



# Board of Directors *Regular Meeting*



**C**OMMUNICATION  
Sharing our value with  
the community

**E**NGAGEMENT  
Building awareness and participation  
within our organization, our community  
and our industry

**T**EAMWORK  
Connecting with each other to  
advance the organization

**R**ESILIENCE  
Adapting well in the face  
of adversity

**A**CCOUNTABILITY  
Acting responsibly and with our  
customers in mind

**E**XCELLENCE  
Providing the very best for  
our customers

## September 5, 2023, at 6:00 p.m.

3021 Fullerton Road, Rowland Heights, CA 91748  
(562) 697-1726 | [RWD.org](http://RWD.org)



## **AGENDA**

Regular Meeting of the Board of Directors  
3021 Fullerton Road  
Rowland Heights, CA 91748  
September 5, 2023 -- 6:00 PM

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*Agenda materials are available for public review at <https://www.rwd.org/agendas-minutes/>. Materials related to an item on this Agenda submitted after distribution of the Agenda packet are available for public review at the District office located at 3021 Fullerton Road, Rowland Heights, CA 91748.*

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL OF DIRECTORS**

Szu Pei Lu-Yang, President  
John Bellah, Vice President  
Vanessa Hsu  
Robert W. Lewis  
Anthony J. Lima

### **ADDITION(S) TO THE AGENDA**

### **PUBLIC COMMENT ON NON-AGENDA ITEMS**

*Any member of the public wishing to address the Board of Directors regarding items not on the Agenda within the subject matter jurisdiction of the Board should do so at this time. With respect to items on the agenda, the Board will receive public comments at the time the item is opened for discussion, prior to any vote or other Board action. A three-minute time limit on remarks is requested.*

*Any person may make a request for a disability-related modification or accommodation needed for that person to be able to participate in the public meeting by telephoning Gabriela Palomares, Executive Services Manager, at (562) 383-2323, or writing to Rowland Water District, at 3021 Fullerton Road, Rowland Heights, CA 91748. Requests must specify the nature of the disability and the type of accommodation requested. A telephone number or other contact information should be included so that District staff may discuss appropriate arrangements. Anyone requesting a disability-related accommodation should make the request with adequate time prior to the meeting in order for the District to provide the requested accommodation.*

*Any member of the public wishing to participate in the meeting, who requires a translator to understand or communicate in English, should arrange to bring a translator with them to the meeting.*



## 1. CONSENT CALENDAR

*All items under the Consent Calendar are considered to be routine matters, status reports, or documents covering previous Board instruction. The items listed on the Consent Calendar will be enacted by one motion unless separate discussion is requested.*

### 1.1 [Approval of the Minutes of Regular Board Meeting held on August 8, 2023](#)

*Recommendation: The Board of Directors approve the Minutes as presented.*

### 1.2 [Demands on General Fund Account for July 2023](#)

*Recommendation: The Board of Directors approve the demands on the general fund account as presented.*

### 1.3 [Investment Report for July 2023](#)

*Recommendation: The Board of Directors approve the Investment Report as presented.*

### 1.4 [Water Purchases for July 2023](#) - For information only.

### 1.5 [California Reservoir Conditions](#) – For information only.

*Next Regular Board Meeting:* September 5, 2023

*Next Special Board Meeting:* September 26, 2023

## 2. ACTION ITEMS

*This portion of the Agenda is for items where staff presentations and Board discussions are needed prior to formal Board action.*

### 2.1 [Review and Approve Directors' Meeting Reimbursement August 2023](#)

*Recommendation: The Board of Directors approve the Meeting Reimbursements as presented.*

### 2.2 [Consider Adoption of RWD Resolution No. 9-2023, Recognizing Chief Executive Officer Andy Sells' Thirty-three Years of Service with the ACWA/JPIA](#)

*Recommendation: The Board of Directors adopt RWD Resolution No. 9-2023 as presented.*

### 2.3 [Consider Adoption of RWD Resolution No. 9.1-2023, Authorizing the General Manager to Accept and Record Pipeline Easements](#)

*Recommendation: The Board of Directors adopt RWD Resolution No. 9.1-2023 as presented.*

### 2.4 **Declaration of Surplus Equipment**

*Recommendation: The Board of Directors declare the trench machine and trailer as surplus equipment.*

### 2.5 **Request Additional Funds for Cuatro Booster Station Project**

*Recommendation: The Board of Directors approve an additional \$2,550,000 funds for the Cuatro Booster Station Project.*

## 3. PUBLIC RELATIONS

### 3.1 [Communications Outreach](#)

CV Strategies

### 3.2 [Education Update](#)

Gabriela Palomares

## 4. DISCUSSION OF UPCOMING CONFERENCES, WORKSHOPS, OR EVENTS

*(Including items that may have arisen after posting of the agenda)*

## 5. LEGISLATIVE INFORMATION

## 6. REVIEW OF CORRESPONDENCE

## 7. COMMITTEE & ORGANIZATION REPORTS *(verbal reports)*

- |      |  |                          |
|------|--|--------------------------|
| 7.1  | Joint Powers Insurance Authority   | Directors Lu-Yang/Hsu    |
| 7.2  | Three Valleys Municipal Water District   | Directors Lima/Bellah    |
| 7.3  | Association of California Water Agencies<br>▪ <a href="#">Leadership to Leadership Listening Sessions</a> – October 11, 2023, at 2:00 p.m. (Virtual) | Directors Lewis/Bellah   |
| 7.4  | Puente Basin Water Agency  | Directors Lima/Lewis     |
| 7.5  | Project Ad-Hoc Committee   | Directors Lima/Lu-Yang   |
| 7.6  | Regional Chamber of Commerce-Government Affairs Committee  | Directors Lewis/Bellah   |
| 7.7  | P-W-R Joint Water Line Commission  | Directors Lima/Bellah    |
| 7.8  | Sheriff's Community Advisory Council   | Director Lu-Yang         |
| 7.9  | Rowland Heights Community Coordinating Council   | Directors Lu-Yang/Bellah |
| 7.10 | Local Agency Formation Commission  | Director Lewis           |

## 8. OTHER REPORTS, INFORMATION ITEMS AND COMMENTS

- |     |                                |              |
|-----|--------------------------------|--------------|
| 8.1 | <a href="#">Finance Report</a> | Mrs. Malner  |
| 8.2 | Operations Report              | Mr. Davidson |
| 8.3 | Project Updates                | Mr. Moisio   |
| 8.4 | Personnel Report               | Mr. Coleman  |

## 9. ATTORNEY'S REPORT

Mr. Byrne

## 10. CLOSED SESSION

### a. CONFERENCE WITH LEGAL COUNSEL – THREAT TO PUBLIC SERVICES OR FACILITIES

Consultation with: Tom Coleman, General Manager

### b. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – [§54956.8]

Property:	Portion of Property Located at 839 S. Azusa Avenue City of Industry, CA
District Negotiator:	Tom Coleman, General Manager
Negotiating Parties:	City of Industry
Under Negotiation:	Price and Terms



**c. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – [§54956.8]**

Property: Assessor Parcel Numbers 8266-002-900, 8266-002-901 and  
8269-003-903

District Negotiator: Tom Coleman, General Manager

Negotiating Parties: Puente Hills Habitat Authority

Under Negotiation: Price and Terms of Payment

**11. RECONVENE/REPORT ON CLOSED SESSION**

**General Manager's and Directors' Comments**

**Future Agenda Items**

**Late Business**

*No action shall be taken on any items not appearing on the posted agenda, except upon a determination by a majority of the Board that an emergency situation exists, or that the need to take action arose after the posting of the agenda.*

**ADJOURNMENT**

President Szu Pei Lu-Yang, Presiding



Minutes of the Regular Meeting  
of the Board of Directors of the Rowland Water District  
August 8, 2023 – 6:12 p.m.  
3021 Fullerton Road  
Rowland Heights, CA 91748

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**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF DIRECTORS**

President Szu Pei Lu-Yang  
Vice President John Bellah  
Director Robert W. Lewis  
Director Anthony J. Lima

**ABSENT:**

Director Vanessa Hsu

**OTHERS PRESENT:**

Erin LaCombe, CV Strategies  
Jody Roberto, TVMWD  
Joseph Byrne, Legal Counsel, Best, Best & Krieger  
Matt Litchfield, TVMWD  
Mike Ti, TVMWD  
Tara Bravo Mulally, CV Strategies

**ROWLAND WATER DISTRICT STAFF**

Allen Davidson, Director of Operations  
Dusty Moisio, Assistant General Manager  
Elisabeth Mendez, Compliance & Safety Manager  
Gabby Sanchez, Executive Services Manager  
Myra Malner, Director of Finance  
Tom Coleman, General Manager

**ADDITION(S) TO THE AGENDA** – None.

**PUBLIC COMMENT ON NON-AGENDA ITEMS** - None.

**1. CONSENT CALENDAR**

Upon motion by Director Lima, seconded by Director Lewis, the Consent Calendar was unanimously approved as follows:



- 1.1 Approval of Minutes of Regular Board Meeting Held on July 11, 2023
- 1.2 Demands on General Fund Account for June 2023
- 1.3 Investment Report for June 2023
- 1.4 Water Purchases for June 2023
- 1.5 California Reservoir Conditions  
(Motion pass 4-0)

Next Regular Board Meeting: September 5, 2023, 6:00 p.m.

Next Special Board Meeting: September 26, 2023, 6:00 p.m.

## **2. ACTION ITEMS**

### **2.1 Review and Approve Directors' Meeting Reimbursements for July 2023**

Upon motion by Director Lima, seconded by Director Bellah, the Board unanimously approved the Directors' Meeting Reimbursement Report as presented. (Motion pass 4-0)

### **2.2 Consider Approval of Professional Services Agreement (PSA) with Highroad Information Technology, LLC**

Upon motion by Director Lewis, seconded by Director Bellah, the Board unanimously approved the Professional Services Agreement (PSA) with Highroad Information Technology, LLC, as included in the Board packet. (Motion pass 4-0)

### **2.3 ACWA Region 8 Election**

Upon motion by Director Lima, seconded by Director Bellah, the Board unanimously provided Board President Szu Pei Lu-Yang with direction on casting the District's vote for the Nominating Committee's recommended slate in the ACWA Region 8 election. (Motion pass 4-0)

## **3. PUBLIC RELATIONS**

### **3.1 Communications Outreach (CV Strategies)**

Ms. Erin LaCombe reported on communications outreach activities performed by CV Strategies on behalf of the District during the month of July 2023.

### **3.2 Education Update**

General Manager Tom Coleman provided an update on the District's community and education outreach activities. His report included social media engagement, District participation in community events, and made note of upcoming educational programs.

## **4. DISCUSSION OF UPCOMING CONFERENCES, WORKSHOPS, OR EVENTS (INCLUDING ITEMS THAT MAY HAVE ARISEN AFTER THE POSTING OF THE AGENDA)**

### **4.1 Board members were apprised of the August 16, 2023, Three Valleys Municipal Water District Miragrand Well Open House.**

## **5. LEGISLATIVE INFORMATION – Mr. Coleman reported on a memorandum received from Reeb Government Relations, LLC, which discussed State budgetary and legislative matters.**

**6. REVIEW OF CORRESPONDENCE** – Mr. Coleman advised that Governor Newsom signed Executive Order N-10-23. He noted that the State has experienced over thirty atmospheric rivers since December 2022, resulting in compounding and cumulative impacts across California. There remains a need for removal of floating vegetation and debris throughout impacted counties, including stretches of the Salinas River mainstream and tributaries, stretches of the Pajaro River mainstream and tributaries, and coastal streams along the Central Coast region from Santa Cruz County to Ventura County, and that removal must expeditiously occur before the next rainy season begins in Fall 2023 in California to protect health, safety, and environment, and to reduce the risk of local catastrophic flooding.

**7. COMMITTEE REPORTS**

**7.1 Joint Powers Insurance Authority** – None.

**7.2 Three Valleys Municipal Water District** – None.

**7.3 Association of California Water Agencies** – None.

**7.4 Puente Basin Water Agency (PBWA)** – Directors Lewis and Lima reported on business matters from the August 3, 2023, Agency meeting.

**7.5 Project Ad-Hoc Committee** – None.

**7.6 Regional Chamber of Commerce** – None.

**7.7 P-W-R Joint Waterline Commission** – None.

**7.8 Sheriff's Community Advisory Council** – None.

**7.9 Rowland Heights Community Coordinating Council (RHCCC)** – None.

**7.10 Local Agency Formation Commission** – Director Lewis advised that he will participate in the August 9, 2023, LAFCO meeting.

**8. OTHER REPORTS, INFORMATION ITEMS AND COMMENTS**

**8.1 Finance Report**

Director of Finance, Myra Malner, presented a year-to-date Financial Dashboard containing comparative graphs of Revenue and Expense by Category and Consumption by Class through June 2023. Following her report she answered questions posed by Board members.

**8.2 Operations Report**

The Board was provided with the field operations tasks completed during the month of July 2023 (as listed below):

- Water Samples – 210
- Site Inspections - 83
- Service Orders Completed - 389
- Meters Replaced - 2
- Modules Replaced - 10
- Dig Alerts – 486
- Service Lines Replaced- 10
- System Valves Replaced- 1



- Air Releases Inspections – 26
- Recycled Water Inspections – 12

### 8.3 Projects Update

Assistant General Manager Dusty Moisio reported on scheduled upgrades to Artigas Reservoir and on the replacement and upgrade to the existing Rowland Ranch AC mainline.

### 8.4 Personnel Report – None.

## 9. ATTORNEY’S REPORT – None.

## 10. ADJOURN TO CLOSED SESSION

A Closed Session was not held in connection with the items listed below:

### a. Conference with Real Property Negotiator – [§54956.8]

Property: Portion of Property Located at  
839 S. Azusa Ave., City of Industry, CA  
District Negotiator: Tom Coleman, General Manager  
Negotiating Parties: City of Industry  
Under Negotiation: Price and Terms

### b. Conference with Real Property Negotiator – [§54956.8]

Property: Assessor Parcel Numbers 8266-002-900, 8266-002-901 and  
8269-003-903  
District Negotiator: Tom Coleman, General Manager  
Negotiating Parties: Puente Hills Habitat Authority  
Under Negotiation: Price and Terms of Payment

**Closed Session Announcements** – It was reported that no reportable action was taken as closed session was not held.

**General Manager’s and Directors’ Comments** – None.

**Future Agenda Item(s)** – None.

**Late Business** – None.

A motion was made by Director Bellah, seconded by Director Lima, and unanimously carried to adjourn the meeting. The meeting was adjourned at 7:07 p.m.

\_\_\_\_\_  
SZU PEI LU-YANG  
Board President

Attest: \_\_\_\_\_  
TOM COLEMAN  
Board Secretary

## Report Criteria:

Report type: GL detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
<b>32176</b>						
07/23	07/05/2023	32176	62840	AM-TEC TOTAL SECURITY INC	SECURITY IMPROVEMENT PROJECT	4,066.07
Total 32176:						4,066.07
<b>32177</b>						
07/23	07/05/2023	32177	62121	ANDREW J ANTUNEZ	TOTAL EXPENSES-BOOT ALLOWANCE	122.03
Total 32177:						122.03
<b>32178</b>						
07/23	07/05/2023	32178	62554	APPLIED TECHNOLOGY GROUP	FCC LICENSE RENEWAL	265.00
Total 32178:						265.00
<b>32179</b>						
07/23	07/05/2023	32179	62739	BABCOK LABORATORIES, INC	UCMR 5 SAMPLES	3,080.00
Total 32179:						3,080.00
<b>32180</b>						
07/23	07/05/2023	32180	62716	CASEY HAYES	TOTAL EXPENSES-VERKADA CONFERENCE	84.76
Total 32180:						84.76
<b>32181</b>						
07/23	07/05/2023	32181	62309	CITY OF INDUSTRY CITY HALL	RECYCLED WATER SYSTEM	276.00
07/23	07/05/2023	32181	62309	CITY OF INDUSTRY CITY HALL	RECYCLED WATER SYSTEM	1,207.50
07/23	07/05/2023	32181	62309	CITY OF INDUSTRY CITY HALL	RECYCLED WATER SYSTEM-CIP	78.40
07/23	07/05/2023	32181	62309	CITY OF INDUSTRY CITY HALL	RECYCLED WATER SYSTEM-CIP	343.00
Total 32181:						1,904.90
<b>32182</b>						
07/23	07/05/2023	32182	62705	COMP	FIRST AID-OFFICE VISIT	330.00
07/23	07/05/2023	32182	62705	COMP	FIRST AID-OFFICE VISIT	274.00
Total 32182:						604.00
<b>32183</b>						
07/23	07/05/2023	32183	62872	DANGELO COMPANY	SUPPLIES FOR RES	233.14
Total 32183:						233.14
<b>32184</b>						
07/23	07/05/2023	32184	2125	DANIELS TIRE SERVICE	TIRES FOR TRUCK #30	109.00
Total 32184:						109.00
<b>32185</b>						
07/23	07/05/2023	32185	62624	HASA INC	CHEMICALS FOR RCS	458.05
07/23	07/05/2023	32185	62624	HASA INC	CHEMICALS FOR RCS	305.37
07/23	07/05/2023	32185	62624	HASA INC	CHEMICALS FOR RCS	277.61
07/23	07/05/2023	32185	62624	HASA INC	CHEMICALS FOR RCS	999.39



GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
07/23	07/05/2023	32185	62624	HASA INC	CHEMICALS FOR RCS	333.13
07/23	07/05/2023	32185	62624	HASA INC	CHEMICALS FOR RCS	555.21
07/23	07/05/2023	32185	62624	HASA INC	CHEMICALS FOR RCS	777.30
Total 32185:						3,706.06
<b>32186</b>						
07/23	07/05/2023	32186	62849	HAYES AUTOMATION INC.	WATER QUALITY TESTING SUPPLIES	486.82
07/23	07/05/2023	32186	62849	HAYES AUTOMATION INC.	WATER QUALITY TESTING SUPPLIES	519.88
Total 32186:						1,006.70
<b>32187</b>						
07/23	07/05/2023	32187	27211	HILL BROS CHEMICAL CO	CHEMICAL FOR WBS	1,387.69
07/23	07/05/2023	32187	27211	HILL BROS CHEMICAL CO	CHEMICAL FOR RES	622.89
07/23	07/05/2023	32187	27211	HILL BROS CHEMICAL CO	CHEMICAL FOR RES	694.14
Total 32187:						2,704.72
<b>32188</b>						
07/23	07/05/2023	32188	62834	HPS WEST, INC.	OCTAVE/SONATA NFC PROGRAM CABLE	672.00
Total 32188:						672.00
<b>32189</b>						
07/23	07/05/2023	32189	62748	JOEL DOUGLASS	TOTAL EXPENSES-SCHOOL REIMBUREMENT	258.00
Total 32189:						258.00
<b>32190</b>						
07/23	07/05/2023	32190	62664	M & J TREE SERVICE	MAINTENANCE SERVICE 6 SITES	6,600.00
Total 32190:						6,600.00
<b>32191</b>						
07/23	07/05/2023	32191	257	MCMASTER-CARR SUPPLY CO	SUPPLIES FOR PBWA	126.71
Total 32191:						126.71
<b>32192</b>						
07/23	07/05/2023	32192	62448	PARS	GASBY 45 MANAGEMENT FEE	1,420.58
Total 32192:						1,420.58
<b>32193</b>						
07/23	07/05/2023	32193	5000	PUENTE BASIN WATER AGENCY	WEST YOST-APR 2023	8,088.12
07/23	07/05/2023	32193	5000	PUENTE BASIN WATER AGENCY	WEST YOST-MAY 2023	6,201.25
07/23	07/05/2023	32193	5000	PUENTE BASIN WATER AGENCY	CIVILTEC-DURWARD WELL	1,880.10
07/23	07/05/2023	32193	5000	PUENTE BASIN WATER AGENCY	SCE 19846U COLIMA RD	17.81
07/23	07/05/2023	32193	5000	PUENTE BASIN WATER AGENCY	CBW BUDGET 2023-24	72.38
07/23	07/05/2023	32193	5000	PUENTE BASIN WATER AGENCY	LEASE JULY-DEC 2023	28,632.46
Total 32193:						44,892.12
<b>32194</b>						
07/23	07/05/2023	32194	62502	S & J SUPPLY COMPANY, INC	SUPPLIES FOR METERS	1,007.27
07/23	07/05/2023	32194	62502	S & J SUPPLY COMPANY, INC	SUPPLIES FOR HYDRANTS	196.83

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
07/23	07/05/2023	32194	62502	S & J SUPPLY COMPANY, INC	SUPPLIES FOR HYDRANTS	65.70
Total 32194:						1,269.80
<b>32195</b>						
07/23	07/05/2023	32195	5800	SO CALIFORNIA EDISON	OFFICE & PUMPING POWER	48,519.25
07/23	07/05/2023	32195	5800	SO CALIFORNIA EDISON	OFFICE & PUMPING POWER	5,391.02
Total 32195:						53,910.27
<b>32196</b>						
07/23	07/05/2023	32196	215	SOUTH COAST AQMD	ANNUAL RENEWAL-FACILITY ID 103956	1,009.82
07/23	07/05/2023	32196	215	SOUTH COAST AQMD	EMISSIONS FEES-FACILITY ID 103956	160.35
Total 32196:						1,170.17
<b>32197</b>						
07/23	07/05/2023	32197	3550	SOUTHERN COUNTIES FUELS	REG UNL CARB ETHANOL	3,633.27
Total 32197:						3,633.27
<b>32198</b>						
07/23	07/05/2023	32198	6500	THERMALAIR INC	WORK PERFORMED-850 KEARN CREEK CT	2,991.55
Total 32198:						2,991.55
<b>32200</b>						
07/23	07/10/2023	32200	62524	BRITTNIE GILDEA	MILEAGE REIBURSEMENT	23.71
Total 32200:						23.71
<b>32201</b>						
07/23	07/10/2023	32201	62505	D & H WATER SYSTEMS	RES 16: TWM 15 TIDAL WAVE WATER MIXER WITH	17,500.00
07/23	07/10/2023	32201	62505	D & H WATER SYSTEMS	TAX	1,662.50
07/23	07/10/2023	32201	62505	D & H WATER SYSTEMS	SHIPPING	200.00
Total 32201:						19,362.50
<b>32202</b>						
07/23	07/10/2023	32202	62702	DIRECT CONNECTION MAILING	MAILING SERVICE	439.68
07/23	07/10/2023	32202	62702	DIRECT CONNECTION MAILING	CCR POSTCARDS	2,356.33
Total 32202:						2,796.01
<b>32203</b>						
07/23	07/10/2023	32203	62822	GABRIELA SANCHEZ	MILEAGE REIMBURSEMENT	23.71
07/23	07/10/2023	32203	62822	GABRIELA SANCHEZ	TOTAL EXPENSES-PBWA BREAKFAST	17.50
Total 32203:						41.21
<b>32204</b>						
07/23	07/10/2023	32204	62580	GMC ELECTRICAL, INC	CATHODIC PROTECTION-COI	911.81
07/23	07/10/2023	32204	62580	GMC ELECTRICAL, INC	ANNUAL CATHODIC PROTECTION SYSTEM SERVI	4,200.00
Total 32204:						5,111.81

