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04 2133139

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11:01 AM AUG 18 2004

TITLE(S) :



FEE

FEE \$13	LL
DAF \$2	
C-20	3

D.T.T

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND MAIL TO
NAME CALIFORNIA WATER SERVICE CO.
STREET 2632W. 23RD STREET
CITY TORRANCE, CA. 90505

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DOCUMENTARY TRANSFER TAX \$ <u>0</u>
<input type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
<input type="checkbox"/> OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
<i>CONVEYANCES OF AN EASEMENT OR OIL AND GAS LEASE WHERE THE CONSIDERATION AND VALUE IS LESS THAN \$100</i>
<u>Kirk Henry CALIFORNIA WATER</u>
Signature of Declarant or Agent determining tax. Firm Name

QUITCLAIM DEED AND AUTHORIZATION
FOR UNDERGROUND WATER RIGHTS

THIS INDENTURE, made and executed this _____ day of _____, 20____, by and between J.P. Eliopoulos Enterprises, Inc. hereinafter called "Grantor," and CALIFORNIA WATER SERVICE COMPANY, a California corporation, hereinafter called "Grantee,"

WITNESSETH:

For and in consideration of the sum of One Dollar (\$1.00) in hand paid by Grantee to Grantor and of other valuable consideration, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, assign, convey, remise, release and forever quitclaim unto Grantee, its successors and assigns, all right, title, interest, estate, claim and demand, both at law and in equity, and as well in possession as in expectancy of Grantor as owner of that certain real property, hereinafter called the "Property", situate in the County of **Los Angeles**, State of California, known as **Tract 53866, Ave Land 20th Street West**, and specifically described in the map thereof filed in the Office of the Recorder of said County of **Los Angeles**, on February 2, 2004, in Book 3112 of Maps at page(s) 023, to pump, take or otherwise extract water from beneath the Property for beneficial use upon lands within Grantee's **Antelope Valley District**, and Grantor hereby irrevocably authorized Grantee, its successors and assigns, on behalf of Grantor and its successors in ownership of overlying lands in the Property to take from beneath the Property for such use any and all water which the owner or owners of said overlying lands may be entitled to take for beneficial use on said lands and to supply such water to a public utility; provided, however, that nothing contained in this instrument shall be deemed to authorize Grantee to enter upon any of the lots delineated upon the above described map or to authorize Grantee to make any withdrawal of water which will result in damage to any building or structure erected upon said lots, and provided further that this

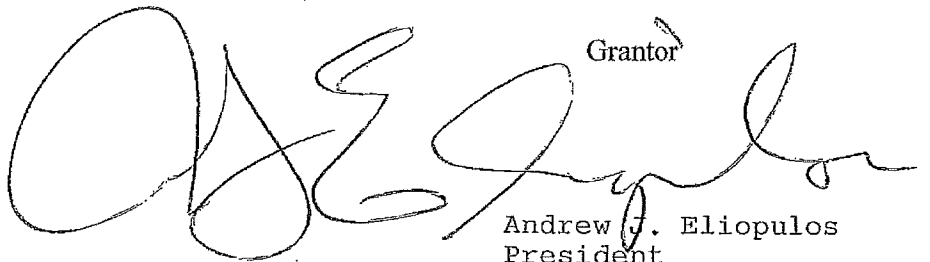
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conveyance is made subject to the condition that if any owner of lands within the Property at any time hereafter desires to develop his own source of water and drills a producing well upon his own land, Grantee, upon receipt of the written request of such owner, together with the payment of a consideration of One Dollar (\$1.00), will quitclaim promptly to such owner any rights created by this instrument relating to the land of such owner.

This assignment, conveyance and authorization is made for the benefit of each parcel of land within the Property and shall bind each owner of any parcel of land within the Property.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.



Grantor

Andrew J. Eliopoulos
President
J.P. Eliopoulos Enterprises

Proj. No. AV-9145

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State of California)
County of Los Angeles)

On 8/15/03, before me, Gayle Matthews, Notary Public,
DATE NAME, TITLE OF OFFICER

personally appeared Andrew J. Eliopoulos,
NAME(S) OF SIGNER(S)

personally known to me (or 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.

WITNESS my hand and official seal.

Gayle Matthews
SIGNATURE OF THE NOTARY

