

Exhibit J

Copy of Corporation Grant Deed for Parcel 3035 (Kanan Meter Site)

(See Attached)

U 5 U 5 1

BOOK 5681 PAGE 995

RECORDING REQUESTED

OFFICIAL RECORDS OF
VENTURA COUNTY RECORDER
ROBERT L. HAMM

VENTURA
FILE

JUL 7 10 02 AM '00

FREE - 2

AND WHEN RECORDED MAIL TO
NAME Calleguas Water District
ADDRESS 2100 E. Olsen Road
CITY OR STATE Thousand Oaks, California
91360
Title Order No. _____ Escrow No. _____

RECORDED AT REQUEST OF:
Calleguas Municipal Water Dist. COMPLETED

MAIL TAX STATEMENTS TO
NAME _____
ADDRESS _____
CITY & STATE _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

WESTERN TITLE FORM NO. 102

FOR VALUE RECEIVED, Metropolitan Development Corporation, a Delaware Corporation
GRANTS to Calleguas Municipal Water District
all that real property situate in the
County of Ventura, State of California, described as follows:

An easement for water system facilities over a strip of land 8.00 feet wide in Tract "P" of Rancho Simi, in the County Ventura, State of California, as per map recorded in Book 3 Page 7 of Maps, in the office of the county recorder of said county, lying northeasterly of and concentric with the following described curved line:

Beginning at the northerly terminus of the easterly line of Kanan Road 118 feet wide as shown on map of Tract No. 2959, as per map recorded in Book 80 Page 94 of Maps, records of said county; thence along the northerly prolongation of said easterly line, North 15° 03' 10" West 404.53 feet to the beginning of a tangent curve concave westerly, having a radius of 1259 feet; thence northwesterly along said curve through a central angle of 18° 57' 13", an arc length of 416.48 feet to the TRUE Point of Beginning, a radial line bears North 55° 59' 37" East; thence

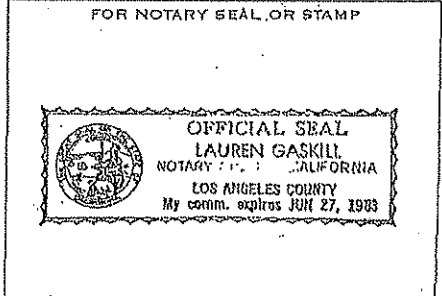
1st Northwesterly along the prolongation of said curve through a central angle of 0° 50' 47", an arc length of 18.60 feet to the end of said easement.

Said easement is to terminate northwesterly in the northeasterly prolongation of a line that is radial to said curve and which passes through the end of said easement. Said easement is to terminate southeasterly in the northeasterly prolongation of the radial line described herein as North 55° 59' 37" East.

LOS ANGELES County of VENTURA
On April 21, 1980, before me, the undersigned,
a Notary Public, in and for said State, personally appeared
George G. Dawley and Sheldon Lazar

known to me to be the Vice President and the XXX Secretary of the corporation that executed the within instrument, and also known to me to be the persons who executed it on behalf of such corporation, and acknowledged to me that such corporation executed the same, and further acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Lauren Gaskill
Notary Public



IN WITNESS WHEREOF, said corporation has executed these presents by its officers thereunto duly authorized, this 21st day of April, 1980

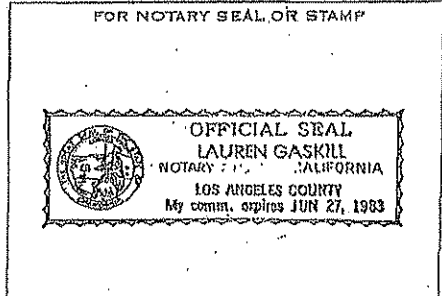
By: George G. Dawley President
By: Sheidon Lazar Secretary

STATE OF CALIFORNIA }
Los Angeles County of California } ss.