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
<b>32205</b>						
07/23	07/10/2023	32205	62834	HPS WEST, INC.	2' FLG MS 4G CF UTG, 1 1/2" FLG MS CF ALLEGRO	1,725.17
Total 32205:						1,725.17
<b>32206</b>						
07/23	07/10/2023	32206	62811	IMS REFRIGERATION INC.	SERVICE CALL	150.00
Total 32206:						150.00
<b>32207</b>						
07/23	07/10/2023	32207	244	INFOSEND INC	BILLING SERVICE	3,382.37
07/23	07/10/2023	32207	244	INFOSEND INC	BILLING SERVICE	3,310.88
Total 32207:						6,693.25
<b>32208</b>						
07/23	07/10/2023	32208	62781	KEVIN STONE	TOTAL EXPENSES-BOOT ALLOWANCE	151.97
Total 32208:						151.97
<b>32209</b>						
07/23	07/10/2023	32209	62691	SJ LYONS CONSTRUCTION INC	SARNAFIL ROOF FOR OFFICE	4,446.25
Total 32209:						4,446.25
<b>32210</b>						
07/23	07/10/2023	32210	5900	SOCALGAS	GAS UTILITY BILL	55.92
Total 32210:						55.92
<b>32211</b>						
07/23	07/10/2023	32211	62618	WATER REPLENISHMENT DISTRIC OF	2023-2024 CENTRAL BASIN WATER MASTER SERV	.15
Total 32211:						.15
<b>32212</b>						
07/23	07/11/2023	32212	3375	ANTHONY J. LIMA	MILEAGE REIMBURSEMENT	50.30
Total 32212:						50.30
<b>32213</b>						
07/23	07/11/2023	32213	62233	JOHN BELLAH	MILEAGE REIMBURSMENT	9.56
Total 32213:						9.56
<b>32214</b>						
07/23	07/11/2023	32214	62558	PUENTE BASIN WATER AGENCY	PM 22/PM 9 CONNECTION	293,424.30
07/23	07/11/2023	32214	62558	PUENTE BASIN WATER AGENCY	TVMWD CONNECTION CAPACITY	1,783.14
07/23	07/11/2023	32214	62558	PUENTE BASIN WATER AGENCY	TVMWD EQUIVALENT SMALL METER	2,283.83
07/23	07/11/2023	32214	62558	PUENTE BASIN WATER AGENCY	TVMWD WATER USE CHARGE	1,451.16
07/23	07/11/2023	32214	62558	PUENTE BASIN WATER AGENCY	MWD CAPACITY CHARGE	5,470.07
07/23	07/11/2023	32214	62558	PUENTE BASIN WATER AGENCY	ADJUSTMENT FOR CAL DOMESTIC PRODUCTION	116,535.51
Total 32214:						420,948.01

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
<b>32215</b>						
07/23	07/11/2023	32215	4750	PWR JT WATER LINE COMMISSION	PM 15 Water Use	90,090.07
07/23	07/11/2023	32215	4750	PWR JT WATER LINE COMMISSION	PM 21 Water Use	242,347.93
07/23	07/11/2023	32215	4750	PWR JT WATER LINE COMMISSION	MWD CAPACITY RESERVATION CHARGE	6,660.00
07/23	07/11/2023	32215	4750	PWR JT WATER LINE COMMISSION	TVMWD CONNECTED CAPACITY CHARGE	1,438.40
07/23	07/11/2023	32215	4750	PWR JT WATER LINE COMMISSION	TVMWD WATER USE CHARGE	1,977.36
Total 32215:						342,513.76
<b>32216</b>						
07/23	07/11/2023	32216	5740	QUINN COMPANY	PERFORM ANNUAL SERVICE PM2	1,051.51
Total 32216:						1,051.51
<b>32217</b>						
07/23	07/11/2023	32217	3360	ROBERT LEWIS	MILEAGE REIMBURSEMENT	99.95
Total 32217:						99.95
<b>32218</b>						
07/23	07/21/2023	32218	62874	ANGELICA BENEDICT	PAYROLL 7/16/23-7/21/23	709.81
Total 32218:						709.81
<b>32219</b>						
07/23	07/21/2023	32219	62875	MAXIMO VEGA	PAYROLL 7/16/23-7/21/23	735.39
Total 32219:						735.39
<b>32220</b>						
07/23	07/20/2023	32220	1050	ACWA JOINT POWERS INSURANCE A	WORKERS' COMP QUARTERLY PREMIUM	19,395.29
Total 32220:						19,395.29
<b>32221</b>						
07/23	07/20/2023	32221	1000	ACWA JPIA	EMPLOYEE HEALTH BENEFITS	55,857.09
07/23	07/20/2023	32221	1000	ACWA JPIA	EMPLOYEE VISION BENEFITS	698.10
07/23	07/20/2023	32221	1000	ACWA JPIA	EMPLOYEE ASSISTANCE PROGRAM	64.48
07/23	07/20/2023	32221	1000	ACWA JPIA	EMPLOYEE DENTAL BENEFITS	3,774.48
07/23	07/20/2023	32221	1000	ACWA JPIA	RETIREEES HEALTH BENEFITS	13,500.55
07/23	07/20/2023	32221	1000	ACWA JPIA	DIRECTORS HEALTH BENEFITS	9,011.59
Total 32221:						82,906.29
<b>32222</b>						
07/23	07/20/2023	32222	62547	AED PROFESSIONALS	AED ADULT SMART PADS & BATTERY	250.00
Total 32222:						250.00
<b>32223</b>						
07/23	07/20/2023	32223	4600	AIRGAS USA LLC	TANK RENTAL	118.44
Total 32223:						118.44
<b>32224</b>						
07/23	07/20/2023	32224	62874	ANGELICA BENEDICT	BOOT ALLOWANCE	150.00



GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
Total 32224:						150.00
<b>32225</b>						
07/23	07/20/2023	32225	62554	APPLIED TECHNOLOGY GROUP	FCC LICENSE RENEWAL FOR WPMC975	265.00
Total 32225:						265.00
<b>32226</b>						
07/23	07/20/2023	32226	400	AT&T MOBILITY	MOBILE PHONES, IPADS	2,292.54
Total 32226:						2,292.54
<b>32227</b>						
07/23	07/20/2023	32227	403	CASELLE INC	CONTRACT SUPPORT CHARGES	1,979.00
Total 32227:						1,979.00
<b>32228</b>						
07/23	07/20/2023	32228	6966	CINTAS	UNIFORM RENTAL	5,422.81
Total 32228:						5,422.81
<b>32229</b>						
07/23	07/20/2023	32229	62700	CITIZENS TRUST C/O CITIZEN BUSIN	TRUSTEES FEES	1,735.95
Total 32229:						1,735.95
<b>32230</b>						
07/23	07/20/2023	32230	62647	COMMLINE, INC.	MOBILE RADIO (SEE ATTACHED)	420.00
07/23	07/20/2023	32230	62647	COMMLINE, INC.	TAX	39.90
07/23	07/20/2023	32230	62647	COMMLINE, INC.	LABOR	2,650.00
07/23	07/20/2023	32230	62647	COMMLINE, INC.	MOBILE RADIO (SEE ATTACHED)	3,163.05
07/23	07/20/2023	32230	62647	COMMLINE, INC.	TAX	300.48
07/23	07/20/2023	32230	62647	COMMLINE, INC.	FREIGHT	35.00
Total 32230:						6,608.43
<b>32231</b>						
07/23	07/20/2023	32231	1270	CORELOGIC SOLUTIONS LLC	PROPERTY DATA INFO	163.25
Total 32231:						163.25
<b>32232</b>						
07/23	07/20/2023	32232	62047	COUNTY OF LOS ANGELES	LAFCO OPERATING EXPENSES	9,639.30
Total 32232:						9,639.30
<b>32233</b>						
07/23	07/20/2023	32233	62872	DANGELO COMPANY	SUPPLIES FOR SERVICES	852.19
Total 32233:						852.19
<b>32234</b>						
07/23	07/20/2023	32234	62433	EMPLOYEE RELATIONS INC	BACKGROUND VERIFICATION	239.82

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
Total 32234:						239.82
<b>32235</b>						
07/23	07/20/2023	32235	2550	FRONTIER	INTERNET ACCESS	904.74
Total 32235:						904.74
<b>32236</b>						
07/23	07/20/2023	32236	62812	GROWING ROOTS LLC	MONTHLY PLANT CARE	335.00
Total 32236:						335.00
<b>32237</b>						
07/23	07/20/2023	32237	2690	HARPER & ASSOCIATES ENG.	ENGINEERING SERVICES-RES 8 REHAB	4,800.00
Total 32237:						4,800.00
<b>32238</b>						
07/23	07/20/2023	32238	62526	HARRINGTON INDUSTRIAL PLASTICS	TOOLS & SUPPLIES	646.36
Total 32238:						646.36
<b>32239</b>						
07/23	07/20/2023	32239	62624	HASA INC	CHEMICALS FOR RCS	277.61
07/23	07/20/2023	32239	62624	HASA INC	CHEMICALS FOR RCS	458.05
07/23	07/20/2023	32239	62624	HASA INC	CHEMICALS FOR RCS	555.21
07/23	07/20/2023	32239	62624	HASA INC	CHEMICALS FOR RCS	888.34
Total 32239:						2,179.21
<b>32240</b>						
07/23	07/20/2023	32240	2724	HOME DEPOT CREDIT SERVICES	TOOLS & SUPPLIES	274.53
07/23	07/20/2023	32240	2724	HOME DEPOT CREDIT SERVICES	MISC EXPENSE	20.00
07/23	07/20/2023	32240	2724	HOME DEPOT CREDIT SERVICES	VEHICLE EXPENSE	24.22
07/23	07/20/2023	32240	2724	HOME DEPOT CREDIT SERVICES	RES EXPENSE	223.39
Total 32240:						542.14
<b>32241</b>						
07/23	07/20/2023	32241	62435	INDUSTRY PUBLIC UTILITY COMMISSI	PUMPING POWER-PUMPSTATION 2A	929.70
Total 32241:						929.70
<b>32242</b>						
07/23	07/20/2023	32242	244	INFOSEND INC	BILLING SERVICE	159.46
07/23	07/20/2023	32242	244	INFOSEND INC	BILLING SERVICE	2,235.73
Total 32242:						2,395.19
<b>32243</b>						
07/23	07/20/2023	32243	62066	JANITORIAL SYSTEMS	MONTHLY JANITORIAL SERVICES	660.00
Total 32243:						660.00
<b>32244</b>						
07/23	07/20/2023	32244	62835	LOWE'S	TOOLS & SUPPLIES	582.59

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
Total 32244:						582.59
<b>32245</b>						
07/23	07/20/2023	32245	62875	MAXIMO VEGA	BOOT ALLOWANCE	150.00
Total 32245:						150.00
<b>32246</b>						
07/23	07/20/2023	32246	233	MCCALL'S METER SALES & SVC	FLOWCOM DIGITAL REGISTER KIT/PULSE	2,429.56
Total 32246:						2,429.56
<b>32247</b>						
07/23	07/20/2023	32247	257	MCMaster-CARR SUPPLY CO	MISC EXPENSE	365.88
Total 32247:						365.88
<b>32248</b>						
07/23	07/20/2023	32248	62525	MORROW-MEADOWS CORPORATION	WIRE UP TWO GATE MOTORS	2,105.42
07/23	07/20/2023	32248	62525	MORROW-MEADOWS CORPORATION	WIRE UP GATE MOTOR AND REMOVE FROM SOLA	2,263.20
Total 32248:						4,368.62
<b>32249</b>						
07/23	07/20/2023	32249	62735	MUTUAL OF OMAHA	LIFE INSURANCE	598.50
07/23	07/20/2023	32249	62735	MUTUAL OF OMAHA	SHORT/LONG TERM DISABILITY	1,563.24
07/23	07/20/2023	32249	62735	MUTUAL OF OMAHA	DIRECTORS LIFE INSURANCE	66.50
Total 32249:						2,228.24
<b>32250</b>						
07/23	07/20/2023	32250	189	NOBEL SYSTEMS	UPDATES TO DISTRICT'S GIS	2,940.00
Total 32250:						2,940.00
<b>32251</b>						
07/23	07/20/2023	32251	62858	NORTHSTAR CHEMICAL	CHEMICAL-WBS	1,992.41
Total 32251:						1,992.41
<b>32252</b>						
07/23	07/20/2023	32252	62181	ONE TOUCH OFFICE TECHNOLOGY	CONTRACT-RICOH/MPC6004EX	1,412.65
Total 32252:						1,412.65
<b>32253</b>						
07/23	07/20/2023	32253	62817	PSI WATER TECHNOLOGIES INC	CHLORINE SE	75.57
07/23	07/20/2023	32253	62817	PSI WATER TECHNOLOGIES INC	MEMBRANE CAP	1,000.63
Total 32253:						1,076.20
<b>32254</b>						
07/23	07/20/2023	32254	5000	PUENTE BASIN WATER AGENCY	SCE FEE JUNE 2023	14.75
07/23	07/20/2023	32254	5000	PUENTE BASIN WATER AGENCY	SERVICE & REG FEE-1905 FAIRPLEX	25.50
07/23	07/20/2023	32254	5000	PUENTE BASIN WATER AGENCY	CJ BROWN AUDIT FY 06/30/23	1,539.00
07/23	07/20/2023	32254	5000	PUENTE BASIN WATER AGENCY	KEAR GROUNDWATER-OLD BALDY RETROFIT	1,650.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
07/23	07/20/2023	32254	5000	PUENTE BASIN WATER AGENCY	REEB-JUL 2023	1,750.00
07/23	07/20/2023	32254	5000	PUENTE BASIN WATER AGENCY	ACWA/JPIA PROPERTY INSURANCE	2,023.11
Total 32254:						7,002.36
<b>32255</b>						
07/23	07/20/2023	32255	62660	PUENTE HILLS FORD	MAINTENANCE TRUCKS 1, 45	898.91
Total 32255:						898.91
<b>32256</b>						
07/23	07/20/2023	32256	5100	PUENTE READY MIX INC	WASH CONCRETE SAND	1,034.84
07/23	07/20/2023	32256	5100	PUENTE READY MIX INC	CRUSHER BASE	1,036.92
Total 32256:						2,071.76
<b>32257</b>						
07/23	07/20/2023	32257	62502	S & J SUPPLY COMPANY, INC	SUPPLIES FOR SERVICES	162.61
07/23	07/20/2023	32257	62502	S & J SUPPLY COMPANY, INC	SUPPLIES FOR MAINS	771.76
07/23	07/20/2023	32257	62502	S & J SUPPLY COMPANY, INC	SUPPLIES FOR SERVICES	322.84
Total 32257:						1,257.21
<b>32258</b>						
07/23	07/20/2023	32258	62534	SHRED IT C/O STERICYCLE INC	SHREDDING SERVICE	138.50
Total 32258:						138.50
<b>32259</b>						
07/23	07/20/2023	32259	62259	SITEONE LANDSCAPE SUPPLY	TOOL & SUPPLIES	194.15
Total 32259:						194.15
<b>32260</b>						
07/23	07/20/2023	32260	62481	STAPLES BUSINESS CREDIT	OFFICE SUPPLIES	239.35
Total 32260:						239.35
<b>32261</b>						
07/23	07/20/2023	32261	62836	STETSON ENGINEERS INC.	PREPARATION/SUBMITTAL OF 2023 ANNUAL ASSE	1,191.50
07/23	07/20/2023	32261	62836	STETSON ENGINEERS INC.	PREPARATION/SUBMITTAL OF WRITTEN REPORT	178.25
Total 32261:						1,369.75
<b>32262</b>						
07/23	07/20/2023	32262	2180	SWRCB-DWOCF	T2 RENEWAL-DUSTIN MOISIO	60.00
Total 32262:						60.00
<b>32263</b>						
07/23	07/20/2023	32263	62672	TRAILERS UNLIMITED INC	49" X 96" X .040 WHITE ALUM, DOOR HAPS	1,108.49
07/23	07/20/2023	32263	62672	TRAILERS UNLIMITED INC	9" X 72" ALUM FENDER	256.78
Total 32263:						1,365.27
<b>32264</b>						
07/23	07/20/2023	32264	6950	UNDERGROUND SERVICE ALERT	SERVICE ALERT	610.25

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
Total 32264:						610.25
<b>32265</b>						
07/23	07/20/2023	32265	62565	UNIVAR USA INC.	SOD HYPO 12.5% LIQUICHLOR-WBS	1,776.73
Total 32265:						1,776.73
<b>32266</b>						
07/23	07/20/2023	32266	62353	VERIZON	CONFERENCE CALLS	6.70
Total 32266:						6.70
<b>32267</b>						
07/23	07/20/2023	32267	7700	WALNUT VALLEY WATER DISTRICT	RECYCLED WATER	820.73
Total 32267:						820.73
<b>32268</b>						
07/23	07/20/2023	32268	62562	WOODARD & CURRAN	AS NEEDED POTABLE WATER SUPPORT SERVICE	2,081.25
Total 32268:						2,081.25
<b>32269</b>						
07/23	07/20/2023	32269	62830	YORKE ENGINEERING, LLC	AIR QUALITY AND ENVIRONMENTAL COMPLIANCE	4,399.00
Total 32269:						4,399.00
<b>32272</b>						
07/23	07/27/2023	32272	62741	BEE REMOVERS	BEE REMOVAL	130.00
Total 32272:						130.00
<b>32273</b>						
07/23	07/27/2023	32273	62597	BEST BEST & KRIEGER LLP	LEGAL FEES-GENERAL COUNSEL	34,326.94
07/23	07/27/2023	32273	62597	BEST BEST & KRIEGER LLP	LEGAL FEES-CELL LEASES AND RELATED ISSUES	973.00
07/23	07/27/2023	32273	62597	BEST BEST & KRIEGER LLP	LEGAL FEES-SO CAL GAS/WA RASIC	372.00
Total 32273:						35,671.94
<b>32274</b>						
07/23	07/27/2023	32274	1476	BUSINESS CARD (VISA)	MISC EXPENSES	1,238.64
07/23	07/27/2023	32274	1476	BUSINESS CARD (VISA)	SEMINAR AND TRAINING	175.00
07/23	07/27/2023	32274	1476	BUSINESS CARD (VISA)	VEHICLE EXPENSE	661.50
07/23	07/27/2023	32274	1476	BUSINESS CARD (VISA)	CONFERENCE EXPENSE	755.00
Total 32274:						2,830.14
<b>32275</b>						
07/23	07/27/2023	32275	62309	CITY OF INDUSTRY CITY HALL	RECYCLED WATER SYSTEM-CIP	323.40
07/23	07/27/2023	32275	62309	CITY OF INDUSTRY CITY HALL	RECYCLED WATER SYSTEM	1,138.50
Total 32275:						1,461.90
<b>32276</b>						
07/23	07/27/2023	32276	62705	COMP	LIFT TEST	70.00
07/23	07/27/2023	32276	62705	COMP	PHYSICAL EXAM	95.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
07/23	07/27/2023	32276	62705	COMP	QUICK TEST	100.00
Total 32276:						265.00
<b>32277</b>						
07/23	07/27/2023	32277	62439	CVSTRATEGIES	COMMUNICATION SERVICES-GENERAL	2,077.50
07/23	07/27/2023	32277	62439	CVSTRATEGIES	COMMUNICATION SERVICES-PRESS RELEASES	966.31
07/23	07/27/2023	32277	62439	CVSTRATEGIES	COMMUNICATION SERVICES-WQR	852.50
07/23	07/27/2023	32277	62439	CVSTRATEGIES	COMMUNICATION SERVICES-BOARD SUPPORT	2,581.25
07/23	07/27/2023	32277	62439	CVSTRATEGIES	COMMUNICATION SERVICES-BUCKBOARD DAY PA	473.75
Total 32277:						6,951.31
<b>32278</b>						
07/23	07/27/2023	32278	2125	DANIELS TIRE SERVICE	TIRES FOR TRUCK #37	712.78
07/23	07/27/2023	32278	2125	DANIELS TIRE SERVICE	TIRES FOR TRUCK #33	167.56
Total 32278:						880.34
<b>32279</b>						
07/23	07/27/2023	32279	62873	EVERBRIDGE INC	PUBLIC CONNUMICATIONS ADVANCED	9,456.00
Total 32279:						9,456.00
<b>32280</b>						
07/23	07/27/2023	32280	2550	FRONTIER	PHONE SERVICE	358.95
Total 32280:						358.95
<b>32281</b>						
07/23	07/27/2023	32281	62822	GABRIELA SANCHEZ	MILEAGE REIMBURSEMENT	19.19
Total 32281:						19.19
<b>32282</b>						
07/23	07/27/2023	32282	62526	HARRINGTON INDUSTRIAL PLASTICS	SUPPLIES FOR RES	70.56
Total 32282:						70.56
<b>32283</b>						
07/23	07/27/2023	32283	62624	HASA INC	CHEMICALS FOR RCS	416.41
07/23	07/27/2023	32283	62624	HASA INC	CHEMICALS FOR RCS	610.74
07/23	07/27/2023	32283	62624	HASA INC	CHEMICALS FOR RCS	402.53
07/23	07/27/2023	32283	62624	HASA INC	CHEMICALS FOR RCS	666.26
07/23	07/27/2023	32283	62624	HASA INC	CHEMICALS FOR RCS	305.37
Total 32283:						2,401.31
<b>32284</b>						
07/23	07/27/2023	32284	379	HIGHROAD INFORMATION TECHNOL	MANAGED IT SERVICES	6,990.00
07/23	07/27/2023	32284	379	HIGHROAD INFORMATION TECHNOL	DATA CENTER	3,002.00
07/23	07/27/2023	32284	379	HIGHROAD INFORMATION TECHNOL	MAINTENANCE, SUPPORT AND SOFTWARE RENE	29,549.00
07/23	07/27/2023	32284	379	HIGHROAD INFORMATION TECHNOL	MAINTENANCE, SUPPORT AND SOFTWARE RENE	1,050.00
Total 32284:						40,591.00



GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
32285						
07/23	07/27/2023	32285	62703	IWATER INC.	VALVE SERVICE-JULY 1, 2023-JUNE 30, 2024	19,557.00
Total 32285:						19,557.00
32286						
07/23	07/27/2023	32286	62777	J DE SIGIO CONSTRUCTION INC	INSTALL 2 X 1" WATER SERVICE-YORBITA	10,200.00
07/23	07/27/2023	32286	62777	J DE SIGIO CONSTRUCTION INC	LOCATED WATER MAIN-468 YORBITA	7,897.27
Total 32286:						18,097.27
32287						
07/23	07/27/2023	32287	62128	LEWIS ENGRAVING INC	COLOR BADGE	20.23
07/23	07/27/2023	32287	62128	LEWIS ENGRAVING INC	COLOR BADGE	23.44
Total 32287:						43.67
32288						
07/23	07/27/2023	32288	62664	M & J TREE SERVICE	MAINTENANCE SERVICE FOR JUNE-WBS	600.00
07/23	07/27/2023	32288	62664	M & J TREE SERVICE	CLEAR BRUSH ON BOTH SIDES LEVEL TO CANAL	2,350.00
Total 32288:						2,950.00
32289						
07/23	07/27/2023	32289	5775	NATIONAL THEATRE FOR CHILDREN	CONTRACT RENEWAL 2023-2024 SCHOOL YEAR	5,872.00
Total 32289:						5,872.00
32290						
07/23	07/27/2023	32290	62649	OPARC	PAINTING FIRE HYDRANTS	3,622.68
Total 32290:						3,622.68
32291						
07/23	07/27/2023	32291	62839	PrintMyStuff.com	FILLING STATION SIGNAGE	892.43
Total 32291:						892.43
32292						
07/23	07/27/2023	32292	62771	PUBLIC WATER AGENCIES GROUP	ASSESSMENT FOR EMERGENCY PREPARDNESS	1,541.92
07/23	07/27/2023	32292	62771	PUBLIC WATER AGENCIES GROUP	PWAG ASSESSMENT	875.00
Total 32292:						2,416.92
32293						
07/23	07/27/2023	32293	5000	PUENTE BASIN WATER AGENCY	LEGAL-JUNE 2023	805.00
07/23	07/27/2023	32293	5000	PUENTE BASIN WATER AGENCY	LASER-JUNE 2023	750.00
07/23	07/27/2023	32293	5000	PUENTE BASIN WATER AGENCY	CIVILTEC-DURWARD WELL	1,799.00
07/23	07/27/2023	32293	5000	PUENTE BASIN WATER AGENCY	REEB-AUG 2023	1,750.00
07/23	07/27/2023	32293	5000	PUENTE BASIN WATER AGENCY	WVWD ADMIN COSTS APRIL-JUNE 2023	972.95
07/23	07/27/2023	32293	5000	PUENTE BASIN WATER AGENCY	WVWD PROJECT REIMBURSEMENT APR-JUNE 202	570.00
07/23	07/27/2023	32293	5000	PUENTE BASIN WATER AGENCY	REPLENISHMENT ASSESSMENT ON STORED WAT	98,434.50
Total 32293:						105,081.45
32294						
07/23	07/27/2023	32294	385	R AND I HOLDINGS INC	EQUIPMENT REPAIR-BOMAG RAMMER	189.48

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
Total 32294:						189.48
<b>32295</b>						
07/23	07/27/2023	32295	62458	RH BUCKBOARD DAYS PARADE	SPONSORSHIP-BUCKBOARD DAYS PARADE	1,000.00
Total 32295:						1,000.00
<b>32296</b>						
07/23	07/27/2023	32296	62502	S & J SUPPLY COMPANY, INC	SEE ATTACHMENT	7,990.50
07/23	07/27/2023	32296	62502	S & J SUPPLY COMPANY, INC	TAX	759.10
07/23	07/27/2023	32296	62502	S & J SUPPLY COMPANY, INC	SUPPLIES FOR SERVICES	3,578.46
Total 32296:						12,328.06
<b>32297</b>						
07/23	07/27/2023	32297	6075	STAPLES CREDIT PLAN	SUPPLIES CONSERVATION PROGRAM	500.47
Total 32297:						500.47
<b>32298</b>						
07/23	07/27/2023	32298	62836	STETSON ENGINEERS INC.	PREPARATION/SUBMITTAL OF WRITTEN REPORT	3,100.00
Total 32298:						3,100.00
<b>32299</b>						
07/23	07/27/2023	32299	6500	THERMALAIR INC	REPAIR UNIT	478.20
Total 32299:						478.20
<b>32300</b>						
07/23	07/27/2023	32300	62521	TRIEPEI SMITH & ASSOCIATES	MONTHLY WEBSITE MAINTENANCE	375.00
Total 32300:						375.00
<b>32301</b>						
07/23	07/27/2023	32301	62850	VALLEY VISTA SERVICES INC	TRASH SERVICE	247.61
Total 32301:						247.61
<b>32302</b>						
07/23	07/27/2023	32302	382	W A RASIC CONSTRUCTION CO INC	JOB 23SC23-COLIMA WIDENING	176,250.00
07/23	07/27/2023	32302	382	W A RASIC CONSTRUCTION CO INC	INSTALL 1" SERVICE-1820 PASO REAL	9,240.00
Total 32302:						185,490.00
<b>32303</b>						
07/23	07/27/2023	32303	62432	WASTE MANAGEMENT COMPANY	HAUL DIRT	651.16
Total 32303:						651.16
<b>7142023</b>						
07/23	07/14/2023	714202	62493	CADWAY INC (CAL DOMESTIC WATER	WATER CHARGE	70,239.57
Total 7142023:						70,239.57

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Check Amount
<b>7242023</b>						
07/23	07/24/2023	724202	6300	STATE OF CALIFORNIA-EDD	UNEMPLOYMENT INSURANCE	588.00
Total 7242023:						588.00
Grand Totals:						1,663,564.42

## Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11200-0	98,434.50	.00	98,434.50
11505-0	219,477.09	.00	219,477.09
11507-0	5,899.10	.00	5,899.10
222100	.00	1,663,564.42-	1,663,564.42-
22210-0	1,445.20	.00	1,445.20
51110-0	70,239.57	.00	70,239.57
51310-0	742,397.81	.00	742,397.81
51410-1	3,428.52	.00	3,428.52
51410-2	3,221.54	.00	3,221.54
51410-3	2,283.83	.00	2,283.83
51410-5	12,130.07	.00	12,130.07
51510-0	4,187.53	.00	4,187.53
51810-0	.15	.00	.15
51910-0	52,642.33	.00	52,642.33
52210-0	3,481.07	.00	3,481.07
52310-0	49,448.95	.00	49,448.95
54209-0	2,991.55	.00	2,991.55
54210-0	10,357.11	.00	10,357.11
54211-0	5,950.94	.00	5,950.94
54212-0	1,679.27	.00	1,679.27
54213-0	30,899.68	.00	30,899.68
54214-0	19,557.00	.00	19,557.00
54215-0	3,885.21	.00	3,885.21
54217-0	9,603.61	.00	9,603.61
54218-0	1,961.81	.00	1,961.81
54219-0	5,883.54	.00	5,883.54
56210-0	12,815.67	.00	12,815.67
56211-0	3,156.53	.00	3,156.53
56214-0	239.35	.00	239.35
56216-0	483.35	.00	483.35
56217-0	226.42	.00	226.42
56218-0	35,671.94	.00	35,671.94
56218-2	2,416.92	.00	2,416.92
56219-0	9,257.48	.00	9,257.48
56220-0	10,367.00	.00	10,367.00
56221-0	16,179.64	.00	16,179.64
56223-0	839.76	.00	839.76
56226-0	29,549.00	.00	29,549.00
56311-0	19,395.29	.00	19,395.29
56312-0	35,995.90	.00	35,995.90
56320-0	433.00	.00	433.00
56411-0	55,857.09	.00	55,857.09
56413-0	3,774.48	.00	3,774.48
56414-0	588.00	.00	588.00

GL Account	Debit	Credit	Proof
56415-0	698.10	.00	698.10
56416-0	598.50	.00	598.50
56417-0	13,500.55	.00	13,500.55
56418-0	1,563.24	.00	1,563.24
56419-0	64.48	.00	64.48
56421-0	9,078.09	.00	9,078.09
56510-0	10,809.47	.00	10,809.47
56710-0	557.92	.00	557.92
56812-0	3,059.84	.00	3,059.84
57310-0	13,890.00	.00	13,890.00
57312-0	1,697.63	.00	1,697.63
57314-0	3,508.20	.00	3,508.20
57319-0	1,392.90	.00	1,392.90
57320-0	60.00	.00	60.00
57321-0	4,351.70	.00	4,351.70
Grand Totals:	<u>1,663,564.42</u>	<u>1,663,564.42-</u>	<u>.00</u>

Report Criteria:

Report type: GL detail

Report Criteria:  
Detail Report

Check Number	Check Issue Date	Payee				
30045	07/21/2023	FABIO LAMARCHE				
Sequence	Source	Description	GL Account	Amount	Check Amount	
1	513420-79	Void - CREDIT REFUND	15210-0	13.86-	13.86-	
30061	07/21/2023	JEAN KITYUE LANG				
Sequence	Source	Description	GL Account	Amount	Check Amount	
1	921739-31	Void - CREDIT REFUND	15210-0	49.03-	49.03-	
30431	07/21/2023	ROWLANDD TOWN CENTER LLC				
Sequence	Source	Description	GL Account	Amount	Check Amount	
1		Void - PROJECT REFUND	24110-0	36.50-	36.50-	
30632	07/21/2023	DAVID QUIN				
Sequence	Source	Description	GL Account	Amount	Check Amount	
1	250143-43	Void - CREDIT REFUND	15210-0	285.51-	285.51-	
32081	07/21/2023	VXW INVESTMENT LLC				
Sequence	Source	Description	GL Account	Amount	Check Amount	
1	365046-35	Void - CREDIT REFUND	15210-0	280.90-	280.90-	
32199	07/05/2023	GLENN LOPEZ				
Sequence	Source	Description	GL Account	Amount	Check Amount	
1		PAYROLL 7/1/2023-7/5/2023	22210-0	35.00	35.00	
32270	07/20/2023	SELINA KWOK				
Sequence	Source	Description	GL Account	Amount	Check Amount	
1		PROJECT REFUND	24110-0	1,023.50	1,023.50	
32271	07/24/2023	VWX INVESTMENTS LLC				
Sequence	Source	Description	GL Account	Amount	Check Amount	
1	365046-35	CREDIT REFUND	15210-0	280.90	280.90	

Check Number	Check Issue Date	Payee
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Grand Totals:

673.60

Report Criteria:  
Detail Report



# ROWLAND WATER DISTRICT

## CASH AND INVESTMENTS

As of July 31, 2023

Description / Type	Term	Shares / Units Held	Purchase Price	Current Price	Maturity Date	Current Yield	Current Value	% of Portfolio
<b>Cash</b>								
Citizens Business Bank							\$ 3,945,287	
<b>Total Cash</b>							<b>\$ 3,945,287</b>	
<b>Local Agency Investment Fund (LAIF)</b>	N/A					3.31%	\$ 7,178,389	37.72%
<b>Citizens Trust Investments (US Bank Custodian)</b>								
Fed'l Home Loan Mtg. Corp. - WTK6	4 Year	500,000	96.8350	98.6690	11/3/2023	0.30%	\$ 493,345	2.59%
Fed'l Home Loan Mtg. Corp. - WVJ2	4 Year	300,000	100.0000	94.1740	9/30/2024	0.42%	\$ 282,522	1.48%
Fed'l National Mtg. Assn. - XP73	3 Year	300,000	100.0000	97.5550	5/28/2025	4.10%	\$ 292,665	1.54%
Fed'l National Mtg. Assn. - YLS9	4 Year	400,000	100.0000	98.8370	3/15/2027	5.44%	\$ 395,348	2.08%
Fed'l National Mtg. Assn. - 06M0	4 Year	200,000	100.0000	93.3720	12/16/2024	0.53%	\$ 186,744	0.98%
Fed'l Home Loan Mtg. Corp. - 4C27	5 Year	350,000	100.0000	91.9460	7/29/2025	0.76%	\$ 321,811	1.69%
Fed'l National Mtg. Assn. - 4XZ1	5 Year	200,000	100.0000	92.1990	6/30/2025	0.80%	\$ 184,398	0.97%
Fed'l National Mtg. Assn. - 0U43	5 Year	250,000	99.6518	99.7220	9/12/2023	2.88%	\$ 249,305	1.31%
Fed'l Farm Cr Bks - MLT7	3 Year	200,000	99.9040	97.8080	12/28/2023	0.21%	\$ 195,616	1.03%
Fed'l Farm Cr Bks - MLT7	3 Year	25,000	99.7000	97.8080	12/28/2023	0.21%	\$ 24,452	0.13%
Fed'l Farm Cr Bks - MLV2	3 Year	150,000	99.6670	96.3850	4/5/2024	0.28%	\$ 144,578	0.76%
Fed'l Farm Cr Bks - MFP2	4 Year	500,000	99.9490	93.7660	11/4/2024	0.47%	\$ 468,830	2.46%
Fed'l Farm Cr Bks - L5S9	3 Year	350,000	99.9200	94.5680	9/3/2024	0.51%	\$ 330,988	1.74%
Fed'l Farm Cr Bks - PEY7	3 Year	300,000	100.0000	98.3710	4/10/2026	4.89%	\$ 295,113	1.55%
Fed'l Home Loan Banks - KMF0	4 Year	200,000	99.9540	93.6810	10/28/2024	0.32%	\$ 187,362	0.98%
Fed'l Home Loan Banks - JP45	3 Year	200,000	100.0000	96.8750	3/11/2024	0.52%	\$ 193,750	1.02%
Fed'l Home Loan Banks - L7D0	5 Year	200,000	99.7900	91.2940	8/26/2025	0.55%	\$ 182,588	0.96%
Fed'l Home Loan Banks - N6N5	4 Year	200,000	100.0000	92.3950	4/29/2025	0.76%	\$ 184,790	0.97%
Fed'l Home Loan Banks - LGR9	5 Year	500,000	100.0000	90.4090	2/26/2026	0.94%	\$ 452,045	2.38%
Fed'l Home Loan Banks - LLD4	5 Year	250,000	99.9250	90.3080	3/17/2026	0.97%	\$ 225,770	1.19%
Fed'l Home Loan Banks - MUX8	5 Year	200,000	99.9300	90.2130	3/30/2026	0.97%	\$ 180,426	0.95%
Fed'l Home Loan Banks - PUY9	4 Year	200,000	100.0000	93.3240	2/28/2025	1.07%	\$ 186,648	0.98%
Fed'l Home Loan Banks - P6M2	5 Year	200,000	100.0000	89.3040	9/30/2026	1.14%	\$ 178,608	0.94%
Fed'l Home Loan Banks - PS48	3 Year	165,000	98.8630	94.3650	11/18/2024	1.11%	\$ 155,702	0.82%
Fed'l Home Loan Banks - QP56	3 Year	350,000	100.0000	96.1450	6/21/2024	1.25%	\$ 336,508	1.77%
Fed'l Home Loan Bank - Q7E7	5 Year	200,000	99.9050	91.0950	6/30/2026	1.65%	\$ 182,190	0.96%
Fed'l Home Loan Bank - QJD6	4 Year	200,000	99.7190	90.6840	10/27/2026	1.65%	\$ 181,368	0.95%
Fed'l Home Loan Bank - S3H0	2 Year	300,000	100.0000	98.4390	2/26/2024	2.67%	\$ 295,317	1.55%
Fed'l Home Loan Bank - 0F70	2 Year	125,000	104.3708	99.2800	12/8/2023	3.40%	\$ 124,100	0.65%
Fed'l Home Loan Bank - UND2	2 Year	600,000	100.0000	99.5190	8/1/2025	5.17%	\$ 597,114	3.14%
Air Prods & Chems Inc. - 8BB1	5 Year	255,000	104.1940	92.8260	10/15/2025	1.62%	\$ 236,706	1.24%
Apple Inc. - 3DT4	5 Year	200,000	102.4560	93.6150	5/11/2025	1.20%	\$ 187,230	0.98%
Apple Inc. - 3CU2	5 Year	150,000	103.6730	98.0490	5/11/2024	2.91%	\$ 147,074	0.77%
Apple Inc. - 3CG3	5 Year	400,000	104.3970	98.7520	2/9/2024	3.04%	\$ 395,008	2.08%
Blackrock Inc - XAL5	1 Year	200,000	98.4250	98.5070	3/18/2024	3.55%	\$ 197,014	1.04%
Caterpillar Finl Service - Q3B3	2 Year	200,000	96.7600	96.1210	11/8/2024	2.24%	\$ 192,242	1.01%
Florida Pwr & Lt Co - 1FZ5	5 Year	800,000	108.9188	96.4080	4/1/2025	2.96%	\$ 771,264	4.05%
Paccar Financial Corp. - RQ66	5 Year	500,000	104.7908	94.7750	2/6/2025	1.90%	\$ 473,875	2.49%
Paccar Financial Corp. - RP59	3 Year	170,000	105.0550	99.9310	8/9/2023	3.40%	\$ 169,883	0.89%
Schwab Charles Corp - 3BN4	2 Year	200,000	95.7870	96.8030	3/18/2024	0.77%	\$ 193,606	1.02%
US Bancorp Mtns. - HHV5	5 Year	200,000	102.1370	98.8540	2/5/2024	3.41%	\$ 197,708	1.04%
Inter American Development Bank - OCC0	3 Year	200,000	104.5920	99.5670	10/24/2023	3.01%	\$ 199,134	1.05%
Intl Bank for Recon & Dev - 8JB0	5 Year	400,000	98.7800	92.6330	4/22/2025	0.68%	\$ 370,532	1.95%
Cash Reserve Account						5.20%	\$ 411,911	2.16%
<b>Total Citizens Trust Investments</b>							<b>\$ 11,853,187</b>	<b>62.28%</b>
<b>Total Investments</b>							<b>\$ 19,031,575</b>	<b>100.00%</b>
<b>Total Cash &amp; Investments</b>							<b>\$ 22,976,862</b>	

Market values determined on last business day of the month. All listed investments comply with the District's Statement of Investment Policy as established in Resolution 2-2007. The District's available cash and investment portfolio provides sufficient cash flow and liquidity to meet all normal obligations for at least a six-month period of time.

NOTE: All interest values show above are based on annual rates of return.





