
(insert name and title of the officer)

personally appeared Magdi Hanna
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)

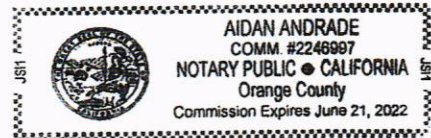


EXHIBIT "A"
LEGAL DESCRIPTION
WATERLINE EASEMENT

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 89°37'52" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 248.83 FEET;

THENCE SOUTH 46°03'06" EAST, ALONG THE NORTHEAST LINE OF PROPERTY DESCRIBED IN DEED RECORDED MARCH 9, 2021 AS INSTRUMENT NO. 2021-0149634 IN OFFICIAL RECORDS OF THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, 222.39 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 46°03'06" EAST, CONTINUING ALONG SAID NORTHEAST LINE, 283.21 FEET;

THENCE SOUTH 44°03'30" WEST 0.03 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 44°03'30" EAST;

THENCE WESTERLY ALONG SAID CURVE 58.03 FEET AND THROUGH A CENTRAL ANGLE OF 66°29'53";

THENCE NORTH 46°03'06" WEST 231.06 FEET;

THENCE NORTH 69°34'20" WEST 11.83 FEET;

THENCE SOUTH 87°17'25" WEST 129.62 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 87°17'25" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE 32.17 FEET AND THROUGH A CENTRAL ANGLE OF 36°52'11";

THENCE NORTH 87°17'25" EAST 145.76 FEET;

THENCE SOUTH 69°34'20" EAST 24.22 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID DESCRIPTION CONTAINS 12,027 SQUARE FEET, MORE OR LESS.

NOTE: THE INTENT OF SAID DESCRIPTION IS TO CONNECT TWO FUTURE STREETS AS TO NOT CREATE ANY GAPS OR OVERLAPS BETWEEN SAID DESCRIPTION AND SAID FUTURE STREETS.

ON POINT LAND SURVEYING, INC.

PREPARED BY:

ANTHONY D. SMITH, PLS 8133

DATE: 5/3/2021



EXHIBIT "B"

P.O.C.
CS 1/16
SEC 11

SE 1/16
SEC 11



W LINE SW 1/4,
SE 1/4 SEC 11

HANNA COURT

SW 1/4, SE 1/4, SEC. 11
T.3S., R.4E., S.B.M.

SEE DETAIL BELOW

T.P.O.B.

NE LINE DEED
REC. 3/9/2021, INST. NO. 2021-0149634 O.R.

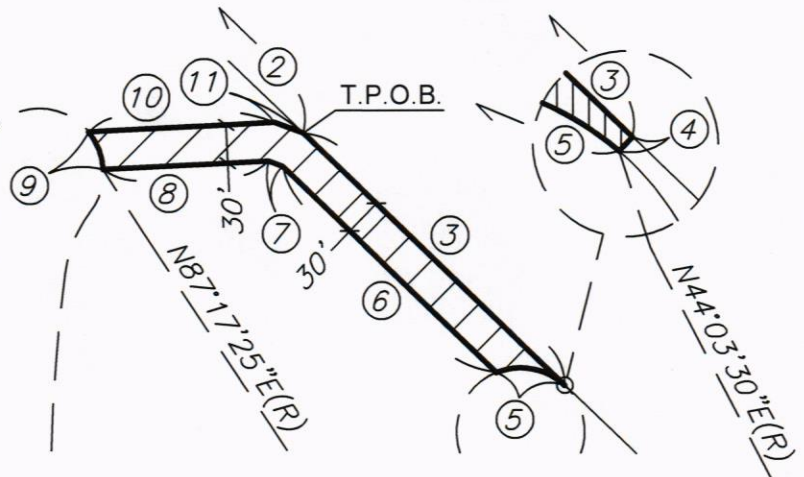
SURVEYED REFERENCED LINE AS
DESCRIBED IN DEED REC. 3/9/2021
INST. NO. 2021-0149634 O.R.

S 1/4
SEC 11

18TH AVENUE

S LINE SEC 11

- ① N89°37'52"E 248.83'
- ② S46°03'06"E 222.39'
- ③ S46°03'06"E 283.21'
- ④ S44°03'30"W 0.03'
- ⑤ Δ=66°29'53" R=50.00'
L=58.03' T=32.78'
- ⑥ N46°03'06"W 231.06'
- ⑦ N69°34'20"W 11.83'
- ⑧ S87°17'25"W 129.62'
- ⑨ Δ=36°52'11" R=50.00'
L=32.17' T=16.67'
- ⑩ N87°17'25"E 145.76'
- ⑪ S69°34'20"E 24.22'



EASEMENT FOR WATERLINE PURPOSES

PREPARED AT THE REQUEST OF ABI ENGINEERING CONSULTANTS

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

PREPARED BY:
ON POINT LAND
SURVEYING, INC.

SCALE: 1"=300'

DATE: FEBRUARY 2021

SHEET 1 OF 1

PREPARED BY:

DATE:

5/3/2021

