

Recorded at the request of
and when recorded mail to:
COUNTY OF SANTA BARBARA
Department of General Services
Office of Real Estate Services
WILL CALL

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No Fee Pursuant to Government Code §6103
No Tax Due

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN: 103-200-011

**EASEMENT DEED
(Permanent Easement)**

COUNTY OF SANTA BARBARA, a political subdivision of the State of California, owner of all that real property in the unincorporated area of the County of Santa Barbara, State of California, commonly referred to as Assessor's Parcel No. 103-200-011, referred to as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

Golden State Water Company, a California corporation, its successors and assigns (hereinafter referred to as "Grantee"), a permanent easement for the present and future construction, reconstruction, operation, repair, and maintenance of public utilities including but not limited to underground or overhead electrical power lines, power poles, conduits and pull boxes, control wiring, conduits and pull boxes, and other utilities and appurtenances thereto; and for right-of-way purposes to permit pedestrian and vehicular ingress and egress and passage across such real property, as necessary for installing, constructing, operating, maintaining and replacing facilities as may from time to time be deemed necessary by Grantee that certain land situated in the County of Santa Barbara, State of California, legally described in Exhibit "A" and shown crosshatched on Exhibit "B", attached hereto and incorporated herein by reference. This easement is granted to allow for the installation of utilities to activate a water well.

GRANTEE shall defend, indemnify and hold harmless GRANTOR, its agents, employees, officers, successors and assigns from and against any and all claims, liabilities, demands, costs (including reasonable attorney fees), and causes of action of all kinds arising from GRANTEE'S use of the Easement Area, or any obligations arising there from, including but not limited to contamination by harmful, hazardous and/or toxic materials; except for any such claim arising

Grant of Easement, Golden State Water
Grantee: Golden State Water
Grantor: County of Santa Barbara

solely out of the negligence or willful misconduct of GRANTOR, its agents, employees or officers.

In the event the indemnity hereunder exceeds that permitted by applicable law, such indemnity shall be construed as the maximum permitted by law. This indemnity shall not apply to any contamination which may occur on the Easement Area as a result of the operations of GRANTOR subsequent to the effective date of this easement.

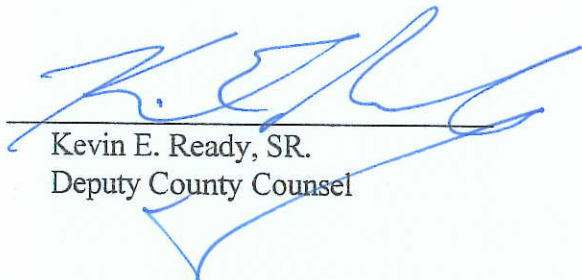
IN WITNESS WHEREOF, GRANTOR and GRANTEE have executed this Easement Deed (Permanent Easement) by the respective authorized officers as set forth below.

GRANTOR
COUNTY OF SANTA BARBARA

By: _____
Chair, Board of Supervisors

APPROVED AS TO FORM:
DENNIS MARSHALL
COUNTY COUNSEL

Date: _____

By: 
Kevin E. Ready, SR.
Deputy County Counsel

Grant of Easement, Golden State Water

Grantee: Golden State Water

Grantor: County of Santa Barbara

State of California

County of _____

On _____ before me, _____, a Deputy Clerk, personally appeared
Name of Clerk

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
(Seal)

California Civil Code section 1189

Grant of Easement, Golden State Water
Grantee: Golden State Water
Grantor: County of Santa Barbara

Exhibit "A"

Legal Description – Utility Easement and Right-of-Way

A portion of the southeast quarter of the northwest quarter of Section 13, Township 9 north, Range 34 west, San Bernardino Base and Meridian, in the County of Santa Barbara, State of California, and more particularly described as follows:

Beginning at a one-inch iron pipe monument with plastic cap stamped "L.S. 4597" at the northwesterly corner of the surveyed parcel of land shown on map filed in Book 146, Page 45 of Record of Surveys, Records of said County;

Thence, easterly along the northerly line of said parcel of land N 88° 40' 57" E, 130.11' more or less to the northeast corner of said parcel, being a point on the east line of said southeast quarter of the northwest quarter of said Section 13;