# ROWLAND WATER DISTRICT

## PROFIT & LOSS (Unaudited)

### July 2023

	Jul-23	Year-to-Date (YTD)	Budget (Annual)	Under / (Over) Budget	YTD Budget %	Prior YTD (Audited)
<b>1 OPERATING REVENUE</b>						
2 Water Sales	\$ 1,409,370	\$ 1,409,370	\$ 16,629,200	\$ 15,219,830	8%	\$ 1,454,239
3 Meter Charges	1,004,103	1,004,103	12,191,100	11,186,997	8%	966,731
4 Customer Fees	43,944	43,944	397,500	353,556	11%	39,965
5 Contract Income	18,483	18,483	204,600	186,117	9%	15,336
6 RWD Labor Sales/Reimbursements	8,806	8,806	288,000	279,194	3%	6,175
7 Capacity Fees	-	-	50,000	50,000	0%	907
8 Flow Tests	1,300	1,300	15,900	14,600	8%	325
9 Return Check Fees	570	570	10,500	9,930	5%	1,020
10 Uncollectable	-	-	(57,600)	(57,600)	0%	-
<b>11 TOTAL OPERATING REVENUE</b>	<b>2,486,575</b>	<b>2,486,575</b>	<b>29,729,200</b>	<b>27,242,625</b>	<b>8%</b>	<b>2,484,699</b>
<b>12 NON-OPERATING REVENUE</b>						
13 Property Taxes	9,645	9,645	408,300	398,655	2%	12,748
14 Shared Services	-	-	-	-	0%	8,021
15 Interest Income	5,963	5,963	210,000	204,037	3%	14,211
16 Miscellaneous Income	-	-	25,000	25,000	0%	532
<b>17 TOTAL NON-OPERATING REVENUE</b>	<b>15,608</b>	<b>15,608</b>	<b>643,300</b>	<b>627,692</b>	<b>2%</b>	<b>35,512</b>
<b>18 TOTAL REVENUES</b>	<b>2,502,184</b>	<b>2,502,184</b>	<b>30,372,500</b>	<b>27,870,316</b>	<b>8%</b>	<b>2,520,211</b>
<b>19 OPERATING EXPENSES</b>						
20 Source of Supply						
21 Water Purchases	1,101,544	1,101,544	11,931,400	10,829,856	9%	1,004,089
22 Pumping Power	50,133	50,133	420,600	370,467	12%	34,341
23 Fixed Charges	21,064	21,064	254,100	233,036	8%	28,755
24 Chemicals	6,225	6,225	122,000	115,775	5%	5,807
25 Total Source of Supply	1,178,966	1,178,966	12,728,100	11,549,134	9%	1,072,991
26 Maintenance of Water System	86,467	86,467	751,200	664,733	12%	35,325
27 Service Contracts	36,701	36,701	434,800	398,099	8%	17,449
28 Assessments	50,515	50,515	257,600	207,085	20%	6,041
29 Vehicle Expense	10,321	10,321	132,300	121,979	8%	9,943
30 Tools & Supplies	1,082	1,082	50,700	49,618	2%	6,845
31 Equipment Expense	385	385	41,600	41,215	1%	16,024
32 Maintenance & Operations	3,840	3,840	74,200	70,360	5%	5,481
33 Engineering	13,947	13,947	200,000	186,053	7%	22,224
34 Water Tests	3,120	3,120	40,900	37,780	8%	2,254
35 Conservation	1,393	1,393	55,600	54,207	3%	-
36 Community Outreach	10,520	10,520	209,000	198,481	5%	13,072
<b>37 TOTAL OPERATING EXPENSES</b>	<b>1,397,256</b>	<b>1,397,256</b>	<b>14,976,000</b>	<b>13,578,744</b>	<b>9%</b>	<b>1,207,650</b>
<b>38 ADMINISTRATIVE EXPENSES</b>						
39 Liability Insurance	94,267	94,267	177,800	83,533	53%	72,531
40 IT Support Services	11,286	11,286	177,600	166,314	6%	10,654
41 IT Licensing	43,705	43,705	355,400	311,695	12%	53,323
42 Director Expense	12,778	12,778	193,500	180,722	7%	11,979
43 Bank / Management Fees	17,039	17,039	209,300	192,261	8%	15,975
44 Legal Fees	7,885	7,885	135,800	127,915	6%	10,752
45 Compliance	17,262	17,262	153,700	136,438	11%	18,983



# ROWLAND WATER DISTRICT

## PROFIT & LOSS (Unaudited)

### July 2023

	Jul-23	Year-to-Date (YTD)	Budget (Annual)	Under / (Over) Budget	YTD Budget %	Prior YTD (Audited)
46 Auditing & Accounting	-	-	35,000	35,000	0%	11,000
47 Utility Services	12,501	12,501	132,400	119,899	9%	5,531
48 Dues & Memberships	1,305	1,305	55,900	54,595	2%	1,305
49 Conference & Meetings	860	860	47,000	46,140	2%	-
50 Office Expenses	650	650	39,400	38,750	2%	977
51 Seminars/Training	11,470	11,470	140,100	128,630	8%	6,494
52 Miscellaneous Expense	4,438	4,438	155,200	150,762	3%	2,925
<b>53 TOTAL ADMINISTRATIVE EXPENSES</b>	<b>235,446</b>	<b>235,446</b>	<b>2,008,100</b>	<b>1,772,654</b>	<b>12%</b>	<b>222,429</b>
<b>54 PERSONNEL EXPENSES</b>						
55 Wages						
56 Operations	99,516	99,516	1,285,100	1,185,584	8%	58,278
57 Distribution	96,927	96,927	1,328,200	1,231,273	7%	73,735
58 Administration	131,708	131,708	1,664,000	1,532,292	8%	118,320
59 Total Wages	328,151	328,151	4,277,300	3,949,149	8%	250,332
60 Payroll Taxes	23,860	23,860	318,300	294,440	7%	17,592
61 Workers Compensation	-	-	102,600	102,600	0%	-
62 Unemployment	-	-	6,000	6,000	0%	-
63 CalPERS	40,729	40,729	647,200	606,471	6%	376,498
64 OPEB Contributions	-	-	-	-	0%	-
65 EE & Retiree Health Insurance	75,657	75,657	921,200	845,543	8%	73,130
<b>66 TOTAL PERSONNEL EXPENSES</b>	<b>468,397</b>	<b>468,397</b>	<b>6,272,600</b>	<b>5,804,203</b>	<b>7%</b>	<b>717,554</b>
<b>67 TOTAL EXPENSES</b>	<b>2,101,099</b>	<b>2,101,099</b>	<b>23,256,700</b>	<b>21,155,601</b>	<b>9%</b>	<b>2,147,633</b>
<b>68 NET INCOME / (LOSS) - BEFORE DEBT SERVICE &amp; CAPITAL EXPENDITURES</b>	<b>401,084</b>	<b>401,084</b>	<b>7,115,800</b>	<b>6,714,716</b>	<b>6%</b>	<b>372,578</b>
69 Less: Total Debt Service	-	-	(2,094,000)	2,094,000	0%	-
70 Less: CalPERS (Bond Debt Savings)	-	-	(1,000,800)	1,000,800	0%	-
71 Less: Capital Expenses (Current Year)	(81,906)	(81,906)	(4,648,100)	4,566,194	2%	-
<b>72 CASH INCREASE / (DECREASE)</b>	<b>\$ 319,178</b>	<b>\$ 319,178</b>	<b>\$ (627,100)</b>	<b>\$ 946,278</b>		<b>\$ 372,578</b>

*\*No assurance is provided on these financial statements. The financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States are not included.*



## Rowland Water District

### Profit & Loss Analysis and Variance Report

July 2023

**1. OPERATING REVENUE**

2. Water Sales – volumetric water sales revenue from all customer types including residential, commercial, public, industrial, recycled and construction. YTD is at 8%.
3. Meter Charges – the fixed monthly base rate charged to water customers each month (includes all customer types). YTD is at 8%.
4. Customer Fees – various fees conditionally charged to customers such as penalties, new service connections, reconnections, backflow administration, cross connections, connections and recycled water checks/inspections. These types of fees are unpredictable in nature and can often trend over/under expected budget. YTD is at 11%.
5. Contract Income – contains revenues from cell tower lease contracts. YTD is currently at 9%.
6. RWD Labor Sales/Reimbursements – water sold on construction invoices, City of Industry labor sales and Pomona-Walnut-Rowland Joint Water Line Commission (PWR JWLC) treasurer fees. The frequency and amounts of these revenues are unknown and can occasionally trend over/under budget due to their unpredictable nature. YTD is at 3%.
7. Capacity Fees – fees imposed on any property or person requesting a new, additional or larger connection to the District's potable water system (fees vary by meter size). These receipts are uncertain and can trend over/under budget due to their unpredictable nature. YTD there are no transactions for capacity fees.
8. Flow Tests – fire flow tests performed by District personnel to measure the volume of water available at a specific hydrant (\$350 per test). YTD is at 8%.
9. Return Check Fees – customers are charged a fee when the District is paid with insufficient funds checks and checks are returned by the bank. These receipts are uncertain and can trend over/under budget due to their unpredictable nature. YTD is currently at 5%.
10. Uncollectable – the District analyzes customer receivables at the end of each year and recognizes an expense equal to the estimated amount of cash that may not be collected. Uncollectable expense will be zero until assessed at the year-end audited financial statements.

**11. TOTAL OPERATING REVENUE**

**12. NON-OPERATING REVENUE**

13. Property Taxes – includes tax contributions from the County of Los Angeles. YTD is at 2% since the bulk of receipts happen between December and May each year and can cause YTD % to trend over/under expected budget %.



## Rowland Water District

### Profit & Loss Analysis and Variance Report

July 2023

14. Shared Services – RWD is paid for extending Executive Director services to Bellflower-Somerset Mutual Water Company (provided by the General Manager of RWD). There are no anticipated transactions for shared services as RWD stopped providing Executive Director services.
15. Interest Income – includes interest and dividends received on District investments. YTD is at 3%.
16. Miscellaneous Income – includes income from various sources such as recycling and refunds. YTD there are no transactions for miscellaneous income.
17. **TOTAL NON-OPERATING REVENUE**
18. **TOTAL REVENUES**
19. **OPERATING EXPENSES**
20. **SOURCE OF SUPPLY**
21. Water Purchases – Includes variable costs of potable water from Three Valleys Municipal Water District (TVMWD) and California Domestic Water Company (CalDomestic), and recycled water purchases from City of Industry and Walnut Valley Water District (WVWD). YTD is at 9%.
22. Pumping Power – the cost of electricity used for pumping water. YTD is at 12%.
23. Fixed Charges – includes fixed charges from TVMWD and CalDomestic. YTD is at 8%.
24. Chemicals – the cost of chemicals used to treat water sold to customers. YTD is at 5%.
25. **TOTAL SOURCE OF SUPPLY**
26. Maintenance of Water System – the costs of repairs and maintenance on elements of the District water system such as main lines, services, meters, reservoirs, valves, hydrants, and telemetry system. YTD is at 12%.
27. Service Contracts – includes costs for services such as billing printing and mailing, bulk paper shredding, copier leasing and services, landscaping, janitorial, uniforms, security system monitoring and maintenance, Caselle maintenance and support, Harmony renewal and other services. YTD is at 8%.
28. Assessments – operating costs billed to RWD for their share of the PWR JWLC, which is billed quarterly, and the Puente Basin Water Agency (PBWA), which is billed monthly. YTD can trend over/under budget due to the timing of billing. YTD is currently high at 20% due to PBWA lease payments from July through December.



## Rowland Water District

### Profit & Loss Analysis and Variance Report

July 2023

29. Vehicle Expense – includes repair and maintenance costs for District vehicles as well as the cost of fuel. YTD can trend over/under budget due to the timing of truck maintenance and fuel purchases. YTD is currently at 8%.
30. Tools & Supplies – small tools and supplies used in the field. YTD can trend over/under budget due to the timing of tools and supplies. YTD is at 2%.
31. Equipment Expense – various costs incurred related to District equipment. YTD can trend over/under budget due to the timing of equipment expenses. YTD is at 1%.
32. Maintenance & Operations – various costs incurred for District maintenance and operations not directly related to the water system. YTD can trend over/under budget due to the timing of maintenance and operations. YTD is currently at 5%.
33. Engineering – general engineering costs related to District operations. YTD is currently at 7%.
34. Water Tests – laboratory testing and sampling of District water. YTD is at 8%.
35. Conservation – water conservation programs and efforts. YTD currently at 3%.
36. Community Outreach – costs related to public relations and community outreach. YTD is at 5%.
37. **TOTAL OPERATING EXPENSES**
38. **ADMINISTRATIVE EXPENSES**
39. Liability Insurance – coverage through ACWA JPIA for the District insurance package. YTD is high at 53% due to timing of insurance bill received and budgeting method used.
40. IT Support Services – information technology support services. YTD is at 6%.
41. IT Licensing – includes costs for various software licenses. YTD is at 12%.
42. Director Expense – costs for director compensation and benefits. YTD is at 7% of budget.
43. Bank/Management Fees – includes various banking fees, Paymentus fees (for processing customer payments) and investment administrative fees. YTD is currently at 8%.
44. Legal Fees – legal costs related to RWD, PBWA and Public Water Agencies Group (PWAG). YTD is at 6%.
45. Compliance – includes costs for State Water Resources Control Board (SWRCB) compliance, LA County property taxes, various employee certifications, District permits, and maintenance costs for equipment compliance. YTD is at 11%.



## Rowland Water District

### Profit & Loss Analysis and Variance Report

July 2023

- 46. Auditing & Accounting – includes consulting services for complex accounting matters and annual audit assurance services related to District financial reporting. YTD there are no transactions for auditing & accounting.
- 47. Utility Services – costs related to office electricity, office phones, gas and district cell phones. YTD is at 9%.
- 48. Dues & Memberships – costs for district memberships, dues and subscriptions to various agencies such as the Water Education Foundation, Association of California Water Agencies, Urban Water Institute, California Special Districts Association and American Water Works Association. YTD is at 2%.
- 49. Conference & Meetings – conference attendance and meeting expenses. YTD is at 2%.
- 50. Office Expenses – costs for office supplies, postage, printing and stationery. YTD is at 2% due to timing of these expenses.
- 51. Seminars/Training – employee seminars and training. YTD is at 8%.
- 52. Miscellaneous Expense – includes costs for travel, books & subscriptions, and miscellaneous general expenses. YTD is low at 3% due to the timing of these expenses.
- 53. **TOTAL ADMINISTRATIVE EXPENSES**
- 54. **PERSONNEL EXPENSES**
- 55. **WAGES**
- 56. Operations – wages expense (regular, standby, OT) attributable to Operations. YTD is at 8%.
- 57. Distribution – wages expense (regular, standby, OT) attributable to Distribution. YTD is at 7%.
- 58. Administration – wages expense (regular) attributable to Administration. YTD is at 8%.
- 59. **TOTAL WAGES**
- 60. Payroll Taxes – employer payroll taxes paid by the District. YTD is trending at 7%.
- 61. Workers Compensation – the District is billed quarterly for workers compensation insurance which can occasionally cause this line item to trend over/under expected budget. There are no workers compensation expenses YTD.
- 62. Unemployment – state unemployment insurance is paid quarterly which can cause this line to occasionally trend over/under expected budget. There are no unemployment expenses YTD.



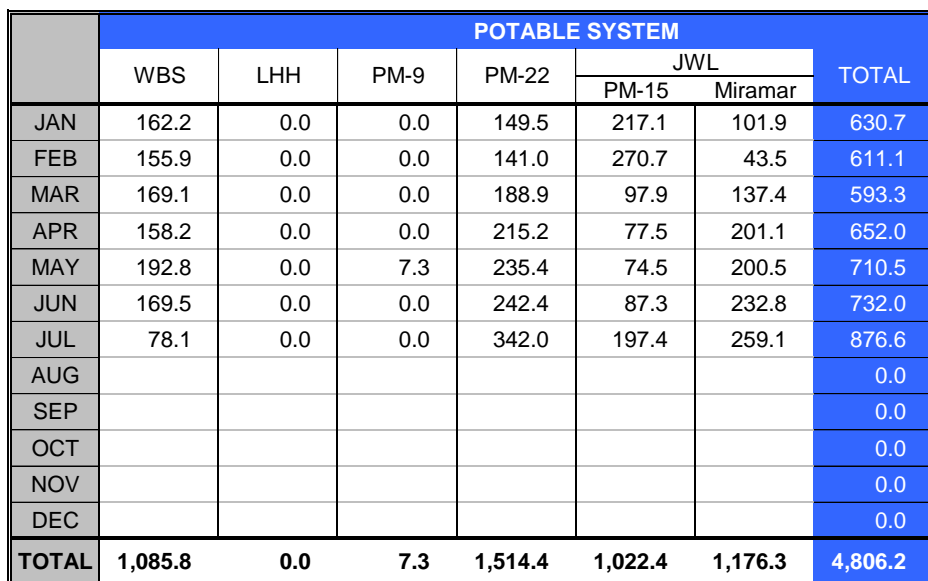
## Rowland Water District

### Profit & Loss Analysis and Variance Report

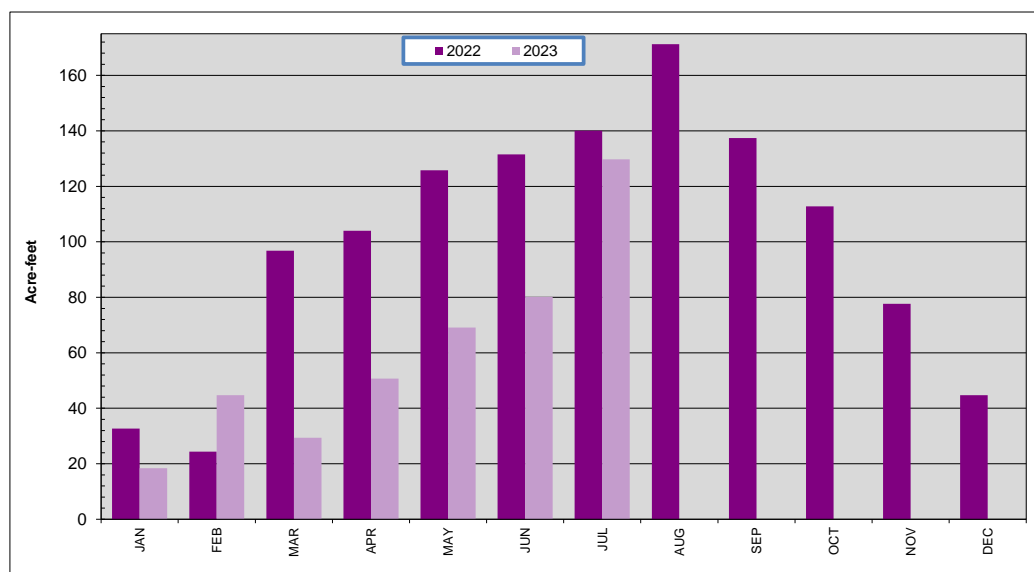
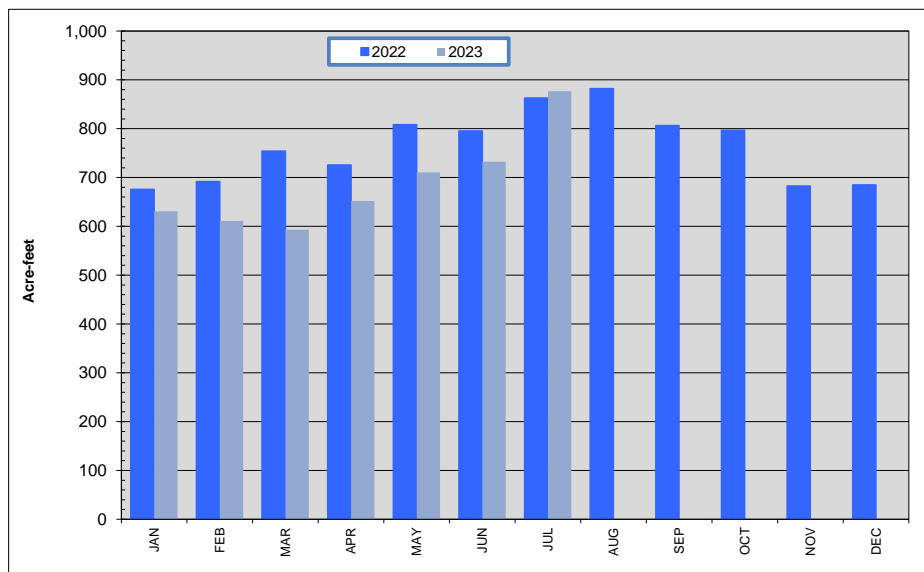
July 2023

- 63. CalPERS – includes retirement costs for employee pension plans through the California Public Employee Retirement System. Contributions are made monthly and an annual payment is made at the beginning of each fiscal year for the plan's unfunded accrued liability. YTD is at 6%.
- 64. OPEB Contributions – includes retirement costs for other post-employment benefits that provides medical, dental and vision coverage. There will be no OPEB contributions for the current fiscal year as the Public Agency Retirement Services (PARS) trust is fully funded.
- 65. EE & Retiree Health Insurance – includes the cost of health, dental, vision, life, and disability insurance for current employees as well as health insurance for retired employees. YTD is at 8%.
- 66. **TOTAL PERSONNEL EXPENSES**
- 67. **TOTAL EXPENSES**
- 68. **NET INCOME / (LOSS) BEFORE DEBT SERVICE & CAPITAL EXPENSES** – Financially, the District has performed as expected through July 2023.
- 69. Less: Total Debt Service – includes interest and principal payments on outstanding District debt as well as related administrative expenses. Interest payments on outstanding debt are made twice per year (December/June).
- 70. Less: CalPERS (Bond Debt Savings) – includes bond debt refunding savings for paying down the CalPERS unfunded accrued liability. Payments are made in December and June.
- 71. Less: Capital Expenses (Current-Year) – includes expenses related to current-year district projects and capital assets, excluding projects funded by bond proceeds (debt). YTD is at 2%.
- 72. **CASH INCREASE / (DECREASE)**