On April 21, 1980, before me, the undersigned, a Notary Public, in and for said State, personally appeared George G. Dawley and Sheidon Lazar

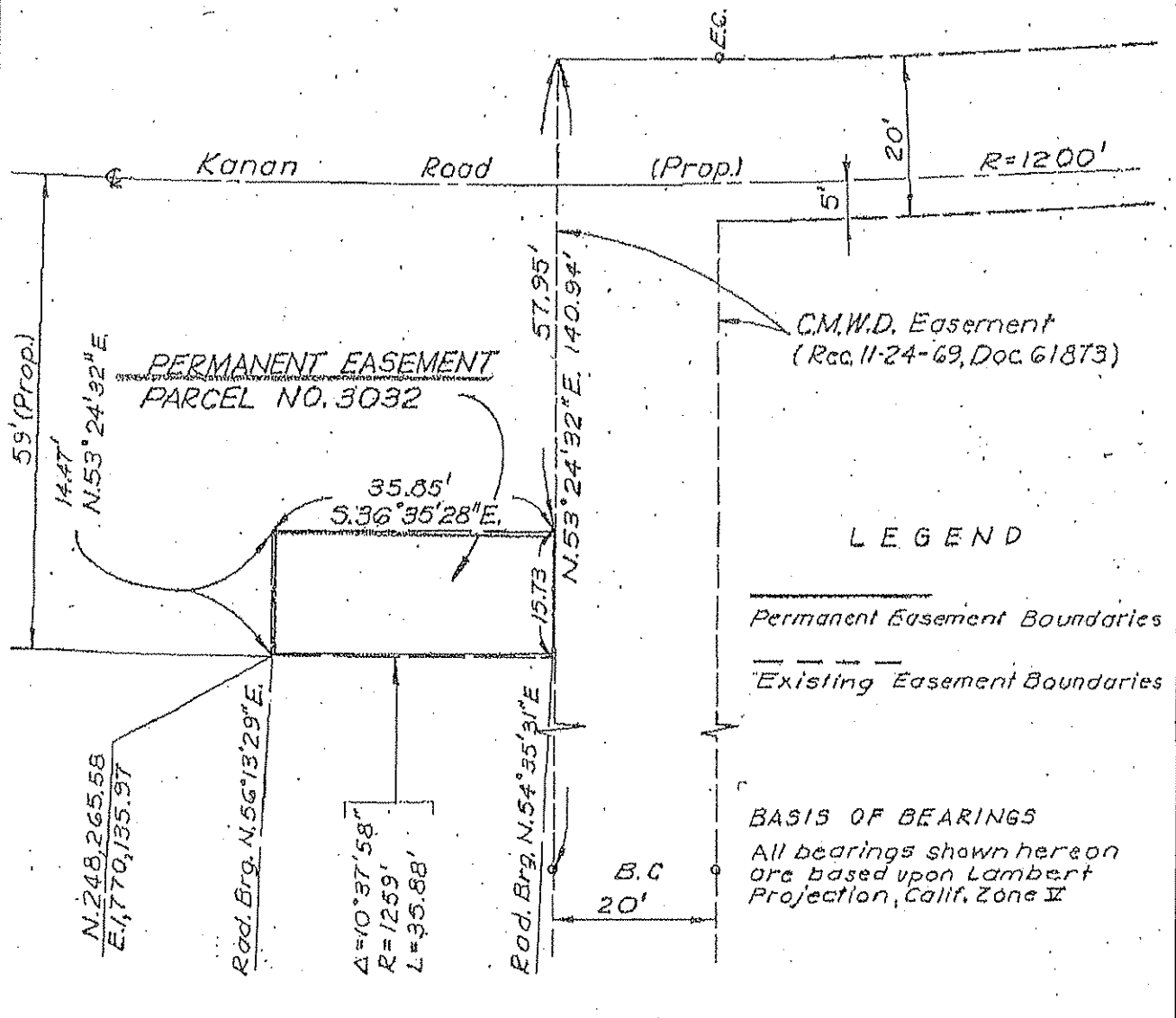
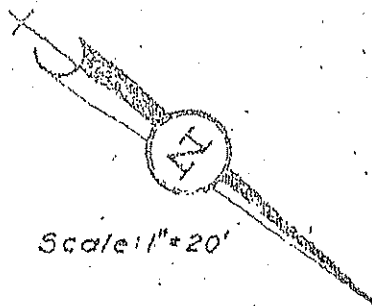
known to me to be the Vice President and the Secretary of the corporation that executed the within instrument, and also known to me to be the persons who executed it on behalf of such corporation, and acknowledged to me that such corporation executed the same, and further acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Lauren Gaskill
Notary Public



