

Attachment E  
Grand Deed of Easements to  
California-American Water Company

California-American Water Company  
PLN120817

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GRANT DEED OF EASEMENTS

REEL 2348 PAGE 307

RECORDED AT REQUEST OF  
CHICAGO TITLE

Recorded at the Request of  
And When Recorded Mail to:

California-American Water Company  
c/o Steefel, Levitt & Weiss  
One Embarcadero Center, 29th Floor  
San Francisco, California 94111  
Attention: Cynthia J. Bart, Esq.

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APR 4 9 48 AM '88

OFFICE OF RECORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA

17832

GRANT DEED OF EASEMENTS

FOR VALUE RECEIVED, Rancho Fiesta Mutual Water Company, a California corporation ("Grantor"), hereby grants to California-American Water Company, a California corporation ("Grantee"), those easements respecting that certain property located in the County of Monterey, State of California, more particularly described in Exhibit E-1 attached hereto and by this reference incorporated by reference herein;

TOGETHER WITH all rights and easements appurtenant thereto;

TOGETHER WITH all improvements thereon;

TOGETHER WITH the following covenants that will run with the  
land:

\$ 16.50

TRANSFER TAX PAID  
MONTEREY COUNTY

1) Seller represents and warrants to Buyer that:

(a) There are no hazardous materials, substances or wastes on or at the Property which is subject to said easements, as those terms are defined pursuant to any federal, state or local laws, ordinances or regulations relating to the environment, and health and safety; and

(b) Seller shall defend, indemnify, and hold Buyer harmless from and against any loss, cost, damage, expense or claims, including costs and attorneys' fees, relating to any hazardous waste which is discovered on the property, except such loss, cost, damage, expense or claims, including costs and attorneys' fees, relating to any hazardous waste placed on said property by any party after the date of transfer of the subject assets pursuant to this agreement.

THE UNDERSIGNED DECLARES THAT THE DOCUMENTARY TRANSFER TAX IS \$16.50 AND IS COMPUTED ON THE FULL VALUE OF THE INTEREST OR PROPERTY CONVEYED.

2) Seller shall indemnify, defend, and hold Buyer harmless from any liability, loss, cost or claim for damages, including reasonable costs and attorneys' fees, arising out of (i) the breach of Seller's covenants or warranties or the falsity of any of Seller's representations as set forth in this Agreement; and (ii) Seller's acts in connection with Seller's ownership and operation of the assets of the Rancho Fiesta Mutual Water Company arising prior to the close of escrow.

SUBJECT TO a lien to secure payment of current taxes and assessments and all easements, rights of way, covenants, conditions and restrictions, leases and other exceptions to title which are listed in Exhibit E-2 attached hereto and by this reference incorporated by reference herein.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed this 20<sup>th</sup> day of December, 1988

"Grantor"

Rancho Fiesta Mutual Water Company

By: Robert Talbot  
president

By: [Signature]  
VICE-PRESIDENT

Acknowledgment

State of California }  
County of Monterey } ss.

On this 20 day of December, 1988, before me, Notary Public for the State of California, personally appeared ROBERT TALBOTT, personally known to me or proved to me on the basis of satisfactory evidence, to be the President of RANCHO FIESTA MUTUAL WATER COMPANY that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

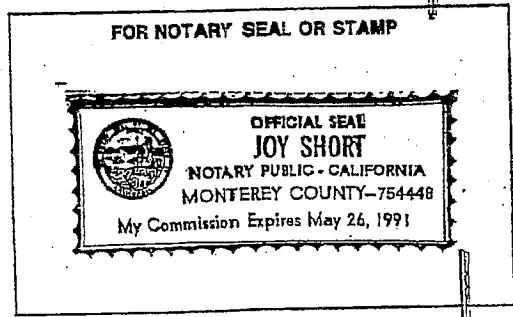


*Robert R. Bebermeyer*  
Notary Public

Stock No. CAL-0374 (Rev. 4-88) Ack. Corporation  
Staple

STATE OF CALIFORNIA }  
COUNTY OF Monterey } ss.  
On April 3, 1989, before me, the undersigned Notary Public in and for said State, personally appeared Thomas M. Knight and personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument as the Vice President and as the \_\_\_\_\_ Secretary on behalf of the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Signature *Joy Short*