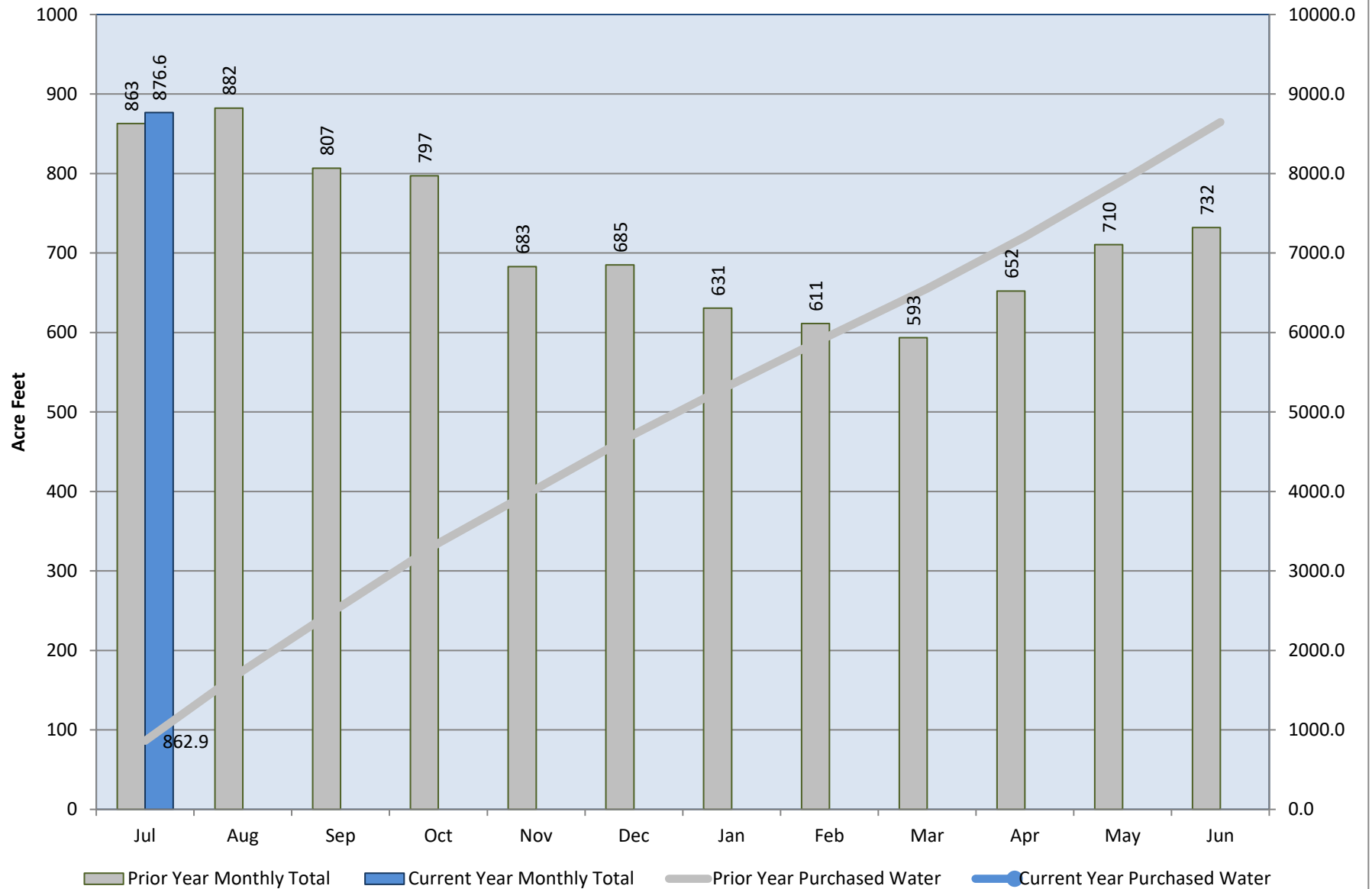


RECYCLED SYSTEM							
Well 1	Wet Well	WVWD	Industry	Potable Make-up	Nogales Dewatering	Fullerton Dewatering	TOTAL
1.1	2.0	0.0	0.0	0.0	15.3	0.0	18.4
8.5	13.1	1.0	9.2	0.0	12.9	0.0	44.7
8.5	0.4	0.0	2.8	0.0	17.7	0.0	29.4
16.9	15.9	1.0	0.9	0.0	16.0	0.0	50.7
27.1	22.2	1.0	3.5	0.0	15.3	0.0	69.1
21.2	40.0	2.0	3.3	0.0	13.7	0.0	80.2
22.7	22.6	2.0	67.8	0.0	14.6	0.0	129.7
							0.0
							0.0
							0.0
							0.0
							0.0
106.0	116.2	7.0	87.5	0.0	105.5	0.0	422.2



# Potable Water Purchases For FY 2022-2023

(Acre-feet)



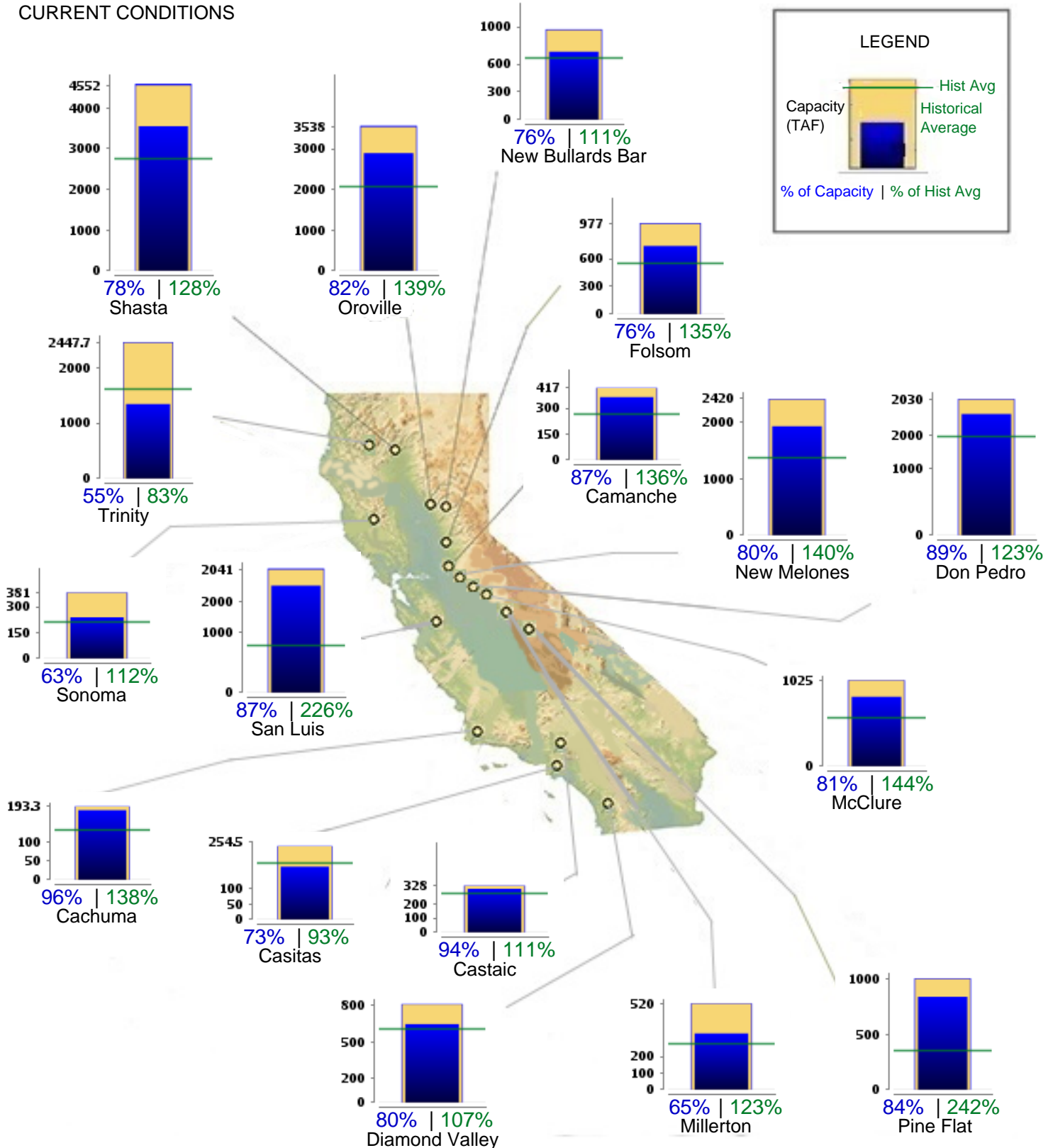


# CURRENT RESERVOIR CONDITIONS

## CALIFORNIA MAJOR WATER SUPPLY RESERVOIRS

Midnight - August 29, 2023

### CURRENT CONDITIONS





## August 2023-DIRECTOR REIMBURSEMENTS

Director	Date of Meeting/Event	Meeting/Event Attended	Reimbursement	No Charge	Additional Comments (Submit expense report if claiming mileage and/or meal reimbursement)
<b>Anthony J. Lima</b>					
	8/3/2023	PBWA	\$230.00		Mileage
	8/8/2023	RWD Board Meeting	\$230.00		
		<b>TOTAL PAYMENT</b>	<b>\$460.00</b>		
<b>John Bellah</b>					
	8/8/2023	RWD Board Meeting	\$230.00		
	8/14/2023	RHCCC	\$230.00		
	8/16/2023	TVMWD - Ribbon Cutting Event for Miragrand Well	\$230.00		Mileage
	8/23/2023	Urban Water Institute Conference	\$230.00		Mileage
	8/24/2023	Urban Water Institute Conference	\$230.00		
	8/25/2023	Urban Water Institute Conference	\$230.00		Mileage
		<b>TOTAL PAYMENT</b>	<b>\$1,380.00</b>		
<b>Robert W. Lewis</b>					
	8/3/2023	PBWA	\$230.00		
	8/8/2023	RWD Board Meeting	\$230.00		
	8/9/2023	LAFCO		X	
	8/14/2023	GAC	\$230.00		
		<b>TOTAL PAYMENT</b>	<b>\$690.00</b>		
<b>Szu Pei Lu-Yang</b>					
	8/8/2023	RWD Board Meeting	\$230.00		
		<b>TOTAL PAYMENT</b>	<b>\$230.00</b>		
<b>Vanessa Hsu</b>					
		No Meetings to Report for the Month of August			
		<b>TOTAL PAYMENT</b>	<b>\$0.00</b>		

APPROVED FOR PAYMENT:

Tom Coleman



## **RESOLUTION NO. 9-2023**

### **ROWLAND WATER DISTRICT RESOLUTION RECOGNIZING ANDY SELLS AND HIS OVER 30 YEARS OF DISTINGUISHED SERVICE TO THE ASSOCIATION OF CALIFORNIA WATER AGENCIES JOINT POWER INSURANCE AUTHORITY, INCLUDING 13 YEARS AS CHIEF EXECUTIVE OFFICER**

**WHEREAS**, The Rowland Water District ("District") is a member of the Association of California Water Agencies Joint Powers Insurance Authority ("ACWA JPIA") and receives its insurance through ACWA JPIA; and

**WHEREAS**, ACWA JPIA is a not for profit public joint powers authority that meets the needs of its members for property, liability, workers' compensation, and employee benefits coverage, and in addition, members receive assistance with training, personnel policies and procedures, and developing job descriptions and employee handbooks; and

**WHEREAS**, ACWA JPIA is a nationally recognized leader and is an essential partner of the District, and they work very closely with the District to help it manage risk and receive the best possible insurance coverage; and

**WHEREAS**, Chief Executive Officer Walter "Andy" Sells began his career at ACWA JPIA in 1990 and ultimately, after serving in many leadership positions, became the Chief Executive Officer in October 2011, and he has served in that position until his retirement; and

**WHEREAS**, throughout his tenure with ACWA JPIA Andy has exercised sound judgment, shown strong leadership, been a mentor to staff, and has been responsible for growing the ACWA JPIA into a national leader in risk management to the benefit of its members, including the District; and

**WHEREAS**, Andy has managed claim departments that administer and adjust Property/Casualty and Workers' Compensation claims, managed the Risk Management department, served as President of CAJPA, a statewide association for insurance based risk-sharing pools, and currently serves as a board member of CAJPA, a statewide association for insurance based risk-sharing pools; and

**WHEREAS**, Andy exemplifies what it means to be a leader in his field and has been a true partner to the District, providing invaluable service to the District and its customers throughout the years; and

**WHEREAS**, in addition to his many achievements, Andy is a true professional with the highest of moral character and has been a good friend to the District and its many employees over the years.

**NOW, THEREFORE**, be it resolved that we, the Rowland Water District Board of Directors, hereby recognize and congratulate Andy Sells for his over 30 years of dedicated service to ACWA JPIA and to the District.

**PASSED, APPROVED, AND ADOPTED** at the regular meeting of the Board of Directors held September 5, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

**SZU PEI LU-YANG**

President

ATTEST:

---

**TOM COLEMAN**

General Manager

I certify that the forgoing Resolution is a true and correct copy of the Resolution of the Board of Directors of the Rowland Water District adopted on September 5, 2023.

---

**TOM COLEMAN**

Board Secretary



**RESOLUTION NO. 9.1-2023**

**ROWLAND WATER DISTRICT  
RESOLUTION AUTHORIZING THE GENERAL MANAGER  
TO ACCEPT AND RECORD PIPELINE EASEMENTS**

**WHEREAS**, the Rowland Water District has been presented with pipeline easements from (1) Freedom Property Holdings, LLC, (2) Forever Chestnut LLC, (3) Fabulous Chestnut LLC, and 3 Kids Realty LLC, for those certain real properties legally described and depicted in the attached Exhibits A through D, which are fully incorporated herein by this reference, for pipelines and related infrastructure and for related ingress and egress uses ("Easements").

**NOW, THEREFORE**, be it resolved by the Board of Directors that the Rowland Water District hereby approves and adopts this Resolution authorizing the General Manager to accept and record the Easements legally described and depicted in the attached Exhibits A through D.

**PASSED, APPROVED, AND ADOPTED** at the regular meeting of the Board of Directors held September 5, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
**SZU PEI LU-YANG**  
President

ATTEST:

\_\_\_\_\_  
**TOM COLEMAN**  
General Manager

I certify that the forgoing Resolution is a true and correct copy of the Resolution of the Board of Directors of the Rowland Water District adopted on September 5, 2023.

\_\_\_\_\_  
**TOM COLEMAN**  
General Manager/Board Secretary

# EXHIBIT A



**RECORDING REQUESTED BY:**

ROWLAND WATER DISTRICT

**AND WHEN RECORDED MAIL TO:**

ROWLAND WATER DISTRICT  
3021 FULLERTON ROAD  
ROWLAND HEIGHTS, CA 91748

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**The undersigned grantor(s) declare(s)**

DOCUMENTARY TRANSFER TAX \$ NONE per R&T 11911

- ☐ Computed on full value of property conveyed, or  
☐ Computed on full value less liens and encumbrances remaining at time of sale.  
☒ Unincorporated Area      ☐ City of Los Angeles County

**GRANT OF EASEMENT  
Pipeline**

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FREEDOM PROPERTY HOLDINGS LLC ("Grantor"), hereby grants and conveys a permanent pipeline easement as more particularly described in **Exhibit A** and depicted on **Exhibit B** attached hereto ("Easement") to ROWLAND WATER DISTRICT, a California special district ("Grantee") for use of the Property to construct, reconstruct, install, replace, remove, repair, alter, operate, maintain, inspect and use, a pipeline or pipelines together with braces, connections, fastenings, communication cables and other appliances and fixtures in connection therewith or appurtenant thereto, for water purposes, and for ingress and egress in connection with the exercise of any of the foregoing rights subject to all of the terms and conditions hereof.

**TERMS AND CONDITIONS**

1. This Easement includes the right to access, inspect, alter, remove, replace, reconstruct and repair pipelines and other appurtenances, the right to mark the Easement by suitable markers set and maintained in the ground at locations which shall not interfere with such reasonable use as Grantor shall make of the Easement. Such rights described herein shall include Grantee's agents, contractors, employees, representatives, licensees, subcontractors, workmen, or assigns.
2. Grantee shall also have the right to temporarily use an additional twenty (20) feet of the Grantor's land adjacent to the Easement (the "**Property**") as may be reasonably necessary during the construction, installation, maintenance and/or repair of said pipeline(s) for proper access to the work site.

3. Grantor reserves the right to full use and enjoyment of the Property upon which the Easement is located, except for the purposes herein granted, provided that such use and enjoyment shall not hinder, conflict or interfere with the exercise of the Grantees' rights hereunder, and that no excavation, building, structure, landscaping or other obstructions shall be constructed within the Easement so as to obstruct or impede in anyway the purpose of this Easement.

4. The pipelines and other appurtenances shall at all times remain the property of Grantee notwithstanding the same may be annexed or affixed to the Property, and shall at any time and from time to time be removable, in whole or in part, by Grantee, its successors and assigns.

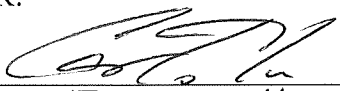
5. Grantee shall have the further right to retain said pipeline(s) in and at their respective existing locations and/or depth(s) for the duration of the Easement, i.e., the location and/or depth thereof as provided herein and as constructed by Grantee, without being required by Grantor to relocate or lower said pipeline(s) in connection with any surface or subsurface work or improvement; provided that Grantor may request Grantee to relocate and/or lower said pipeline(s) to another location and/or depth on Grantor's Property which is compatible with Grantee's operations, provided Grantor pays the entire cost of such relocation and/or lowering; provided further that, if Grantor so requests the relocation of said pipeline(s) to a location outside the Easement, Grantor shall, at its sole cost, provide to Grantee a replacement easement for said pipeline(s) of the same width as the Easement and containing the same terms and conditions as are herein provided.

6. In order to assure the Easement cannot be eliminated through foreclosure or other enforcement of an existing mortgage, deed of trust, lien or judgment of record, Grantor agrees that the holders of any such mortgages, deeds of trust, judgments or liens shall subordinate their respective interests to the Easement in accordance with the provisions set forth in that certain Consent to Easement attached hereto as **Exhibit C**. Execution and recordation of **Exhibit C** is not required where the Easement is not encumbered by an existing mortgage, deed of trust, lien or judgment of record.

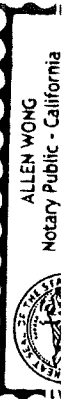
7. Grantee shall use due care in the construction, operation and maintenance of said pipeline(s), fixtures and appurtenances. Grantee shall protect the Easement, and the adjacent Property of Grantor, from damaged caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, representatives, licensees, contractors, subcontractors, workmen, and assigns. Grantee shall, at its sole cost and expense, repair any damage to the Property resulting from Grantee's improper use of the Easement.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 22 day of JUNE, 2023.

GRANTOR:

  
FREEDOM PROPERTY HOLDINGS, LLC.

By: CARLO YU, MANAGING MEMBER



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

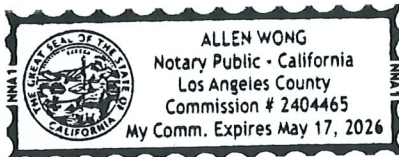
State of California

County of Los Angeles }

On June 22, 2023 before me, Allen Wong Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Carlo Yu  
Name(s) of Signer(s)

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 [Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant of Easement

Document Date: June 22, 2023 Number of Pages: 5

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



# EXHIBIT "A"

SHEET 1 OF 1

## WATER EASEMENT LEGAL DESCRIPTIONS

THOSE PORTIONS OF PARCEL 5 OF PARCEL MAP NO. 348, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 397, PAGES 1 THROUGH 9 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

### STRIP 1: 10.00 FEET WIDE

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL 5, ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 09°42'14" WEST;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 5, NORTH 06°35'43" EAST 17.87 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 83°24'17" EAST 14.27 FEET;

THENCE SOUTH 06°35'43" WEST 9.50 FEET.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED WESTERLY SO AS TO TERMINATE IN THE WESTERLY LINE OF SAID PARCEL 5.

CONTAINING: 238 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

### STRIP 2: 10.00 FEET WIDE

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 5;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 5 NORTH 06°24'42" EAST 2.38 FEET TO THE BEGINNING OF A TANGENT CURVE IN SAID WESTERLY LINE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 92.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE IN SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 08°45'32", AN ARC LENGTH OF 14.06 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 83°47'32" EAST 14.97 FEET.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN THE AFOREMENTIONED CURVE HAVING A RADIUS OF 92.00 FEET.

CONTAINING: 149 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY, IF ANY.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

### SURVEYOR:

Last Update: 1/20/23  
O:\3300-3399\3375\ESMT\WATER ESMT\PARCEL 5\3375WATER-3.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali* 01/20/23  
NAVEEN K. GALI DATE  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024

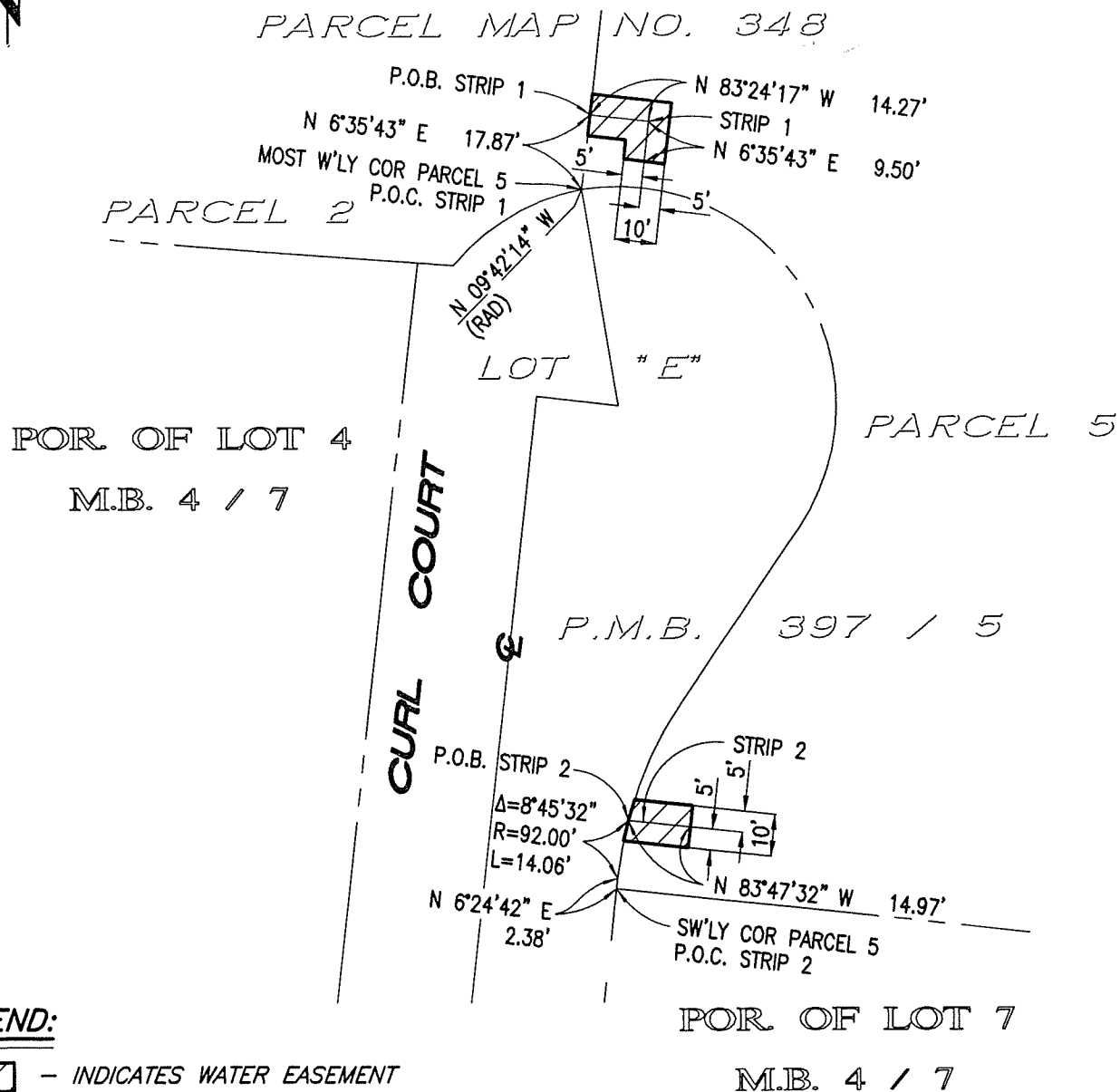


SCALE: 1" = 40'

# EXHIBIT "B"

WATER EASEMENT  
PLAT

SHEET 1 OF 1



## LEGEND:

 - INDICATES WATER EASEMENT

P.O.B. - POINT OF BEGINNING


P.O.C. - POINT OF COMMENCEMENT

STRIP 1 - CONTAINS 238 SQ. FT OR 0.005 AC ±

STRIP 2 - CONTAINS 149 SQ. FT OR 0.003 AC ±

## SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

 01/20/23  
NAVEEN K. GALI DATE  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024

Last Update: 1/20/23

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**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173



### CONSENT TO EASEMENT

East West Bank ("Lien Holder") is the current holder of the beneficial interest under a Deed of Trust dated 4/23/2020 and recorded 5/12/2020 as Document No. 20200516310, Records of Los Angeles County, California ("Lien"). Lien Holder hereby consents to the granting of the Easement to which this Consent is attached, to ROWLAND WATER DISTRICT, a California special district, 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 22nd day of June, 2023.

