

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: 654-030-058


GRANT OF EASEMENT DEED

ELVIS ARANDA, a single man, 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 28 day of October, 2022

ELVIS ARANDA, a single man

By: 
Elvis Aranda

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 10-28-22 before me, Richard B. Sande, Notary Public
(insert name and title of the officer)

personally appeared Elvis Aranda,
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 Richard B. Sande (Seal)



EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC WATER UTILITIES EASEMENT
APN 654-030-058

That certain parcel of land located in the Unincorporated Territory of the County of Riverside, State of California, being that portion of Parcel 1 of Parcel Map No. 9817, as shown by a Map on file In Book 61, Page 65 of Parcel Maps, Records of said County of Riverside, more particularly described as follows:

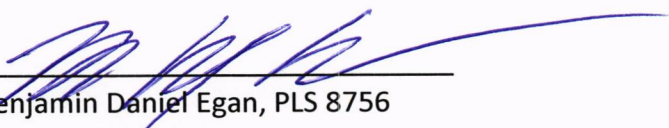
The Easterly 30 feet of said Parcel 1 of Parcel Map No. 9817.

CONTAINING 37,904 Square Feet, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of record.

Graphically depicted on 'EXHIBIT "B" – PLAT', attached hereto and by this reference made a part hereof.

This legal description was prepared by me or under my direction.



Benjamin Daniel Egan, PLS 8756
Prepared September 22, 2022



NOTES:

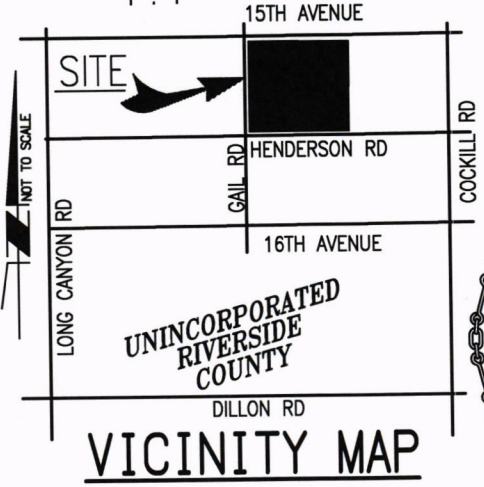
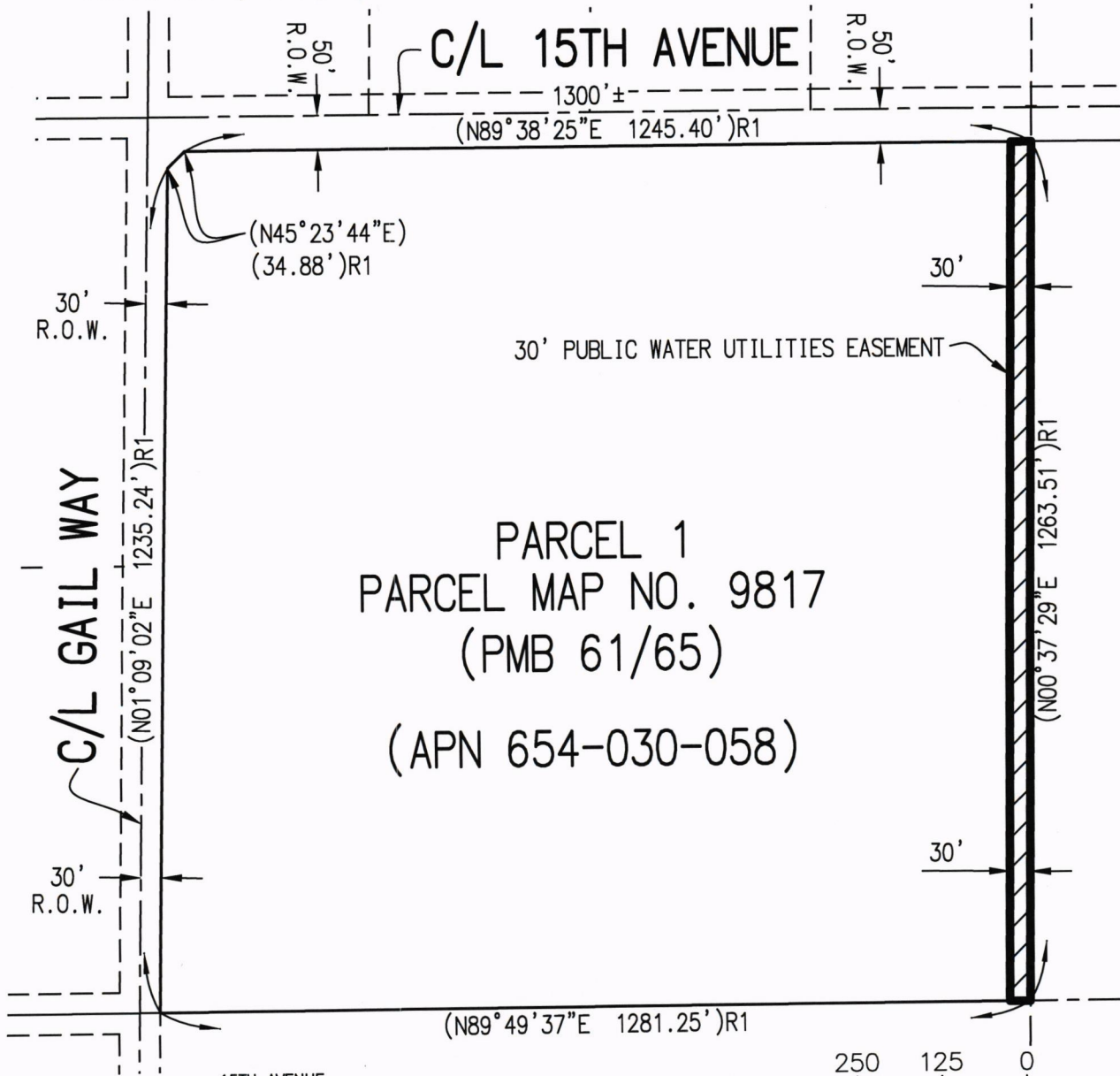