RANCHO SIMI
 PORTION OF TRACT "P"

PARCEL No. 3032 T.R. No. 233051
 METROPOLITAN DEVELOPMENT CORPORATION
 544.8 ft.² = 0.013 Acres - Permanent Easement Required



CALLEGUAS MUNICIPAL WATER DISTRICT				
THOUSAND OAKS,		CALIFORNIA		
RIGHT OF WAY RECORD MAP				
METERING STATION SITE - METROPOLITAN WATER COMPANY				
DWG. J.C.	R/W ENGR. C.E.	CHKD. C.E.	PERLITER & INGALSBE · CONSULTING ENGINEERS LOS ANGELES, CALIFORNIA	SHEET 1 OF 1
				DATE DEC., 1970

Exhibit K

Form of Quitclaim Deed for Transfer of Chesebro Reservoir Site (2108F)

Recording at Request of and
When Recorded, Mail to:

Oak Park Water Service
1001 Partridge Drive, Suite 150
Ventura, CA 93003

No Fee Required (Govt. Code Sec. 6103)
No Documentary Transfer Tax due (Rev. & Tax. Code Sec. 11922)

QUITCLAIM DEED
(Chesebro Reservoir Site – CMWD 2108FQ)

For a valuable consideration, receipt of which is hereby acknowledged,

CALLEGUAS MUNICIPAL WATER DISTRICT

does hereby release, remise and forever quitclaim to

TRIUNFO SANITATION DISTRICT, a public agency formed pursuant to California Health and Safety Code Section 4700, et.seq.

any and all rights, title and interest of Calleguas Municipal Water District in and to the real property in the State of California, County of Ventura, specifically described in that certain Grant Deed dated August 27, 1968 from Lillian Barrett, as Grantor, to Calleguas Municipal Water District, as Grantee, recorded October 24, 1968 in Book 3388, Pages 532 to 534 of Official Records in the office of the Ventura County Recorder, and all structures and fixtures located thereon, including without limitation the water tank known as the Chesebro Reservoir.

[EXHIBIT – NOT FOR SIGNATURE]

Exhibit L

Form of Easement Grant Deed for Parcel 2105 Easement

Recording at Request of and
When Recorded, Mail to:

Oak Park Water Service
1001 Partridge Drive, Suite 150
Ventura, CA 93003

No Fee Required (Govt. Code Sec. 6103)
No Documentary Transfer Tax due (Rev. & Tax. Code Sec. 11922)

GRANT DEED
(CMWD 2105)

For a valuable consideration, receipt of which is hereby acknowledged,

CALLEGUAS MUNICIPAL WATER DISTRICT

does hereby grant, convey, and transfer to

TRIUNFO SANITATION DISTRICT, a public agency formed pursuant to California Health and Safety Code Section 4700, et.seq.

any and all rights, title and interest of Calleguas Municipal Water District in and to the easements and rights of way (collectively the "Easement") specifically described in the Easement Deed dated February 2, 1970, from Westlake Village, a Partnership, as Grantor, to Calleguas Municipal Water District, as Grantee, recorded in the Official Records of the Office of the Ventura County Recorder on September 2, 1971 as Instrument No. 53067 in Book 3858, Pages 707 to 713, with respect to that certain real property described in said Easement Deed;

EXCEPTING AND RESERVING unto grantor that portion of the Easement, and all rights attributable thereto, described on Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by this reference.

[EXHIBIT - NOT FOR SIGNATURE]

EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT
within
Rancho El Conejo
per
Book 1, Page 746 of Deeds

That portion of that certain easement deed described as Parcel 2105A and 2105B (20.00 feet wide) in the City of Thousand Oaks, County of Ventura, State of California, Recorded September 2, 1971 in Book 3858, Page 707 of Official Records in the Office of the County Recorder of said County, lying westerly and northwesterly of the following described line:

BEGINNING at a point in the southerly line of said easement, said line being the 33rd course in said easement deed described as "South 65° 46' 49" East 1480.00 feet", said point being distant southeasterly thereon 1.28 feet from the intersection with the southeasterly right-of-way line of Falling Star Avenue (60 feet wide) as shown on the Map of Tract No. 3507-3, filed in Book 96, Page 77 of Miscellaneous Records (Maps) of said County;

1st Thence, departing and perpendicular to the southerly line of said easement North 24° 13' 11" East a distance of 6.00 feet;

2nd Thence, North 21° 11' 42" West a distance of 19.94 feet to the northerly line of said easement.