DESCRIPTION

Certain real property in Rancho Los Laureles, County of Monterey, State of California, particularly described as follows:

PARCEL 1

THAT certain parcel shown and so designated as "Road & P.U. Easement" and described by Courses numbered twenty three (23) through thirty eight (38), inclusive, on that certain map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California

PARCEL 2

That certain parcel shown and so designated as "Road & P.U. Easement" and described by Courses numbered, 25, 94, 93, 92, 91, 90, 89, 88, 87, 86, 117, 118, 107, 108, 109, and 110, on that certain map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California.

PARCEL 3

A parcel of land which is described as follow:

BEGINNING at the northwesterly corner of that certain Lot 9 as shown on that certain map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California; thence

(1) N 76 degrees 00' 00" E., 60.60 feet to the westerly boundary of the northerly terminus of that certain "Road and P.U. Easement" described by Course number 110 on the abovementioned Tract Map; thence along the westerly boundary of above said easement

(2) S 14 degrees 00' 00" E., 103.48 feet thence

(3) Southerly, 79.28 feet along the arc of a tangent curve to the left having a radius of 65.00 feet, through a central angle of 69 degrees 52' 52"; thence leaving the westerly boundary of the above said easement

(4) N 83 degrees 52' 52" W., 137.76 feet to a point on the westerly boundary of abovesaid Lot 9; thence northerly along said westerly boundary

(5) N 01 degrees 26' 00" W., 120.00 feet to the POINT OF BEGINNING.

PARCEL 4

That certain "Water Tank Easement" shown and so designated and being a portion of Lot 4 on that certain parcel map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California

PARCEL 5

That certain "Public Utility Easement" so shown and designated on that certain map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California, said easement is

DESCRIPTION

lying along, adjacent to and easterly of the westerly boundary of said Tract; beginning at the southwesterly corner of that certain Lot 2 of said Tract and continuing northerly to a point on the westerly boundary of that certain Lot 4 of said Tract, said point is the northerly terminus of that certain course "N 07 degrees 00' 00' W., 156.90 feet" as shown.

PARCEL 6

A Water Line Easement, the Westerly line of which is that certain course Number 99 on the westerly boundary of Lot 7 of that certain map entitled "Tract 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California, said easement designated as "Scenic Easement" in abovementioned map.

PARCEL 7

A 20 foot wide strip of land the centerline of which is described as follows:

BEGINNING at a point which bears S 61 degrees 33' W., 175 feet distant from the most easterly corner of that certain Lot 10 as shown on that certain map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California; thence

(1) Westerly, 53.06 feet along the arc of a curve to the left (center bears S 12 degrees 33' W., 190 feet distant) through a central angle of 16 degrees 00' to a point of a compound curvature, thence tangentially

(2) Southwesterly, 128.28 feet along the arc of a compound curve to the left having a radius of 600 feet, through a central angle of 12 degrees 15'

PARCEL 8

A 20 foot wide "Public Utility Easement" lying 10 feet on each side of the boundary between Lots 12 and 13 as so designated on that certain map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California.

PARCEL 9

A "Roadway and Public Utility Easement" as so designated on a portion of the southerly boundary and on the easterly boundary of Lot 11, on the easterly boundary of Lot 12, and on the easterly boundary of Lot 13 as shown on that certain map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California.

PARCEL 10

A "Public Utility Easement" over all that area shown and so designated as "Open Space & Public Utility Easement" on that certain map entitled "Tract No. 907, Rancho Del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California.