"Lien Holder" East West Bank:

By:

  
Hamilton Lei, FVP



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

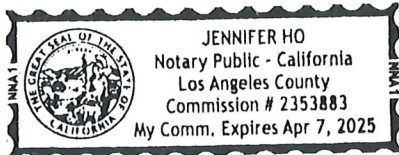
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On June 22, 2023 before me, Jennifer Ho, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Hamilton Lei  
Name(s) of Signer(s)

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 [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**ROWLAND WATER DISTRICT  
CERTIFICATE OF ACCEPTANCE  
Government Code § 26281**

This is to certify that the interest in real property conveyed by the Grant of Easement to which this Certificate of Acceptance is attached,

From: Freedom Property Holdings (“Grantor”)

To: **ROWLAND WATER DISTRICT, a California special district (“Grantee”)**  
is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors pursuant to authority conferred by action of the Board of Directors by Resolution No. 9-2023 adopted September 5, 2023, and Grantee hereby consents to recordation of said Grant of Easement.

Dated: \_\_\_\_\_

ROWLAND WATER DISTRICT,  
a California Special District

By: \_\_\_\_\_  
Tom Coleman  
Board Secretary and General Manager

**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 LOS ANGELES    )

On \_\_\_\_\_, 2023, before me, **Gabriela Sanchez**, Notary Public, personally appeared **Tom Coleman**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, ROWLAND WATER DISTRICT, upon behalf of which he signed, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Gabriela Sanchez, Notary Public



# EXHIBIT B

**RECORDING REQUESTED BY:**

ROWLAND WATER DISTRICT

**AND WHEN RECORDED MAIL TO:**

ROWLAND WATER DISTRICT  
3021 FULLERTON ROAD  
ROWLAND HEIGHTS, CA 91748

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**The undersigned grantor(s) declare(s)**

DOCUMENTARY TRANSFER TAX \$ NONE per R&T 11911

- ☐ Computed on full value of property conveyed, or  
☐ Computed on full value less liens and encumbrances remaining at time of sale.  
☐ Unincorporated Area ☒ City of Industry

**GRANT OF EASEMENT  
Pipeline**

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Forever Chestnut LLC** ("Grantor"), hereby grants and conveys a permanent pipeline easement as more particularly described in **Exhibit A** and depicted on **Exhibit B** attached hereto ("Easement") to ROWLAND WATER DISTRICT, a California special district ("Grantee") for use of the Property to construct, reconstruct, install, replace, remove, repair, alter, operate, maintain, inspect and use, a pipeline or pipelines together with braces, connections, fastenings, communication cables and other appliances and fixtures in connection therewith or appurtenant thereto, for water purposes, and for ingress and egress in connection with the exercise of any of the foregoing rights subject to all of the terms and conditions hereof.

**TERMS AND CONDITIONS**

1. This Easement includes the right to access, inspect, alter, remove, replace, reconstruct and repair pipelines and other appurtenances, the right to mark the Easement by suitable markers set and maintained in the ground at locations which shall not interfere with such reasonable use as Grantor shall make of the Easement. Such rights described herein shall include Grantee's agents, contractors, employees, representatives, licensees, subcontractors, workmen, or assigns.

2. Grantee shall also have the right to temporarily use an additional twenty (20) feet of the Grantor's land adjacent to the Easement (the "**Property**") as may be reasonably necessary during the construction, installation, maintenance and/or repair of said pipeline(s) for proper access to the work site.

3. Grantor reserves the right to full use and enjoyment of the Property upon which the Easement is located, except for the purposes herein granted, provided that such use and enjoyment shall not hinder, conflict or interfere with the exercise of the Grantees' rights hereunder, and that no excavation, building, structure, landscaping or other obstructions shall be constructed within the Easement so as to obstruct or impede in anyway the purpose of this Easement.

4. The pipelines and other appurtenances shall at all times remain the property of Grantee notwithstanding the same may be annexed or affixed to the Property, and shall at any time and from time to time be removable, in whole or in part, by Grantee, its successors and assigns.

5. Grantee shall have the further right to retain said pipeline(s) in and at their respective existing locations and/or depth(s) for the duration of the Easement, i.e., the location and/or depth thereof as provided herein and as constructed by Grantee, without being required by Grantor to relocate or lower said pipeline(s) in connection with any surface or subsurface work or improvement; provided that Grantor may request Grantee to relocate and/or lower said pipeline(s) to another location and/or depth on Grantor's Property which is compatible with Grantee's operations, provided Grantor pays the entire cost of such relocation and/or lowering; provided further that, if Grantor so requests the relocation of said pipeline(s) to a location outside the Easement, Grantor shall, at its sole cost, provide to Grantee a replacement easement for said pipeline(s) of the same width as the Easement and containing the same terms and conditions as are herein provided.

6. In order to assure the Easement cannot be eliminated through foreclosure or other enforcement of an existing mortgage, deed of trust, lien or judgment of record, Grantor agrees that the holders of any such mortgages, deeds of trust, judgments or liens shall subordinate their respective interests to the Easement in accordance with the provisions set forth in that certain Consent to Easement attached hereto as **Exhibit C**. Execution and recordation of **Exhibit C** is not required where the Easement is not encumbered by an existing mortgage, deed of trust, lien or judgment of record.

7. Grantee shall use due care in the construction, operation and maintenance of said pipeline(s), fixtures and appurtenances. Grantee shall protect the Easement, and the adjacent Property of Grantor, from damaged caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, representatives, licensees, contractors, subcontractors, workmen, and assigns. Grantee shall, at its sole cost and expense, repair any damage to the Property resulting from Grantee's improper use of the Easement.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this \_\_\_\_ day of MAY, 10, 2023

GRANTOR:

Forever Chestnut LLC

By: 

manager

## ACKNOWLEDGEMENT

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

Los Angeles

)  
)ss  
)

On 03/10/2023 before me, Diane Q. Wu-Liang, Notary Public,  
personally appeared Charles Hailong Cui,

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 entity upon behalf of which the person(s) acted, executed the instrument.

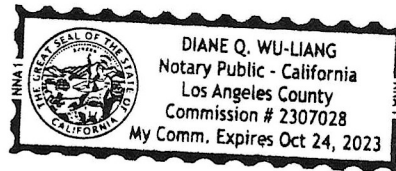
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Diane Q. Wu-Liang

(Seal)





# EXHIBIT "A"

## WATER EASEMENT LEGAL DESCRIPTION

SHEET 1 OF 4

THOSE PORTIONS OF PARCEL 2 OF PARCEL MAP NO. 348, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 397, PAGES 1 THROUGH 9 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

### **STRIP 1: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE NORTHEASTERLY CORNER OF PARCEL 2;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 85°45'01" WEST 7.01 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 06°35'43" WEST 55.05 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE CONTINUING SOUTH 06°35'43" WEST 342.54 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 2, BEING A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 52.00 FEET.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED NORTHERLY SO AS TO TERMINATE IN THE NORTHERLY LINE OF SAID PARCEL 2 AND SHALL BE PROLONGED OR SHORTENED SOUTHERLY SO AS TO TERMINATE IN THE SOUTHERLY LINE OF SAID PARCEL 2.

### **STRIP 2: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING** AT AFOREMENTIONED **POINT "A"**;

THENCE NORTH 85°45'01" WEST 657.80 FEET TO A POINT IN THE WESTERLY LINE OF SAID PARCEL 2, BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 52.00 FEET.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED WESTERLY SO AS TO TERMINATE IN THE WESTERLY LINE OF SAID PARCEL 2.

**EXCEPTING** THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED STRIP 1.

### **STRIP 3: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE NORTHEASTERLY CORNER OF PARCEL 2;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 85°45'01" WEST 31.03 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 06°35'43" WEST 70.06 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "B"**;

Last Update: 1/20/23

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**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

# EXHIBIT "A"

SHEET 2 OF 4

## WATER EASEMENT LEGAL DESCRIPTION

THENCE CONTINUING SOUTH 06°35'43" WEST 290.17 FEET TO POINT HEREINAFTER REFERRED TO AS **POINT "C"**;

THENCE CONTINUING SOUTH 06°35'43" WEST 15.90 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "D"**;

THENCE CONTINUING SOUTH 06°35'43" WEST 4.35 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "E"**;

THENCE CONTINUING SOUTH 06°35'43" WEST 15.33 FEET;

THENCE SOUTH 37°42'05" EAST 14.28 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 2, BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 52.00 FEET, HEREINAFTER REFERRED TO AS **POINT "F"**.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SOUTHERLY SO AS TO TERMINATE IN THE SOUTHERLY LINE OF SAID PARCEL 2 AND PROLONGED OR SHORTENED NORTHERLY SO AS TO TERMINATE IN THE NORTHERLY LINE OF SAID PARCEL 2.

**EXCEPTING** THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED STRIP 2.

### **STRIP 4: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING** AT THE AFOREMENTIONED **POINT "B"**;

THENCE NORTH 85°45'01" WEST 634.09 FEET TO A POINT IN THE WESTERLY LINE OF SAID PARCEL 2, BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 52.00 FEET, HEREINAFTER REFERRED TO AS **POINT "G"**.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED WESTERLY SO AS TO TERMINATE IN THE WESTERLY LINE OF SAID PARCEL 2.

### **STRIP 5: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING** AT THE AFOREMENTIONED **POINT "C"**;

THENCE SOUTH 83°24'17" EAST 30.49 FEET.

**EXCEPTING** THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED STRIP 1 AND 3.

### **STRIP 6: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING** AT THE AFOREMENTIONED **POINT "D"**;

Last Update: 1/20/23

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PH.(714)521-4811 FAX(714)521-4173



# EXHIBIT "A"

SHEET 3 OF 4

## WATER EASEMENT LEGAL DESCRIPTION

THENCE SOUTH  $83^{\circ}24'17''$  EAST 31.00 FEET TO THE EASTERLY LINE OF SAID PARCEL 2.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED TO TERMINATE EASTERLY ON THE EASTERLY LINE OF SAID PARCEL 2.

**EXCEPTING** THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED STRIP 1 AND 3.

### **STRIP 7: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING** AT THE AFOREMENTIONED **POINT "E"**;

THENCE SOUTH  $83^{\circ}24'17''$  EAST 30.50 FEET.

**EXCEPTING** THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED STRIPS 1, 3 AND 6.

### **STRIP 8: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE AFOREMENTIONED **POINT "F"**, BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH  $36^{\circ}38'34''$  WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $13^{\circ}19'27''$ , AN ARC LENGTH OF 12.09 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH  $83^{\circ}24'17''$  WEST 12.96 FEET.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE EASTERLY IN THE AFOREMENTIONED CURVE HAVING A RADIUS OF 52.00 FEET.

**EXCEPTING** THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED STRIP 3.

### **STRIP 9: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE AFOREMENTIONED **POINT "G"**, ALSO BEING A POINT ON A CURVE IN THE WESTERLY LINE OF SAID PARCEL 2, SAID CURVE BEING CONCAVE NORTHWEST AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH  $73^{\circ}54'50''$  EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $13^{\circ}19'08''$ , AN ARC LENGTH OF 12.09 FEET TO THE **POINT OF BEGINNING**;

Last Update: 1/20/23

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LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

# EXHIBIT "A"

## WATER EASEMENT LEGAL DESCRIPTION

SHEET 4 OF 4

THENCE SOUTH 85°45'01" EAST 1.42 FEET;

THENCE SOUTH 04°14'59" WEST 8.51 FEET.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED NORTHWESTERLY SO AS TO TERMINATE IN THE AFOREMENTIONED CURVE IN SAID WESTERLY LINE HAVING A RADIUS OF 52.00 FEET.

STRIPS 1-9 CONTAINING: 21,373 SQUARE FEET OR 0.491 ACRES, MORE OR LESS.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY, IF ANY.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

### SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Naveen K. Gali 01/20/23  
NAVEEN K. GALI DATE  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024



Last Update: 1/20/23

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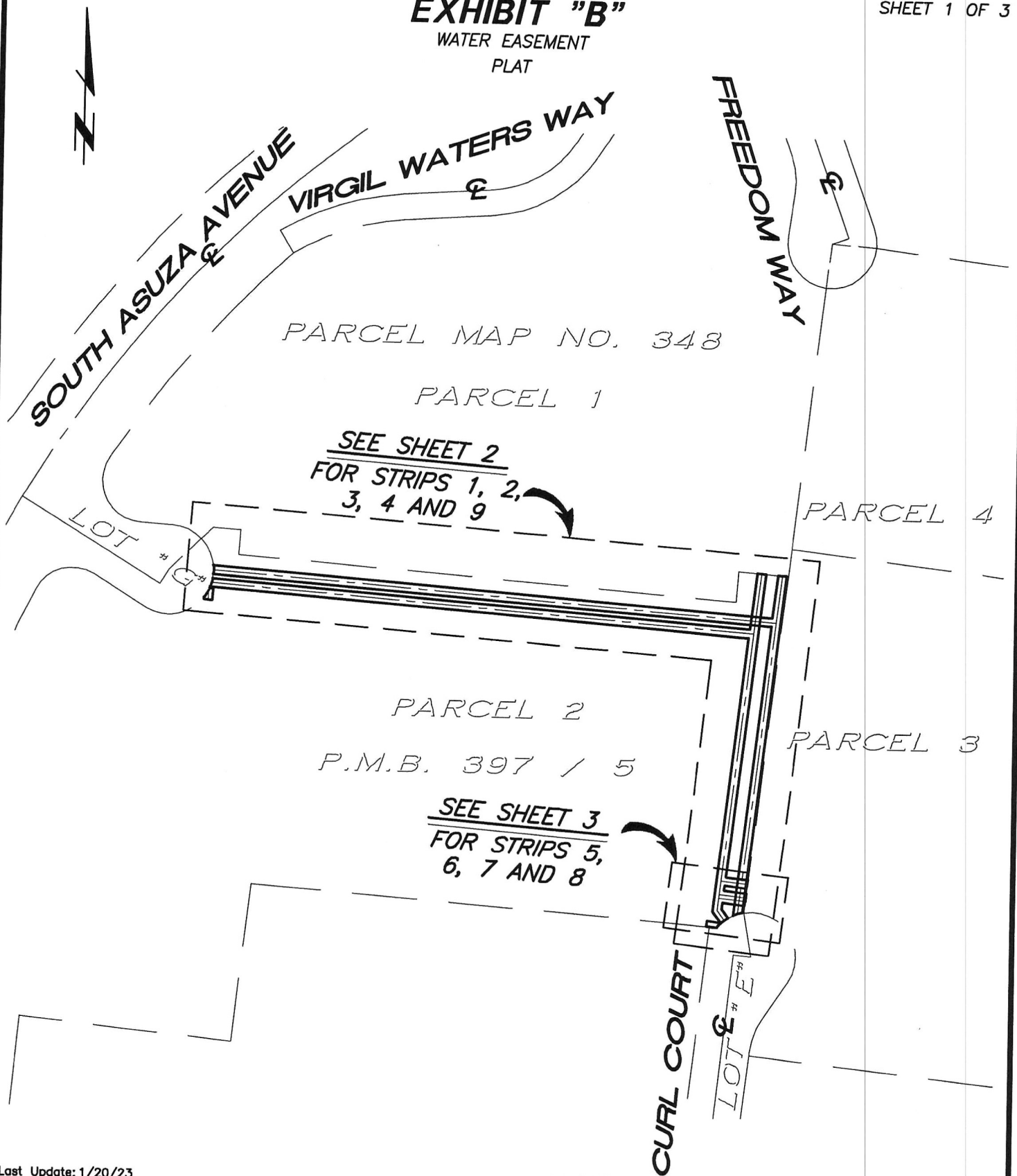


SCALE: 1" = 150'

# EXHIBIT "B"

WATER EASEMENT  
PLAT

SHEET 1 OF 3



Last Update: 1/20/23

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**Thienes Engineering, Inc.**

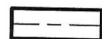
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14349 FIRESTONE BOULEVARD

LA MIRADA, CALIFORNIA 90638

PH.(714)521-4811 FAX(714)521-4173

## LEGEND:



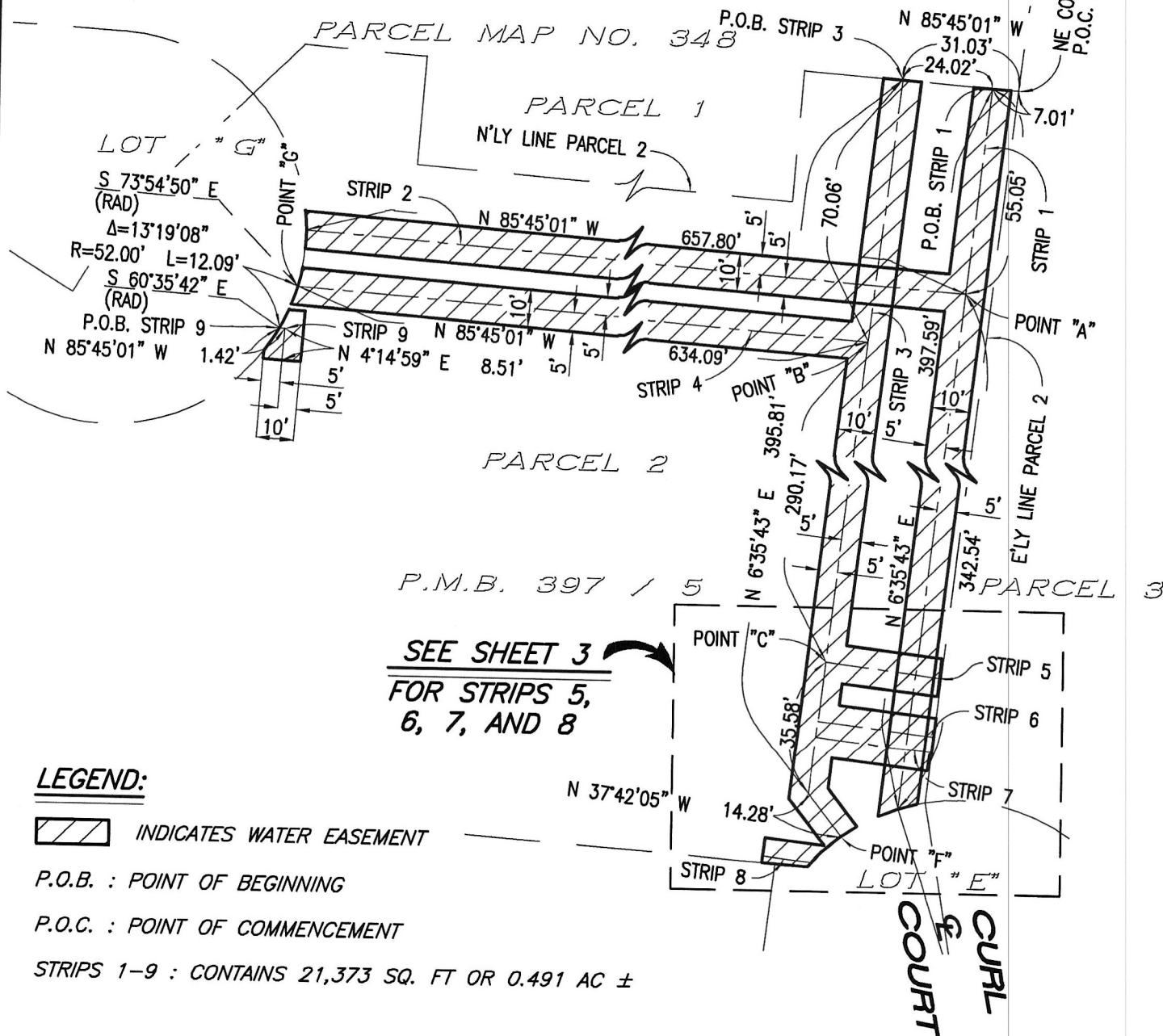
INDICATES WATER EASEMENT

SCALE: N.T.S.