SUBJECT TO: All covenants, Rights, Rights-of-Way and Easements of record.

EXHIBIT "B": Attached and by this reference made a part hereof.



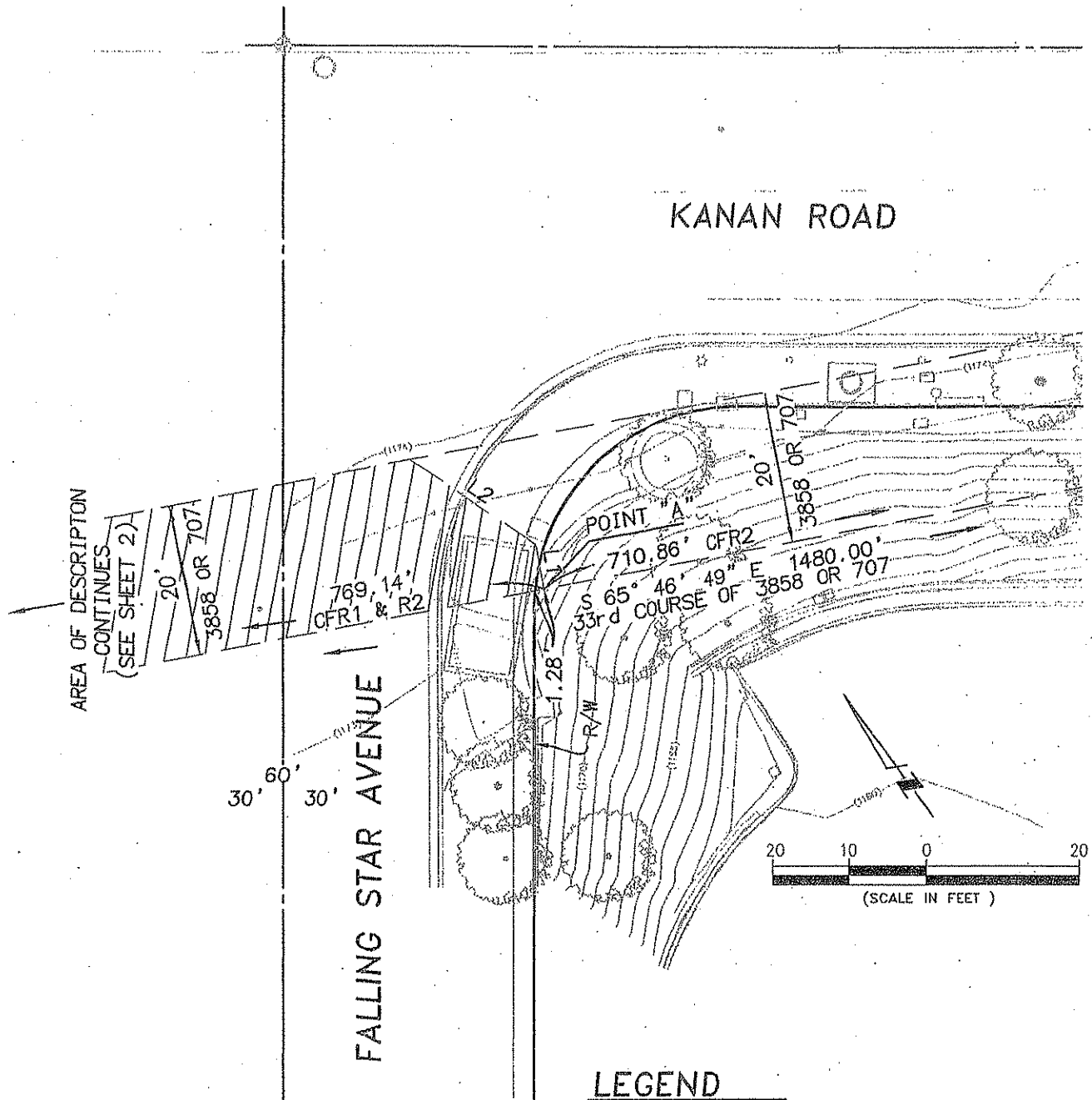
10/7/2010

Matthew J. Vernon
PLS 7553, Exp. 12/31/2011

Date


1164-EX-002.doc

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION



LINE DATA TABLE		
NO.	BEARING/DELTA	LENGTH
L1	N 24° 13' 11" E	6.00'
L2	N 21° 11' 42" W	19.94'