PARCEL 11

DESCRIPTION

A strip of land 60 feet wide centerline of which is described as follows:

BEGINNING at a point on the easterly boundary of that certain 40.486 acre parcel shown and so designated as Parcel 1 on that certain Record of Survey Map filed 31 December 1974, in Volume 11 of Surveys at Page 59, Records of Monterey County, California, said point bears N 04 degrees 45' 45" E., 211.90 feet from the southeasterly corner of said Parcel 1; thence

(1) Northwesterly, 35.11 feet along the arc of a curve to the right (center bears N 19 degrees 08' 57" E., 90 feet distant) having a radius of 90.00 feet, through a central angle of 22 degrees 21' 03"; thence tangentially

(2) N 48 degrees 30' W., 299.49 feet; thence

(3) Northwesterly, 102.54 feet along the arc of a tangent curve to the right having a radius of 150.00 feet, through a central angle of 39 degrees 10'; thence tangentially

(4) N 09 degrees 20' W., 280.35 feet; thence

(5) Southwesterly, 175.58 feet along the arc of a tangent curve to the left having a radius of 120.00 feet, through a central angle of 83 degrees 50'; thence tangentially

(6) S 86 degrees 50' W., 83.95 feet; thence

(7) Southwesterly, 86.69 feet along the arc of a tangent curve to the left having a radius of 200.00 feet, through a central angle of 24 degrees 50' to a point of reverse curvature; thence tangentially

(8) Northeasterly, 259.59 feet along the arc of a reverse curve to the right having a radius of 80.00 feet, through a central angle of 155 degrees 55' to a point of reverse curvature; thence tangentially

(9) Northeasterly, 86.61 feet along the arc of a reverse curve to the left having a radius of 150.00 feet, through a central angle of 33 degrees 05' to a point of reverse curvature; thence tangentially

(10) Northeasterly, 210.89 feet along the arc of a reverse curve to the right having a radius of 500.00 feet, through a central angle of 24 degrees 10'; thence tangentially

(11) N 59 degrees 00' E., 52.86 feet; thence

(12) Northeasterly, 33.69 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet, through a central angle of 01 degrees 55' 49" to a point hereinafter being referred to as Point "A", said point also being the intersection of said centerline with the southerly boundary of that certain parcel shown on that certain parcel map filed 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California, said intersection bears along said boundary, N 75 degrees 00' E., 87.29 feet distant from the most southerly corner of said parcel.

PARCEL 12

The southwesterly one half (1/2) of that certain 118.03 foot by 60 foot parcel of land designated as "60' R.O.W.", the centerline of said right-of-way lies on a portion of



DESCRIPTION

the boundary between that certain Parcel 1 and Parcel 2 as shown on that certain record of survey map filed 31 December 1974 in Volume 11 Surveys at Page 59. Records of Monterey County, California.

PARCEL 13

A strip of land, 10 feet wide as shown lying along and adjacent to the easterly boundary of that certain Parcel 1 on that certain record of survey map filed 31 December 1974 in Volume 11 of Surveys at Page 59, Records of Monterey County, California.

PARCEL 14

A strip of land, 15 feet wide the centerline of which is described as follows:

BEGINNING on a point which bears S 4 degrees 45' W., 532.52 feet distant from a point on the easterly boundary of that certain Parcel 1 on that certain record of survey map filed 31 December 1974 in Volume 11 of Surveys at Page 59, Records of Monterey County, California, said point is the northerly terminus of that certain course bearing S 4 degrees 45' W., 1278.65 feet distant as shown on said survey map; thence from said POINT OF BEGINNING

(1) N 78 degrees 30' 00" W., 400 feet plus or minus to the intersection of the centerline of a 60 foot wide easement being a point on that certain course number 16 of that certain Parcel A as recorded in Reel 1355 Page 1278 Official Record, County of Monterey, California.