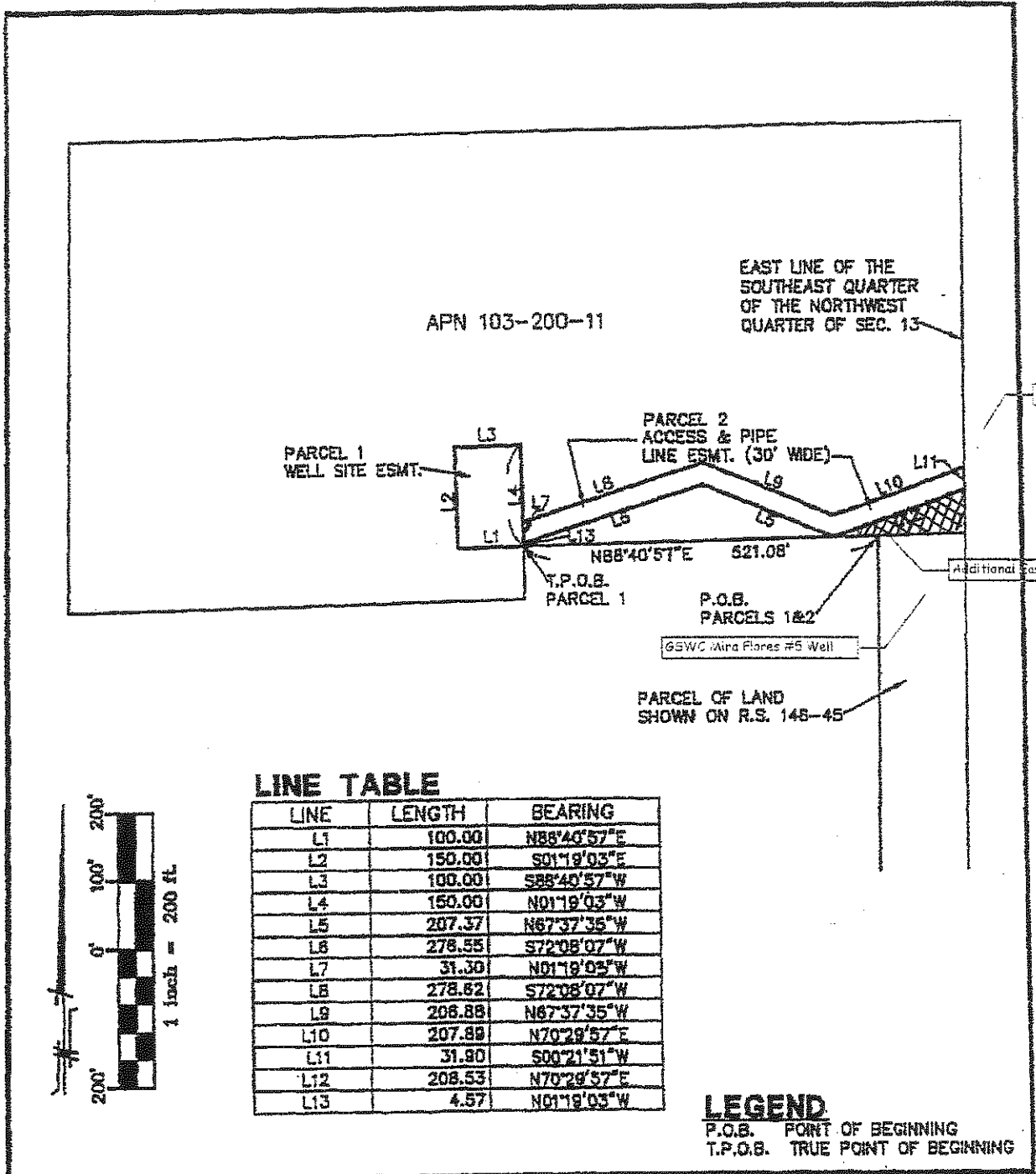
Thence, northerly along the east line of said southeast quarter of the northwest quarter of said Section 13, N 0° 21' 51" E, 65.11' more or less, to the northeasterly terminus of course L12 as shown on the Exhibit Map recorded in the Grant of Utility Easement, Santa Barbara County document 2004-0026712;

Thence, southwesterly along said course L12 and the southwesterly prolongation thereof S 70° 29' 57" W, 208.57' more or less, to its intersection with the westerly prolongation of the northerly line of the aforementioned surveyed parcel of land;

Thence, easterly along the said westerly prolongation of said northerly line, N 88° 40' 57" E, 66.10' more or less to the Point of Beginning.

EXCEPTING there from that certain portion thereof conveyed by Charles Franch and wife to Emma Chaffin by deed dated April 14, 1913 and recorded April 15, 1913 in Book 139, Page 332 of Deeds, Records of Santa Barbara County, State of California.

ALSO EXCEPTING there from all oil, gas, petroleum and other hydrocarbon substances or minerals that may lie in or under the premises herein described, together with the right to enter in and upon said premises to prospect, drill for, and transport any such substances that may be found or extracted from said premises, as reserved by Ramon Rivas, et al., in the deed recorded July 15, 1946, in Book 684, Page 455 of Official Records.



FARGEN SURVEYS INC.

2450 PROFESSIONAL PARKWAY, SUITE 210
 SANTA MARIA, CALIFORNIA 93455
 PHONE: 805-934-5727
 FAX: 805-934-3448
 DATE: JAN., 2004

EXHIBIT MAP

A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 34 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.