LEGEND

- R1 DOC. PER BOOK 3858, PAGE 707, O.R.
- R2 TRACT No. 3507-3, 96 MR 77
- R/W RIGHT-OF-WAY
-  AREA OF DESCRIPTION



PLANNING ■ DESIGN ■ CONSTRUCTION

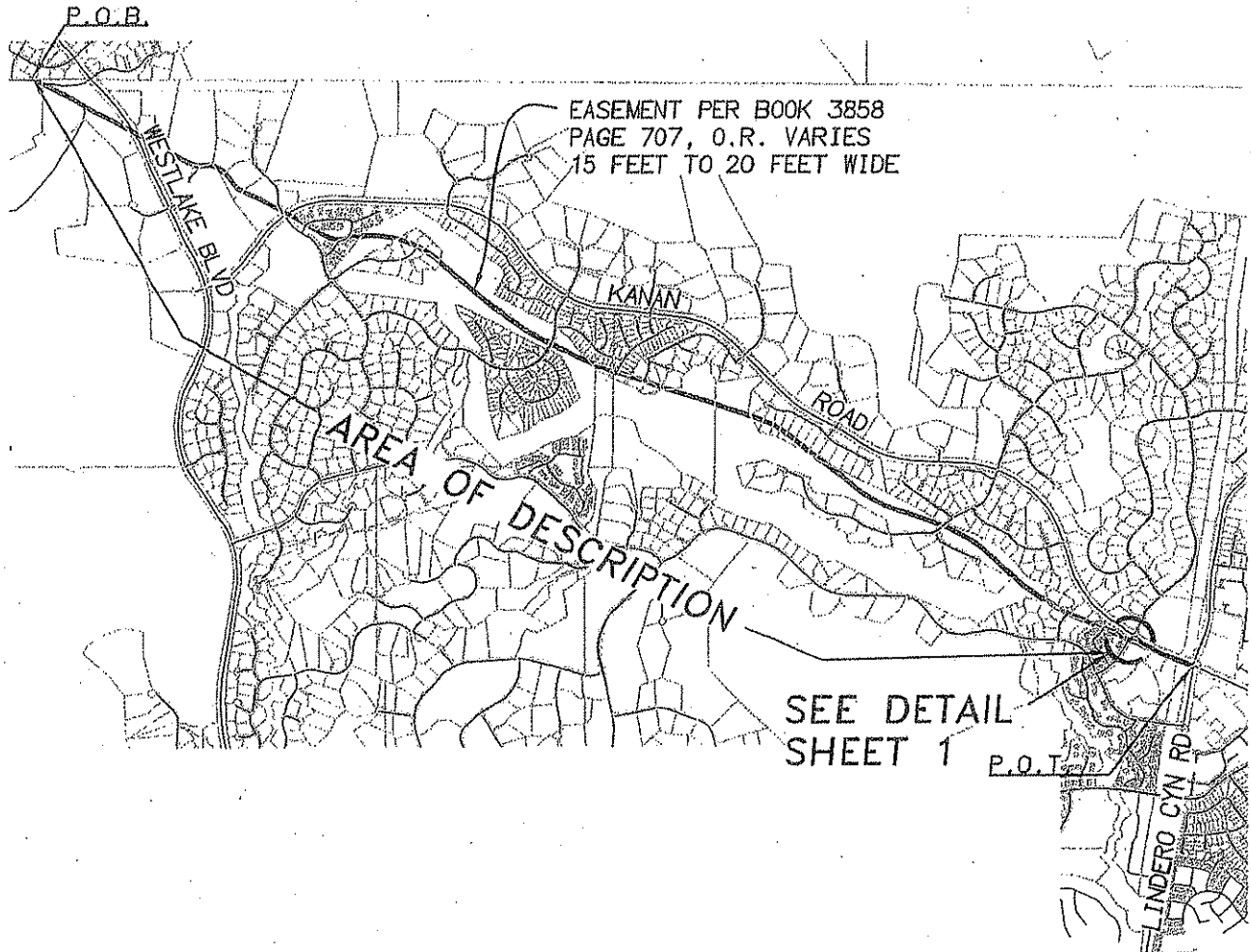
5051 VERDUGO WAY, SUITE 300
 CAMARILLO, CALIFORNIA 93012
 805.383.3373 • FAX 805.383.3371 • www.RBF.com

EASEMENT
BEING A PORTION OF
BOOK 3858, PAGE 707, O.R.