PARCEL 15

A strip of land 30 feet wide shown and designated as "30 foot wide Road & Utility Easement" on that certain parcel map filed 5 July 1977 in Volume 11 of Parcel Maps at Page 163, Records of Monterey County, California, the centerline of said strip follows a portion of the boundary between Parcel "A" and Parcel "B" as shown on said map.

PARCEL 16

A strip of land 20 foot wide lying along, adjacent to and northwesterly of the following described line:

BEGINNING at a 3/4 inch Iron Pipe located at the most easterly corner of that certain Parcel "B" as shown on that certain parcel map filed 5 July 1977 in Volume 11 of Parcel Maps at Page 163, Records of Monterey County, California; thence from said POINT OF BEGINNING along the southeasterly boundary of said parcel

(1) S 35 degrees 00' W., (at 370 feet a point hereafter referred to as point "A") 700.0 feet to a 1/2 inch rebar at the most southerly corner of said parcel.

PARCEL 17

A strip of land 20 feet wide, the centerline of which is described as follows:

BEGINNING at the hereinabove described point "A" in Parcel 18; thence

(1) N 55 degrees 00' W., 40 feet plus or minus to the intersection with the easterly

DESCRIPTION

Line of hereinabove described 30 foot wide "Road and Utility Easement" )

PARCEL 18

The northeasterly one half (1/2) of that certain 118.03 foot by 60 foot parcel of land shown and designated as "60' R.O.W.", the centerline of said right-of-way lies on a portion of the boundary between that certain Parcel 1 and Parcel 2 as shown on that certain record of survey map filed 31 December 1974 in Volume 11 of Surveys at Page 59, Records of Monterey County, California.

PARCEL 19

A 10 foot wide water line easement, the centerline of which is described as follows:

BEGINNING at a point on the easterly boundary of that certain Lot 1 of that certain parcel map filed 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California, said point bears S 07 degrees 00' 00" E., 11.71 feet distant from the northerly terminus of that certain course N 07 degrees 00' 00" W., 156.9 feet, as said course is shown on the abovementioned parcel map thence; N 82 degrees 09' 50" W., 398.42 feet, (shown as 399.08 feet on said parcel map) to a point on the westerly boundary of said Lot 1, said point bears S 35 degrees 00' 00" W., 25.0 feet from a 3/4" Iron Pipe located at the northeasterly terminus of that certain course on the westerly boundary of that Lot 1 shown as "S 35 degrees 00' 00" W., 700'" on above mentioned parcel map.

PARCEL 20

A strip of land 60 feet wide shown and designated as "60 foot easement" now "60 foot wide road and public utility easement" on that certain parcel map filed 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California, said strip follows the southerly and easterly boundary of that certain Lot 1 as shown on said map.

CERTAIN real property in Rancho Los Laureles, County of Monterey, State of California, particularly described as follows:

PARCEL 21

A strip of land 60 feet wide shown and designated as "60 foot easement" now "60 foot wide road and public utility easement" on that certain parcel map filed 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California, said strip follows the easterly boundary of Lots 2 and 3 and the easterly and northerly boundary of Lot 4 as shown on said map.

PARCEL 22

A water tank easement as shown and so designated (in the northerly area of Lot 4) on that certain parcel map filed 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California.

PARCEL 23

A 15 foot wide utility easement bearing N 59 degrees 01' 25" W., with a distance of 146.95 feet, as shown and so designated (in the northern sector of Lot 4) on that

DESCRIPTION

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certain parcel map filed 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California.

PARCEL 24

A 20 foot wide water line easement as shown and so designated on that certain parcel map filed 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California; traversing from the easterly boundary of Lot 3, northwesterly through Lot 3 to a point on the southerly boundary of Lot 4 and thence; 30 feet into Lot 4 as shown.

PARCEL 25

A 60 foot wide strip of land shown and designated "60 foot road and Utility Easement" now "60 foot wide road and public utility easement" on that certain parcel map filed 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California, the centerline of said strip follows the easterly portion of the property line between Lot 3 and Lot 4, as shown on said map.