# EXHIBIT "B"

WATER EASEMENT  
PLAT

SHEET 2 OF 3



Last Update: 1/20/23

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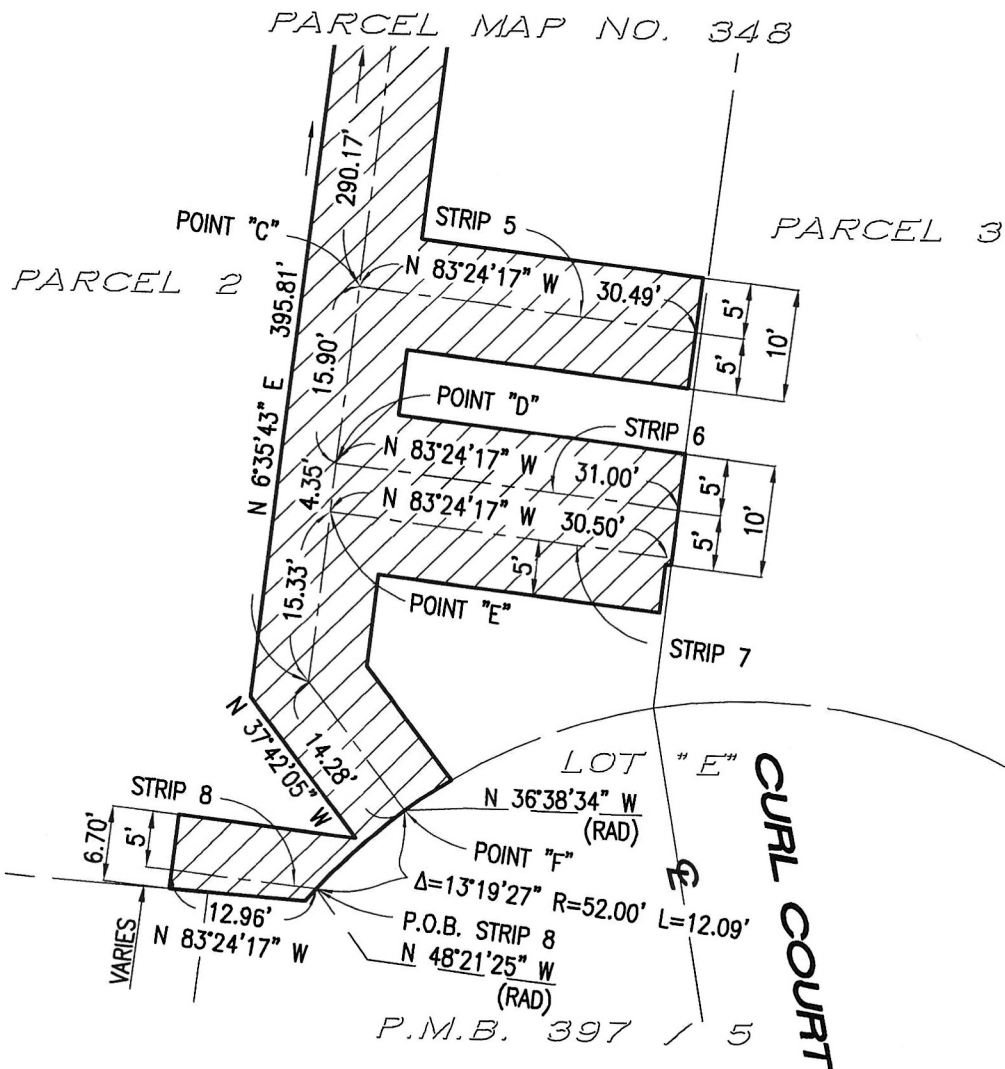
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LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

SCALE: N.T.S.

# EXHIBIT "B"

WATER EASEMENT  
PLAT

SHEET 3 OF 3



## LEGEND:



INDICATES WATER EASEMENT

P.O.B. : POINT OF BEGINNING

P.O.C. : POINT OF COMMENCEMENT

STRIPS 1-9 : CONTAINS 21,373 SQ. FT OR 0.491 AC ±

## SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali* 01/20/23  
NAVEEN K. GALI  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024



Last Update: 1/20/23

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**ROWLAND WATER DISTRICT  
CERTIFICATE OF ACCEPTANCE  
Government Code § 26281**

This is to certify that the interest in real property conveyed by the Grant of Easement to which this Certificate of Acceptance is attached,

From: Forever Chestnut LLC (“Grantor”)

To: **ROWLAND WATER DISTRICT, a California special district (“Grantee”)**  
is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors pursuant to authority conferred by action of the Board of Directors by Resolution No. 9-2023 adopted September 5, 2023, and Grantee hereby consents to recordation of said Grant of Easement.

Dated: \_\_\_\_\_

ROWLAND WATER DISTRICT,  
a California Special District

By: \_\_\_\_\_  
Tom Coleman  
Board Secretary and General Manager

**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 LOS ANGELES    )

On \_\_\_\_\_, 2023, before me, **Gabriela Sanchez**, Notary Public, personally appeared **Tom Coleman**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, ROWLAND WATER DISTRICT, upon behalf of which he signed, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Gabriela Sanchez, Notary Public



## EXHIBIT C

### CONSENT TO EASEMENT

CATHAY BANK ("Lien Holder") is the current holder of the beneficial interest under a Deed of Trust dated 12/13/2021 and recorded 12/23/2021 as Document No. 20211905206, Records of Los Angeles County, California ("Lien"). Lien Holder hereby consents to the granting of the Easement to which this Consent is attached, to ROWLAND WATER DISTRICT, a California special district, 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 10 day of MARCH, 2023.

# EXHIBIT C

RECORDING REQUESTED BY:

ROWLAND WATER DISTRICT

AND WHEN RECORDED MAIL TO:

ROWLAND WATER DISTRICT  
3021 FULLERTON ROAD  
ROWLAND HEIGHTS, CA 91748

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ NONE per R&T 11911

- ☐ Computed on full value of property conveyed, or  
☐ Computed on full value less liens and encumbrances remaining at time of sale.  
☐ Unincorporated Area ☒ City of Industry

### GRANT OF EASEMENT Pipeline

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Fabulous Chestnut LLC ("Grantor"), hereby grants and conveys a permanent pipeline easement as more particularly described in **Exhibit A** and depicted on **Exhibit B** attached hereto ("Easement") to ROWLAND WATER DISTRICT, a California special district ("Grantee") for use of the Property to construct, reconstruct, install, replace, remove, repair, alter, operate, maintain, inspect and use, a pipeline or pipelines together with braces, connections, fastenings, communication cables and other appliances and fixtures in connection therewith or appurtenant thereto, for water purposes, and for ingress and egress in connection with the exercise of any of the foregoing rights subject to all of the terms and conditions hereof.

### TERMS AND CONDITIONS

1. This Easement includes the right to access, inspect, alter, remove, replace, reconstruct and repair pipelines and other appurtenances, the right to mark the Easement by suitable markers set and maintained in the ground at locations which shall not interfere with such reasonable use as Grantor shall make of the Easement. Such rights described herein shall include Grantee's agents, contractors, employees, representatives, licensees, subcontractors, workmen, or assigns.

2. Grantee shall also have the right to temporarily use an additional twenty (20) feet of the Grantor's land adjacent to the Easement (the "Property") as may be reasonably necessary during the construction, installation, maintenance and/or repair of said pipeline(s) for proper access to the work site.

3. Grantor reserves the right to full use and enjoyment of the Property upon which the Easement is located, except for the purposes herein granted, provided that such use and enjoyment shall not hinder, conflict or interfere with the exercise of the Grantees' rights hereunder, and that no excavation, building, structure, landscaping or other obstructions shall be constructed within the Easement so as to obstruct or impede in anyway the purpose of this Easement.

4. The pipelines and other appurtenances shall at all times remain the property of Grantee notwithstanding the same may be annexed or affixed to the Property, and shall at any time and from time to time be removable, in whole or in part, by Grantee, its successors and assigns.

5. Grantee shall have the further right to retain said pipeline(s) in and at their respective existing locations and/or depth(s) for the duration of the Easement, i.e., the location and/or depth thereof as provided herein and as constructed by Grantee, without being required by Grantor to relocate or lower said pipeline(s) in connection with any surface or subsurface work or improvement; provided that Grantor may request Grantee to relocate and/or lower said pipeline(s) to another location and/or depth on Grantor's Property which is compatible with Grantee's operations, provided Grantor pays the entire cost of such relocation and/or lowering; provided further that, if Grantor so requests the relocation of said pipeline(s) to a location outside the Easement, Grantor shall, at its sole cost, provide to Grantee a replacement easement for said pipeline(s) of the same width as the Easement and containing the same terms and conditions as are herein provided.

6. In order to assure the Easement cannot be eliminated through foreclosure or other enforcement of an existing mortgage, deed of trust, lien or judgment of record, Grantor agrees that the holders of any such mortgages, deeds of trust, judgments or liens shall subordinate their respective interests to the Easement in accordance with the provisions set forth in that certain Consent to Easement attached hereto as **Exhibit C**. Execution and recordation of **Exhibit C** is not required where the Easement is not encumbered by an existing mortgage, deed of trust, lien or judgment of record.

7. Grantee shall use due care in the construction, operation and maintenance of said pipeline(s), fixtures and appurtenances. Grantee shall protect the Easement, and the adjacent Property of Grantor, from damaged caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, representatives, licensees, contractors, subcontractors, workmen, and assigns. Grantee shall, at its sole cost and expense, repair any damage to the Property resulting from Grantee's improper use of the Easement.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this \_\_\_\_ day of Mar. 10, 2023.

GRANTOR:

Fabulous Chestnut LLC

By: 

Manager



# ACKNOWLEDGEMENT

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

Los Angeles

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)

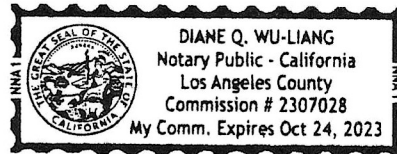
On 03/10/2023 before me, Diane Q. Wu-Liang, Notary Public,  
personally appeared Charles Hailong Cui,

who proved to me on the basis of satisfactory evidence to be the persons(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 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.

Diane Q. Wu-Liang (Seal)  
Signature



# EXHIBIT "A"

SHEET 1 OF 2

## WATER EASEMENT LEGAL DESCRIPTIONS

THOSE PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 348, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 397, PAGES 1 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

### **STRIP 1: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF A LINE PARALLEL WITH AND DISTANT WESTERLY 7.00 FEET MEASURED AT RIGHT ANGLES FROM THE MOST EASTERLY LINE OF SAID PARCEL 1.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED NORTHERLY SO AS TO TERMINATE IN THE NORTHERLY LINE OF SAID PARCEL 1 AND SHALL BE PROLONGED OR SHORTENED SOUTHERLY SO AS TO TERMINATE IN THAT CERTAIN COURSE IN THE SOUTHERLY LINE OF SAID PARCEL 1 SHOWN ON SAID PARCEL MAP AS HAVING A BEARING AND DISTANCE OF "NORTH 85°45'01" WEST 57.23 FEET".

**CONTAINING:** 3395 SQUARE FEET OR 0.078 ACRES, MORE OR LESS

### **STRIP 2: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF A LINE PARALLEL WITH AND DISTANT WESTERLY 31.00 FEET MEASURED AT RIGHT ANGLES FROM THE MOST EASTERLY LINE OF SAID PARCEL 1.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED NORTHERLY SO AS TO TERMINATE IN THE NORTHERLY LINE OF SAID PARCEL 1 AND SHALL BE PROLONGED OR SHORTENED SOUTHERLY SO AS TO TERMINATE IN THAT CERTAIN COURSE IN THE SOUTHERLY LINE OF SAID PARCEL 1 SHOWN ON SAID PARCEL MAP AS HAVING A BEARING AND DISTANCE OF "NORTH 85°45'01" WEST 57.23 FEET".

**CONTAINING:** 3505 SQUARE FEET OR 0.080 ACRES, MORE OR LESS

### **STRIP 3: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE MOST EASTERLY CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 06°57'53" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°20'12", AN ARC LENGTH OF 46.59 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 83°24'17" WEST 30.44 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED EASTERLY SO AS TO TERMINATE IN THE HEREINBEFORE DESCRIBED CURVE HAVING A RADIUS OF 52.00 FEET.

**CONTAINING:** 306 SQUARE FEET OR 0.007 ACRES, MORE OR LESS

Last Update: 1/20/23

O:\3300-3399\3375\ESMT\WATER ESMT\PARCEL 1\3375WATER.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

# EXHIBIT "A"

WATER EASEMENT  
LEGAL DESCRIPTIONS

SHEET 2 OF 2

## STRIP 4: 10.00 FEET WIDE

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHERLY LINE OF SAID PARCEL 1, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 47.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 03°23'35" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°25'26", AN ARC LENGTH OF 12.79 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 31°02'41" EAST 16.65 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SOUTHERLY SO AS TO TERMINATE IN THE HEREINBEFORE DESCRIBED CURVE HAVING A RADIUS OF 47.50 FEET.

CONTAINING: 166 SQUARE FEET OR 0.004 ACRES, MORE OR LESS

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY, IF ANY.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

## SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali* 01/20/23  
NAVEEN K. GALI DATE  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024



Last Update: 1/20/23

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**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH. (714) 521-4811 FAX (714) 521-4173



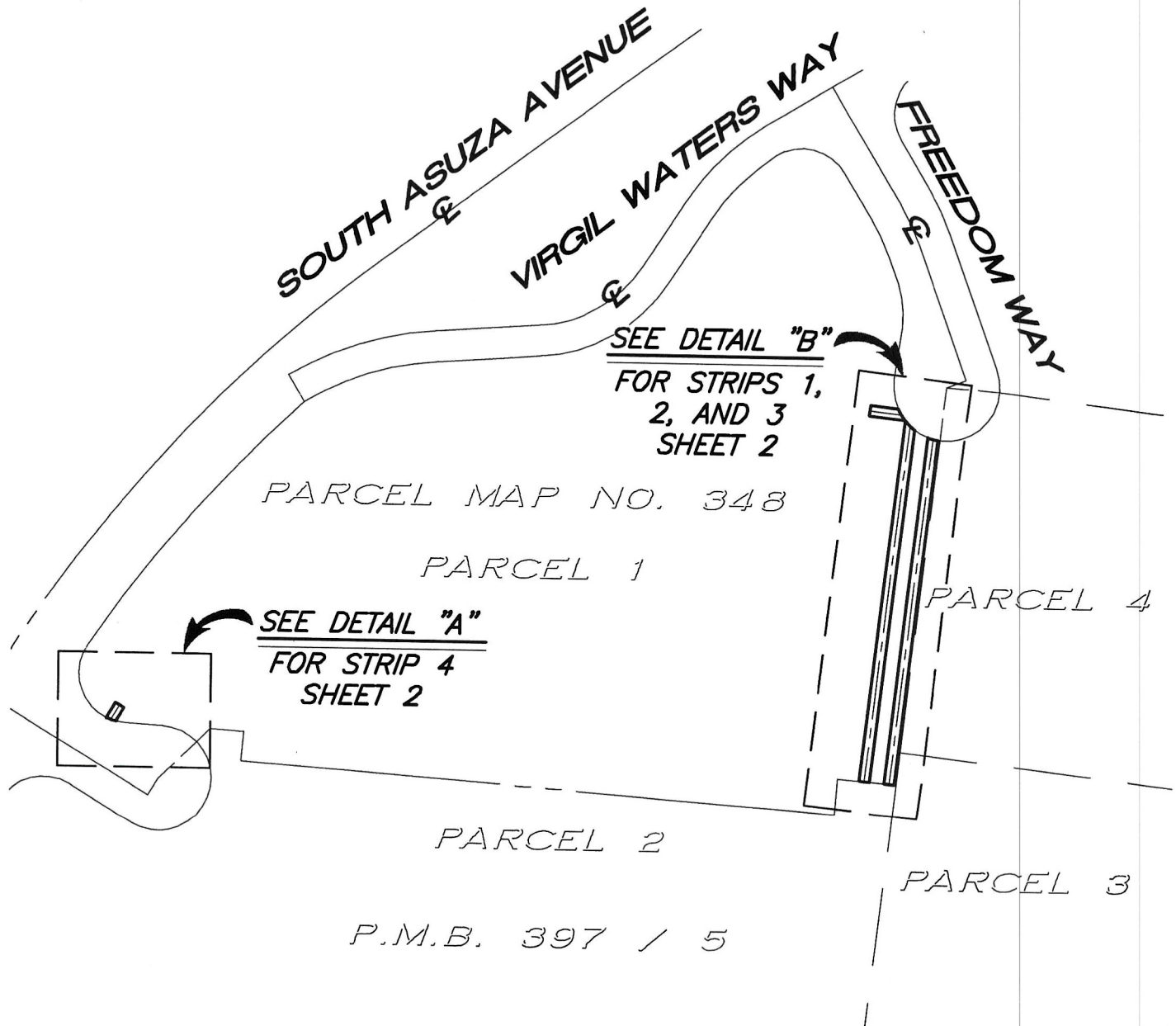
SCALE: 1" = 150'



# EXHIBIT "B"

WATER EASEMENT  
PLAT

SHEET 1 OF 2



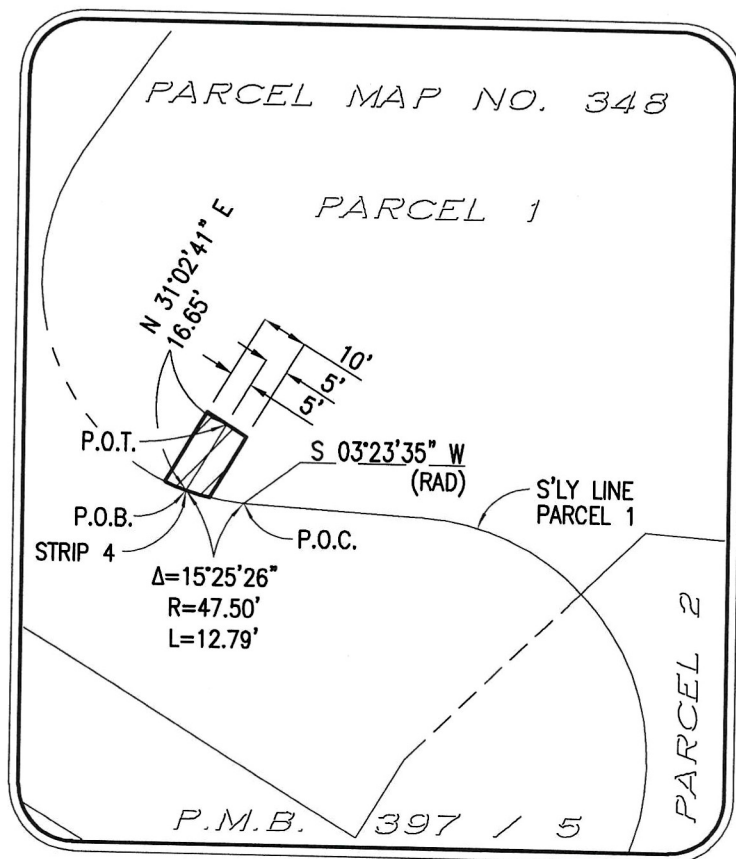
## LEGEND:

 INDICATES WATER EASEMENT

Last Update: 1/20/23

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**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173



**DETAIL "A"**

SCALE: 1" = 40'

**LEGEND:**



INDICATES WATER EASEMENT

*P.O.B. - POINT OF BEGINNING*

*P.O.C. – POINT OF COMMENCEMENT*

*P.O.T. - POINT OF TERMINUS*

STRIP 1 - CONTAINS 3395 SQ. FT OR 0.078 AC  $\pm$

STRIP 2 - CONTAINS 3505 SQ. FT OR 0.080 AC  $\pm$

STRIP 3 - CONTAINS 306 SQ. FT OR 0.007 AC  $\pm$

STRIP 4 - CONTAINS 166 SQ. FT OR 0.004 AC  $\pm$

**Last Update: 1/20/23**

O:\3300-3399\3375\ESMT\WATER ESMT\PARCEL 1\3375WATER.dwg



**Thienes Engineering, Inc.**

**CIVIL ENGINEERING • LAND SURVEYING**  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

PREPARED UNDER THE DIRECTION OF:

Naveen Gali

NAVEEN K. GALI  
P.L.S. NO. 9123

REG. EXP. SEPT. 30, 2024

*DETAIL "B"*

SCALE: N.T.S.



## EXHIBIT C

### CONSENT TO EASEMENT

EAST WEST BANK ("Lien Holder") is the current holder of the beneficial interest under a Deed of Trust dated 06/28/2018 and recorded 07/12/2018 as Document No. 20180694466, Records of Los Angeles County, California ("Lien"). Lien Holder hereby consents to the granting of the Easement to which this Consent is attached, to ROWLAND WATER DISTRICT, a California special district, 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 10 day of MARCH, 2023.

**ROWLAND WATER DISTRICT  
CERTIFICATE OF ACCEPTANCE  
Government Code § 26281**

This is to certify that the interest in real property conveyed by the Grant of Easement to which this Certificate of Acceptance is attached,

From: Fabulous Chestnut LLC (“Grantor”)

To: **ROWLAND WATER DISTRICT, a California special district (“Grantee”)**  
is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors  
pursuant to authority conferred by action of the Board of Directors by Resolution No. 9-2023  
adopted September 5, 2023, and Grantee hereby consents to recordation of said Grant of  
Easement.