CITY OF THOUSAND OAKS
 COUNTY OF VENTURA, STATE OF CALIFORNIA

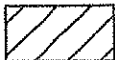
DATE: 10/7/10
 SCALE: 1"=20'
 SHEET: 1 OF 2
 CAD: JM
 CHK'D: MJV

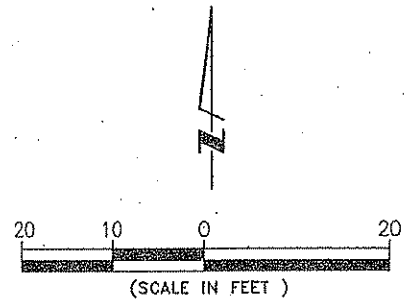
EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- P.O.B. R1 POINT OF BEGINNING
- P.O.T. R1 POINT OF TERMINATION
- R1 DOC. PER BOOK 3858, PAGE 707, O.R.
- R2 TRACT No. 3507-3, 96 MR 77
- R/W RIGHT-OF-WAY

 AREA OF DESCRIPTION



PLANNING ■ DESIGN ■ CONSTRUCTION
 5051 VERDUGO WAY, SUITE 300
 CAMARILLO, CALIFORNIA 93012
 805.383.3378 • FAX 805.383.3371 • www.RBF.com

EASEMENT
BEING A PORTION OF
BOOK 3858, PAGE 707, O.R.
 CITY OF THOUSAND OAKS
 COUNTY OF VENTURA, STATE OF CALIFORNIA

DATE: 10/7/10
 SCALE: 1"=20'
 SHEET: 2 OF 2
 CAD: JM
 CHK'D: MJV

Exhibit M

Form of Easement Quitclaim Deed for Kanan Meter Site (3035)

Recording at Request of and
When Recorded, Mail to:

Oak Park Water Service
1001 Partridge Drive, Suite 150
Ventura, CA 93003

No Fee Required (Govt. Code Sec. 6103)
No Documentary Transfer Tax due (Rev. & Tax. Code Sec. 11922)

QUITCLAIM DEED
(Kanan Meter Site – CMWD 3035Q)

For a valuable consideration, receipt of which is hereby acknowledged,

CALLEGUAS MUNICIPAL WATER DISTRICT

does hereby release, remise and forever quitclaim to

TRIUNFO SANITATION DISTRICT; a public agency formed pursuant to California Health and Safety Code Section 4700, et.seq.

any and all rights, title and interest of Calleguas Municipal Water District in and to the easements specifically described in that certain Corporation Grant Deed dated April 21, 1980 from Metropolitan Development Corporation, as Grantor, to Calleguas Municipal Water District, as Grantee, recorded July 7, 1980 in as Instrument No. 060651, Book 5681, Pages 995 to 996 of Official Records in the office of the Ventura County Recorder, and all structures and fixtures located thereon.

[EXHIBIT – NOT FOR SIGNATURE]

Exhibit N

Form of Easement Quitclaim Deed for Parcel 2106/2111 Easement, Parcel 2107 Easements, Parcel 2108 Easements, Parcel 2108S Easement, Parcel 2109 Easements, Parcel 2110 Easements, and Parcel 3050 (Lindero Meter Site)

Recording at the Request of and
When Recorded, Mail to:

Oak Park Water Service
1001 Partridge Drive, Suite 150
Ventura, CA 93003

No Fee Required (Govt. Code Sec. 6103)
No Documentary Transfer Tax due (Rev. & Tax. Code Sec. 11922)

QUITCLAIM DEED

(CMWD 2106Q, 2111Q, 2107AQ, 2107BQ, 2107S-1Q, 2107S-2Q, 2107FQ, 2108AQ, 2108BQ,
2108-S1Q, 2108-S2Q, 2108SQ, 2109Q, 2109-SQ, 2110Q, 2110-SQ, and 3050Q)

For a valuable consideration, receipt of which is hereby acknowledged,

CALLEGUAS MUNICIPAL WATER DISTRICT

does hereby release, remise and forever quitclaim to

TRIUNFO SANITATION DISTRICT, a public agency formed pursuant to California Health and Safety Code Section 4700, et.seq.

any and all rights, title and interest of Calleguas Municipal Water District in and to the easements specifically described in Exhibit A attached hereto and incorporated herein by this reference.