PARCEL 26

A strip of land 35 feet wide within Lot 4 as said lot is shown and designated on that certain Parcel Map recorded 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California; the northwesterly boundary of which coincides with the southeasterly "Water Tank Easement" boundary as shown on said Lot 4 of said Parcel Map and the southeasterly boundary of said 35' wide strip intersects Lot 4's boundary on the northeast and that certain 60 foot wide road and utility easement on the southwest.

PARCEL 27

BEGINNING at a point on the northeasterly boundary of Rancho Los Laureles, said beginning point also being the northerly corner of that certain "Water Tank Easement" shown on the northeasterly boundary of Lot 4 as said lot is shown and designated on that certain Parcel Map recorded 7 May 1980 in Volume 14 of Parcel Maps at Page 25, Records of Monterey County, California; thence from said POINT OF BEGINNING southwesterly along the northwesterly "Water Tank Easement" boundary

(1) S 28 degrees 00' 23" W., 61.04 feet to the northerly boundary of that certain 60 foot wide road and utility easement shown on last said parcel map; thence along said northerly 60 foot wide easement boundary

(2) N 45 degrees 00' 00" W., 102.82 feet; thence

(3) Westerly, 149.85 feet along the arc of a tangent curve to the left having a radius of 430.00 feet, through a central angle of 19 degrees 58' 00" to a point on the northeasterly boundary of said Rancho and Lot 4; thence along said boundary

(4) S 64 degrees 58' 01" E., 246.64 feet to the POINT OF BEGINNING

PARCEL 28

CERTAIN real property in Rancho Los Laureles, County of Monterey, State of California, particularly described as follows:

DESCRIPTION

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A 100 foot square well easement, the center of which bears N. 82 degrees 51' 17" W., 59.35 feet from a corner on the southeasterly boundary of that certain Lot 1, as shown on the certain map entitled "Tract No. 907, Rancho del Sol, etc." filed 19 September 1980 in Volume 14 of Cities and Towns at Page 42, Records of Monterey County, California; said corner being the Northeasterly terminus of that certain Course Number 3 as shown on said Tract Map and the southeasterly boundary of said 100 foot square well easement being parallel with said course No. 3, excepting any portion in that existing 60 foot wide "Road and P.U. Easement" as shown on said Tract Map.

PARCEL 29

CERTAIN real property in Rancho Los Laureles, County of Monterey, State of California, particularly described as follows:

A strip of land 20 feet wide; the centerline of which coincides with the entire length of boundary described as S 80 degrees W., 137.59 feet as shown on that certain Record of Survey Map filed 15 April 1987 in Volume 14 of Surveys at Page 215, Records of Monterey County, California, said boundary being the "Adjusted Lot Line" between Parcel A and B as shown on said map.

PARCEL 30

Certain real property in Rancho Los Laureles, County of Monterey, State of California, and being a portion of Parcel A as said Parcel is shown as 3.46 acres on that certain map filed 16 April 1986 in Volume 14 of Surveys at Page 105, Records of Monterey County, California, particularly described as follows:

PARCEL a

A 15 foot wide easement lying along, adjacent to and southerly of a portion of the northerly boundary of said Parcel A, being all of the southerly side of that certain "30' Wide Roadway" within said Parcel A as shown on said Record of Survey Map.

PARCEL b

A 25 foot wide easement lying along, adjacent to and southeasterly of all of that certain portion of said Parcel A's northerly boundary described as "S 50 degrees 00' W., 70.91 feet" on said Record of Survey Map.

PARCEL c

A 20 foot wide easement 12.5' on the westerly side and 7.5' on the easterly side of that certain "Centerline of 15' Wide Utilities Easement" so indicated in said Parcel A on said Record of Survey Map, said centerline being further computed as N 21 degrees 23' 49" E., 133.63 feet.

END OF DOCUMENT