AREA OF EASEMENT
37,904± SQUARE FEET

()R1 INDICATES RECORD DATA
PER PM 9817 (PMB 61/65)

EXHIBIT "B" - PLAT

PLAT TO ACCOMPANY LEGAL DESCRIPTION
GRANT OF EASEMENT
(APN 654-030-058)



[Signature] 09/22/2022
BENJAMIN D. EGAN, PLS 8756 DATE

EGAN CIVIL, INC.
PO BOX 5282, LA QUINTA, CA 92248-5282
(760) 404-7663 WWW.EGANCIVIL.COM

CONSENT AND SUBORDINATION TO EASEMENT

Gastadora, LLC, a California Limited Liability Company ("Lien Holder") is the current holder of the beneficial interest under a Deed of Trust dated February 2, 2021 and recorded February 22, 2021 as Document No. 2021-0111144, Official Records of Riverside County, California ("Lien"). The Lien Holder hereby consents and subordinates its Lien to the Easement granted herein by the granting of the Easement to which this Consent is attached, to MISSION SPRINGS WATER DISTRICT, a public agency of the State of California, its successors and assigns and Lien Holder hereby agrees that in the event of a foreclosure of the Lien, the Easement shall survive such foreclosure and remain binding upon the subject real property and all subsequent owners thereof.

Executed as of this 30th day of September 2022

LIEN HOLDER

Gastadora, LLC,
a California Limited Liability Company

By: Mervyn E. Kirshner

Print Name: Mervyn E. Kirshner

Its: manager

By: Andrea M. Paul

Print Name: Andrea M. Paul

Its: manager

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)

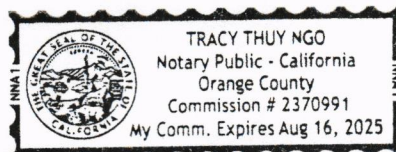
COUNTY OF ORANGE)

On 09-30-2022 before me, TRACY THUY NGO, Notary Public, personally appeared MERVYN E. KIRSHNER, 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)

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 09-30-2022 before me, TRACY THUY NGO,
Notary Public, personally appeared ANDREA M. PAUL, 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)

LLC-1

**Articles of Organization
of a Limited Liability Company (LLC)**

201612710122

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California

MAY 06 2016

1CC
This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm.

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

① Gastadora LLC

Proposed LLC Name

The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

- ② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

③ a. 98 Danbury Lane Irvine CA 92618
Initial Street Address of Designated Office in CA - Do not list a P.O. Box *City (no abbreviations)* *State Zip*

b. _____
Initial Mailing Address of LLC, if different from 3a *City (no abbreviations)* *State Zip*

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

④ a. Mervyn E. Kirshner

Agent's Name

b. 98 Danbury Lane Irvine CA 92618
Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box *City (no abbreviations)* *State Zip*

Management (Check only one.)

- ⑤ The LLC will be managed by:
- One Manager More Than One Manager All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

Mervyn E. Kirshner
Organizer Sign here

Mervyn E. Kirshner
Print your name here

Make check/money order payable to: Secretary of State
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street, 3rd Floor
Sacramento, CA 95814