Dated: \_\_\_\_\_

ROWLAND WATER DISTRICT,  
a California Special District

By: \_\_\_\_\_  
Tom Coleman  
Board Secretary and General Manager

## 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 LOS ANGELES

On \_\_\_\_\_, 2023, before me, **Gabriela Sanchez**, Notary Public, personally appeared **Tom Coleman**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, ROWLAND WATER DISTRICT, upon behalf of which he signed, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Gabriela Sanchez, Notary Public

# EXHIBIT D



RECORDING REQUESTED BY:

ROWLAND WATER DISTRICT

AND WHEN RECORDED MAIL TO:

ROWLAND WATER DISTRICT  
3021 FULLERTON ROAD  
ROWLAND HEIGHTS, CA 91748

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ NONE per R&T 11911

- ☐ Computed on full value of property conveyed, or  
☐ Computed on full value less liens and encumbrances remaining at time of sale.  
☐ Unincorporated Area      ☒ City of Industry

### GRANT OF EASEMENT Pipeline

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 3 Kids Realty LLC ("Grantor"), hereby grants and conveys a permanent pipeline easement as more particularly described in **Exhibit A** and depicted on **Exhibit B** attached hereto ("Easement") to ROWLAND WATER DISTRICT, a California special district ("Grantee") for use of the Property to construct, reconstruct, install, replace, remove, repair, alter, operate, maintain, inspect and use, a pipeline or pipelines together with braces, connections, fastenings, communication cables and other appliances and fixtures in connection therewith or appurtenant thereto, for water purposes, and for ingress and egress in connection with the exercise of any of the foregoing rights subject to all of the terms and conditions hereof.

### TERMS AND CONDITIONS

1. This Easement includes the right to access, inspect, alter, remove, replace, reconstruct and repair pipelines and other appurtenances, the right to mark the Easement by suitable markers set and maintained in the ground at locations which shall not interfere with such reasonable use as Grantor shall make of the Easement. Such rights described herein shall include Grantee's agents, contractors, employees, representatives, licensees, subcontractors, workmen, or assigns.

2. Grantee shall also have the right to temporarily use an additional twenty (20) feet of the Grantor's land adjacent to the Easement (the "Property") as may be reasonably necessary during the construction, installation, maintenance and/or repair of said pipeline(s) for proper access to the work site.



3. Grantor reserves the right to full use and enjoyment of the Property upon which the Easement is located, except for the purposes herein granted, provided that such use and enjoyment shall not hinder, conflict or interfere with the exercise of the Grantees' rights hereunder, and that no excavation, building, structure, landscaping or other obstructions shall be constructed within the Easement so as to obstruct or impede in anyway the purpose of this Easement.

4. The pipelines and other appurtenances shall at all times remain the property of Grantee notwithstanding the same may be annexed or affixed to the Property, and shall at any time and from time to time be removable, in whole or in part, by Grantee, its successors and assigns.

5. Grantee shall have the further right to retain said pipeline(s) in and at their respective existing locations and/or depth(s) for the duration of the Easement, i.e., the location and/or depth thereof as provided herein and as constructed by Grantee, without being required by Grantor to relocate or lower said pipeline(s) in connection with any surface or subsurface work or improvement; provided that Grantor may request Grantee to relocate and/or lower said pipeline(s) to another location and/or depth on Grantor's Property which is compatible with Grantee's operations, provided Grantor pays the entire cost of such relocation and/or lowering; provided further that, if Grantor so requests the relocation of said pipeline(s) to a location outside the Easement, Grantor shall, at its sole cost, provide to Grantee a replacement easement for said pipeline(s) of the same width as the Easement and containing the same terms and conditions as are herein provided.

6. In order to assure the Easement cannot be eliminated through foreclosure or other enforcement of an existing mortgage, deed of trust, lien or judgment of record, Grantor agrees that the holders of any such mortgages, deeds of trust, judgments or liens shall subordinate their respective interests to the Easement in accordance with the provisions set forth in that certain Consent to Easement attached hereto as **Exhibit C**. Execution and recordation of **Exhibit C** is not required where the Easement is not encumbered by an existing mortgage, deed of trust, lien or judgment of record.

7. Grantee shall use due care in the construction, operation and maintenance of said pipeline(s), fixtures and appurtenances. Grantee shall protect the Easement, and the adjacent Property of Grantor, from damaged caused, in whole or in part, by acts or omissions of Grantee, its employees, agents, representatives, licensees, contractors, subcontractors, workmen, and assigns. Grantee shall, at its sole cost and expense, repair any damage to the Property resulting from Grantee's improper use of the Easement.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 25 day of March, 2023

GRANTOR:

3 Kids Realty LLC

By: [Signature]

WAI KUN PANG



## ACKNOWLEDGEMENT

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

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)ss  
)

On 03/25/2023 before me, Sandeep Padapparambil Jayasenani, Notary Public,  
personally appeared WAI KUN PANG,

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 entity upon behalf of which the person(s) acted, executed the instrument.

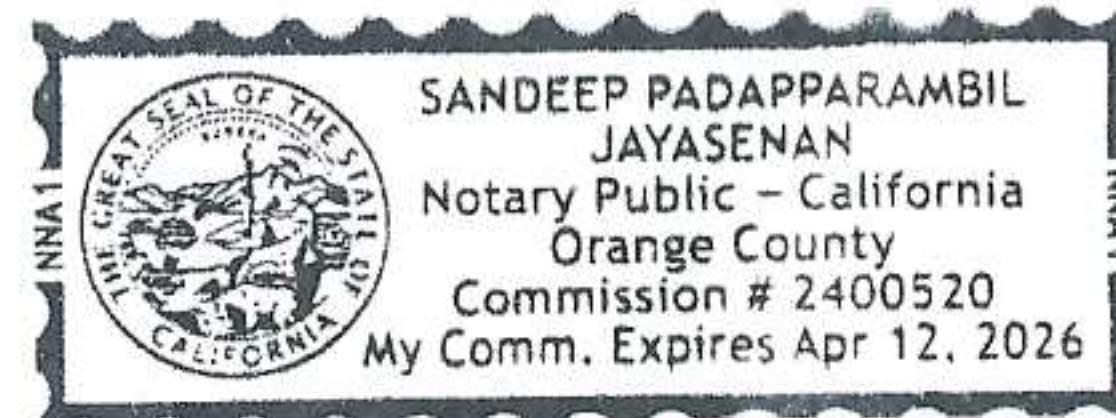
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

(Seal)





## EXHIBIT C

### CONSENT TO EASEMENT

U.S. SBA ("Lien Holder") is the current holder of the beneficial interest under a Deed of Trust dated 4/30/18 and recorded \_\_\_\_\_ as Document No. 20180418248, Records of Los Angeles County, California ("Lien"). Lien Holder hereby consents to the granting of the Easement to which this Consent is attached, to ROWLAND WATER DISTRICT, a California special district, 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 3<sup>rd</sup> day of March, 2023



## EXHIBIT C

### CONSENT TO EASEMENT

Camerica Bank ("Lien Holder") is the current holder of the beneficial interest under a Deed of Trust dated 4/30/18 and recorded \_\_\_\_\_ as Document No. 2018 041 8248 Records of Los Angeles County, California ("Lien"). Lien Holder hereby consents to the granting of the Easement to which this Consent is attached, to ROWLAND WATER DISTRICT, a California special district, 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 31 day of March, 2023.

**ROWLAND WATER DISTRICT  
CERTIFICATE OF ACCEPTANCE  
Government Code § 26281**

This is to certify that the interest in real property conveyed by the Grant of Easement to which this Certificate of Acceptance is attached,

From: 3 Kids Realty LLC (“Grantor”)

To: **ROWLAND WATER DISTRICT, a California special district (“Grantee”)**  
is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors pursuant to authority conferred by action of the Board of Directors by Resolution No. 9-2023 adopted September 5, 2023, and Grantee hereby consents to recordation of said Grant of Easement.

Dated: \_\_\_\_\_

ROWLAND WATER DISTRICT,  
a California Special District

By: \_\_\_\_\_  
Tom Coleman  
Board Secretary and General Manager

**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 LOS ANGELES    )

On \_\_\_\_\_, 2023, before me, **Gabriela Sanchez**, Notary Public, personally appeared **Tom Coleman**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, ROWLAND WATER DISTRICT, upon behalf of which he signed, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Gabriela Sanchez, Notary Public

# EXHIBIT "A"

SHEET 1 OF 1

## WATER EASEMENT LEGAL DESCRIPTION

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 348, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 397, PAGES 1 THROUGH 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

### **STRIP 1: 10.00 FEET WIDE**

BEING A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID PARCEL 4, BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 52.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE IN THE WESTERLY LINE OF SAID PARCEL 4, THROUGH A CENTRAL ANGLE OF 16°35'01", AN ARC LENGTH OF 15.05 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 83°24'17" EAST 15.00 FEET.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED WESTERLY TO TERMINATE ON THE AFOREMENTIONED CURVE HAVING A RADIUS OF 52.00 FEET.

**CONTAINING:** 151 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

**SUBJECT TO:** COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY, IF ANY.

**EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

### SURVEYOR:

Last Update: 1/20/23

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PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali* 01/20/23  
NAVEEN K. GALI DATE  
P.L.S. NO. 9123  
REG. EXP. SEPT. 30, 2024



**EXHIBIT "B"**WATER EASEMENT  
PLAT

VIRGIL WATERS WAY

PARCEL MAP NO. 348

PARCEL 1

LOT

C

PARCEL 5

 $\Delta=16^{\circ}35'01''$ 

R=52.00'

L=15.05'

P.O.B. STRIP 1

S  $68^{\circ}53'14''$  E  
(RAD)N  $83^{\circ}24'17''$  WW'LY LINE  
PARCEL 4MOST N'LY COR PARCEL 4  
P.O.C. STRIP 1N'LY LINE  
PARCEL 4

STRIP 1

PARCEL 4

**LEGEND:**

- INDICATES WATER EASEMENT

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

STRIP 1 - CONTAINS 151 SQ. FT OR 0.003 AC  $\pm$ 

P.M.B. 397 / 5

**SURVEYOR:**

Last Update: 1/20/23

O:\3300-3399\3375\ESMT\WATER ESMT\PARCEL 4\3375WATER-4.dwg

PREPARED UNDER THE DIRECTION OF:

**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH.(714)521-4811 FAX(714)521-4173

*Naveen K. Gali* 01/20/23  
 NAVEEN K. GALI  
 P.L.S. NO. 9123  
 REG. EXP. SEPT. 30, 2024







## Rowland Water District – Board Report

September 5, 2023



### Customer Communications

Understanding the Colorado River Water Supply

- Video FAQs in development

- Website and social media outreach

Hurricane Hilary outreach

Buckboard Days – Finalize 2023 branding



### District Outreach

Water Supply – OpEd #2 (Review and pending approval by Tom)

Podcast development (with Public Water Agency Group)

Updated Board of Directors video

Water Reuse Conference planning

Updating “Where Does Your Water Come From?” video



### Website/Graphics Enhancements

Updated videos and sliders as needed

Branding elements revised per guidelines

Development of lobby concepts and mock-ups



### Press Releases/Earned Media

New Water Bottle Filling Stations

Summer Water Use

Fall Water Education Programs



## Los Angeles Times – August 13, 2023

### *Editorial: Say goodbye to grass that's only there for looks. California can't afford to waste water*

California [was so dry](#) and its water supply so precarious by May 2022 that the [State Water Resources Control Board issued](#) an emergency order: No drinkable water could be [used to irrigate grass](#) that had no function other than to look nice.

The regulation does not apply to residential lawns, although they were [already turning brown](#) due to local restrictions on sprinkler use.

It does apply to all purely ornamental lawns — “nonfunctional turf,” in regulatory parlance — at commercial, industrial and institutional sites, such as shopping centers and corporate headquarters.

That order was [recently extended for another year](#).

Las Vegas, which is much drier than Los Angeles, went a step further in 2021. Or rather, the state of Nevada did on the city's behalf — by ordering the [removal of nonfunctional turf](#). It's the only region in the nation with that kind of permanent ban.

It's time for California to follow Nevada's lead and permanently remove decorative turf.

To be clear, we're talking only about nonfunctional turf. That means grass that no one walks on, except to mow it. It doesn't apply to playing fields, picnic grounds, parks, meeting areas, schools, cemeteries or any place where people gather, play, loll, visit or frolic. It won't keep anyone from feeling wet grass under their bare toes. Instead, think fenced areas with “keep off the grass” signs, plus street medians, mall landscaping and the like.

And again, it wouldn't require homeowners to remove their lawns, although [they really ought to](#). It wouldn't apply to residences — although local municipal and water agency limits on sprinklers do.

And it would apply only to use of potable (drinkable) water.



With all those exceptions, what's left? The restriction couldn't actually save all that much water, could it?

You'd be surprised. The Metropolitan Water District of Southern California estimates that there are 218,000 acres of turf in its service area and that 23% of it is nonfunctional — and just for looks. Figure 1.9 million gallons of water per acre per year, do the math, and it comes out to nearly 98 billion gallons. That's enough water to serve about 900,000 households a year.

The MWD board [recommended imposing a permanent nonfunctional turf ban](#) last October. It's co-sponsoring [Assembly Bill 1572](#) by Assemblymember Laura Friedman (D-Burbank), along with the Natural Resources Defense Council and Heal the Bay, which would do just that. The giant water wholesaler and those environmental groups are rarely on the same page on legislation.

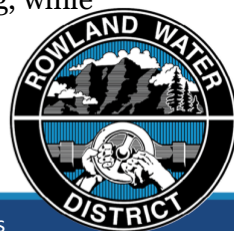
A companion bill, [AB 1573](#), would require much of the area now covered by nonfunctional turf to eventually be replaced with native California plants to restore sustainable biodiversity and support wildlife that is under increasing stress as the state becomes hotter and more arid. California has one of the nation's highest rates of species at risk of extinction, and restoring a bit of the native ecosystem could improve their chances.

Limiting thirsty, nonusable landscaping is doubly important right now because California, Nevada and Arizona are negotiating for shares of the shrinking Colorado River and are trying to make their case to the referee, the U.S. Bureau of Reclamation, that they are doing all they can to make each gallon count ahead of the final 2026 decision.


Reducing water use on nonfunctional turf is something all three states in the river's lower basin (and to some extent the upper basin states as well — Wyoming, Utah, Colorado, New Mexico) will soon have to do if they are to survive.

The requirement under AB 1572 would kick in in stages, beginning in 2026, giving property owners and landscapers plenty of time to adjust.

Some critics correctly note that limiting urban consumption [won't be enough](#) to solve our supply problem and that greater savings are to be found in wasteful agricultural practices like growing alfalfa in the desert for export. That's true, but it's not an either/or proposition. Urban areas will be better positioned to put pressure on ag use when their own water use is tightened. No crop is more wasteful or more useless than turf that's never harvested and never feeds, clothes or fuels anyone or anything, while producing no revenue.







Most of the arguments against elimination of nonfunctional turf are specious. Yes, patches of watered but nonusable lawn help combat heat islands amid urban concrete, asphalt and steel, but so does less-thirsty vegetation that doesn't have to be irrigated after its first year or maintained with fume-spewing power mowers. Yes, huge, empty lawns watered with sprinklers may make us feel like we're on a damp English estate in a Jane Austen novel. But we're not. We're in 21st century California — increasingly arid but still paradise if we change our ways to be more in line with what nature offers.





## Community Outreach Update | September 5, 2023 Board Meeting

**SOCIAL MEDIA:** #DiscoverRWD #RowlandConnections #RWDeducation #WaterFacts

The District regularly posts updates on District information, conservation, education, and water-related tips utilizing the national hashtag holiday calendar. These posts are shared on Twitter, Instagram, Facebook, LinkedIn, and YouTube when necessary. See below for our social media engagement.

### Twitter:

Measurement	Total
Followers	779
Tweets	8
Tweet Impressions	1,258
Post Impressions	1,034
Profile Visits	236
Mentions	1

### Twitter Top Performing Post:

#### Tweet activity



**Rowland Water District @RowlandWater**  
Be water-wise by implementing water-saving tools in your home. It is essential in the water conservation process. 💧  
[#nationalwaterqualitymonth](#)  
[#DiscoverRWD](#) [pic.twitter.com/Vt9bLAWa7U](https://pic.twitter.com/Vt9bLAWa7U)

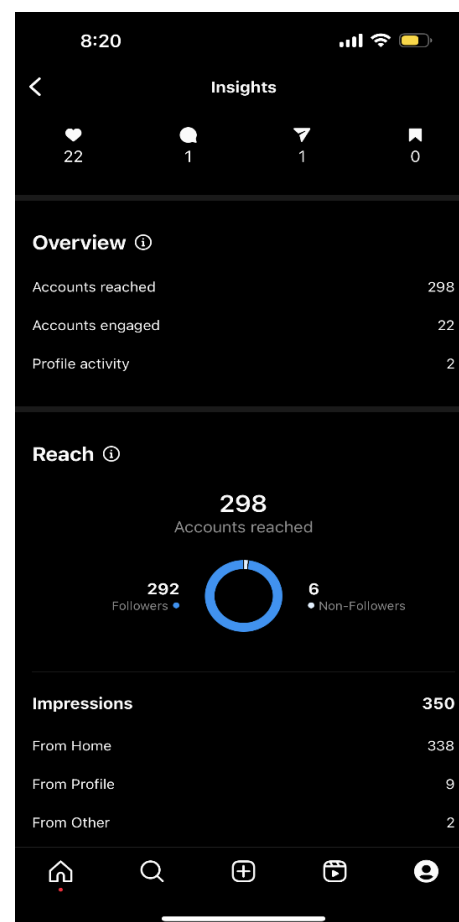
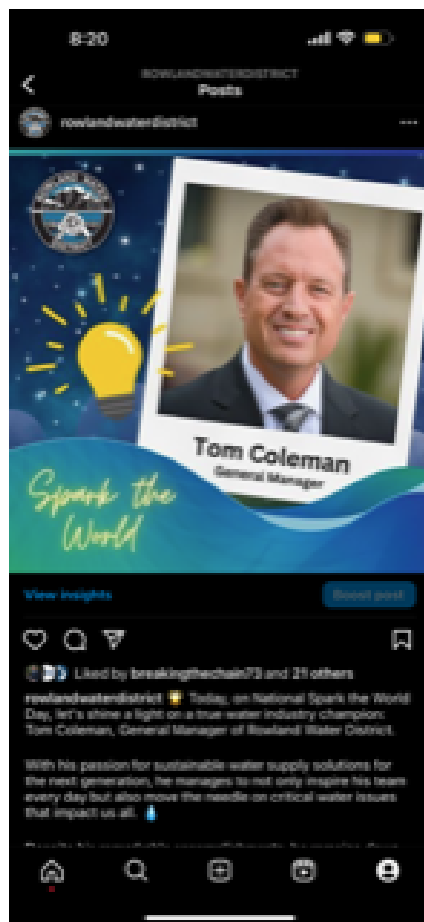
Impressions	164
Total engagements	7
Likes	4
Retweets	1
Hashtag clicks	1
Detail expands	1



### Instagram:

Measurement	Total
Total Followers	1,233
Post Engagement	96
Post Impressions <i>(Total number of times post have been seen)</i>	340
Profile Impressions	2,828

### Instagram Top Performing Post/Reel:





### **Website (August 2023)**

Measurement	Total
Users	3,900
New Users	3,000
Returning Visitor	1,400
Pageviews	13,000

### **CONSTANT CONTACT- (electronic information sent to customer emails)**

**Total Active Contacts**-12,374

### **EDUCATION OUTREACH**

**Scholar Dollar Contest** – High School seniors residing within our service area are encouraged to submit a scholarship essay. Four students within the PWAG CET’s service area will be awarded \$1,000, payable to an educational institution upon proof of enrollment.

Educators and students are encouraged to stay tuned for additional program rollout dates which will be advertised via websites: [rwd.org/education](http://rwd.org/education) and [pwagcet.org](http://pwagcet.org), and other social media means.

**Buckboard Days Parade** – The parade and festival are scheduled for Saturday, October 21, 2023. Below are the event details:

Line-Up: 7:30 a.m.

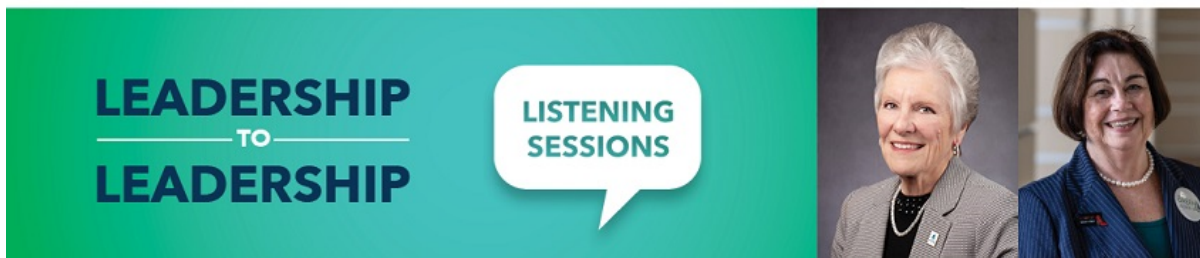
Parade: 9:00 a.m.

Festival at Rowland Heights Park: 11:00 a.m. – 2:00 p.m.

### **Other Water Education/Outreach Activities**

- Staff continues attending monthly Conservation and Education Team (CET) meetings. Teachers are encouraged to visit: <https://pwagcet.org/> for resources on water-related lessons and grants.





One of our top priorities as ACWA President and Vice President is to ensure that members feel connected to the organization. Building on the success of our previous listening sessions, we are excited to focus our continued series of *Leadership to Leadership* virtual listening sessions on regional water management issues. We invite all who have an interest at your agency to join us, from staff to board level – *we want to hear from you!* These sessions are an opportunity for us to share an open dialog with ACWA members on the issues and concerns that impact you most. We hope you will join us at this upcoming virtual *Leadership to Leadership* listening session.

ACWA Leadership to Leadership Listening Session  
With ACWA Region 8 Member Agencies  
October 11, 2023 at 2:00 p.m.  
Virtual Meeting via Zoom

**Register [Here](#)**

*To maximize member discussion, space is limited.*  
Please Register by October 9, 2023

*This invitation has been emailed to all ACWA Region 8 member agency contacts. Attendance is open to all staff and board members affiliated with an ACWA member agency.*



# ROWLAND WATER DISTRICT FINANCIAL DASHBOARD

## July 31, 2023