[EXHIBIT – NOT FOR SIGNATURE]

Exhibit O

Form of Bill of Sale

BILL OF SALE

WHEREAS, CALLEGUAS MUNICIPAL WATER DISTRICT ("Calleguas") and TRIUNFO SANITATION DISTRICT (referred to herein as "TSD") are parties to that certain *Agreement for Transfer of Surplus Facilities* (the "Transfer Agreement") which sets forth the terms by which TSD is acquiring from Calleguas certain real and personal property interests used in connection with the operation of the water conduit facilities commonly known by the parties as the "Lindero Feeder Unit 2", the "Lindero Meter Station", the "Kanan Meter Station", the "Doubletree Meter Station", the "Palo Comado Pump Station", the "Lindero Feeder Unit 3", and the "Chesebro Reservoir" (collectively referred to herein as the "Pipeline Facilities"); and

WHEREAS, in furtherance of the Transfer Agreement, Calleguas desires by this instrument to assign, transfer and convey to TSD all of Calleguas' right, title and interest in and to all of the personal property included in the Pipeline Facilities;

NOW THEREFORE, in consideration of the foregoing, the transactions contemplated by the Transfer Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Calleguas and TSD agree as follows:

1. Transfer. Subject to all of the terms of the Transfer Agreement, Calleguas hereby sells, assigns and transfers to TSD any and all of Calleguas's right, title and interest in and to the following described property:

(a) The approximately 24 to 36 inch in diameter underground pipeline commonly known by the parties as the "Lindero Feeder Units 2 and 3" generally described in Calleguas' Plans and Specifications No. 173 and the portion of Plans and Specifications No. 172 west of Falling Star Avenue (the "Pipeline"), and all of the meters, valves, appurtenances and other property comprising the pipeline;

(b) The pump station facilities commonly known by the parties as the "Palo Comado Pump Station" located on the Pump Station Site east of the unincorporated community of Oak Park, California, and generally described in portions of Calleguas' Plans and Specifications No. 176 and 177, and all pumps, motors, meters, valves, appurtenances and other property comprising the Pump Station;

(c) The meter station commonly referred to as the "Kanan Meter Station" located at 696 Kanan Road including all meters, valves, materials, equipment, appurtenances and other property comprising the Kanan Meter Station;

(d) The meter station commonly identified by Calleguas as the "Doubletree Meter Station" located 1201 North Doubletree Road including all meters, valves, materials, equipment, appurtenances and other property comprising the Doubletree Meter Station; and

(e) The meter station commonly identified by Calleguas as the "Lindero Meter Station" located at the northeast corner of Kanan Road and Lindero Canyon Road including all meters, valves, materials, equipment, appurtenances and other property comprising the Lindero Meter Station but not including the control cabinet and its content;

(f) All of the property, equipment and materials making up the cathodic protection system(s) connected to Lindero Feeder Units 2 and 3 east of Falling Star Avenue and generally described in Calleguas's Plans and Specifications Nos. 323 and portions of 414; and

(g) The approximately four million gallon steel water tank located on the Chesebro Reservoir Site and generally described in Calleguas' Plans and Specifications No. 179.

2. As-Is. All of the property transferred by this Bill of Sale is transferred "as-is", "with all faults" as provided in the Transfer Agreement.

3. Assumption. TSD accepts the property transferred hereunder and assumes all responsibility for maintenance as well as all other obligations and liability in connection therewith as provided in the Transfer Agreement.

4. Defined Terms. Capitalized terms not otherwise defined herein shall have the meanings assigned to such terms in the Transfer Agreement.

5. Effective Date. This Assignment shall be effective upon the Closing of the Transfer Agreement as provided in the Transfer Agreement.

[EXHIBIT NOT FOR SIGNATURE]