

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: 656-050-011

GRANT OF EASEMENT DEED

T.T. Group, Inc., a California Corporation, 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 18th day of June, 2021 J.C.

T.T. Group, Inc.
A _____ Corporation

By: [Signature]
Jennifer Chen, CF.O

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 Santa Clara)

On June 24, 2022 before me, Hui Z. Chen, a Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jennifer Chen
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 [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: Grant of Easement Deed Document Date: 06/18/22

Number of Pages: 1 Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jennifer Chen

Corporate Officer — Title(s): CFO

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: _____

EXHIBIT "A"

WATERLINE EASEMENT

TWO STRIPS OF LAND 15.00 FEET IN WIDTH LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

THENCE S 01°26'03" W ALONG THE CENTERLINE OF PALM DRIVE, A DISTANCE OF 1329.47 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PARK LANE, A 30.00 FOOT WIDE STREET;

THENCE S 89°50'24" E ALONG THE SOUTH RIGHT-OF-WAY OF PARK LANE, A DISTANCE OF 383.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 00°09'36" W A DISTANCE OF 57.03 FEET TO POINT "A";

THENCE CONTINUING S 00°09'36" W A DISTANCE OF 225.79 FEET;

THENCE S 89°50'24" E A DISTANCE OF 19.77 FEET TO THE TERMINUS.

INCLUDING:

BEGINNING AT SAID POINT "A"

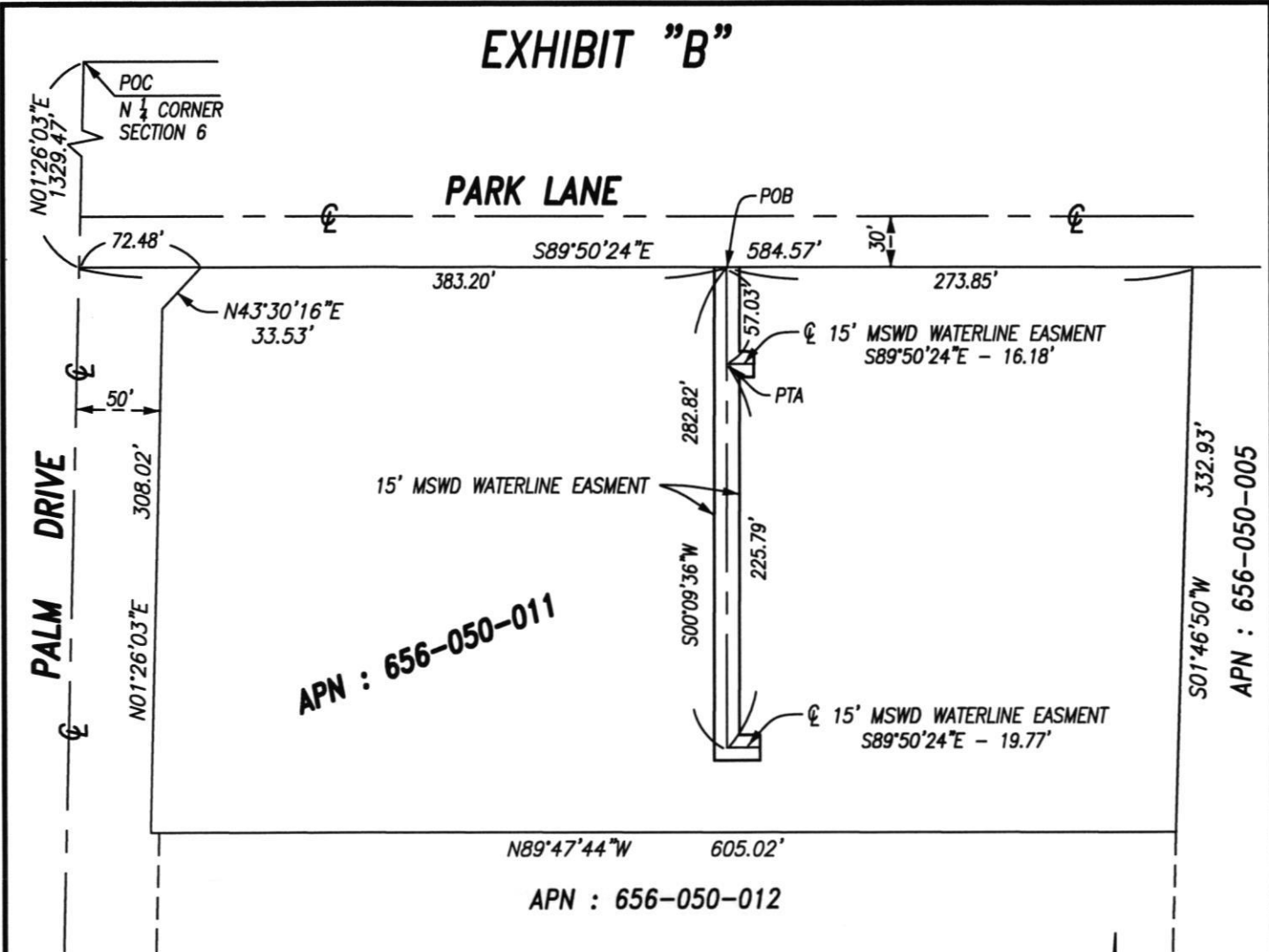
THENCE S 89°50'24" E A DISTANCE OF 16.18 FEET TO THE TERMINUS

CONTAINING A TOTAL OF 4669 SQ. FEET, MORE OR LESS

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



EXHIBIT "B"



NOTES:

THE PROPERTY AS SHOWN IS THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFOR THAT PORTION CONVEYED TO THE CITY OF DESERT HOT SPRINGS BY DOC. RECORDED 5-31-1984 PER INSTR. 116135, O.R.

TOTAL EASEMENT AREA = 4669 sq. ft.



LEGEND:

- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING



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FOR: T. T. Group, Inc. (Aqua Soleil Hotel)

SHEET NO. 1 OF 1
.DWG FILE: 108t1wle01
LAYOUT: WL PLAT
JOB NUMBER: 108T-001