RECORDING REQUESTED BY

SOUTHERN CALIFORNIA EDISON

An *EDISON INTERNATIONAL* Company

WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY

2 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

Mail Tax Statements to: N/A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc No.:

GRANT OF EASEMENT
Vehicle Charging Station

DOCUMENTARY TRANSFER TAX $ NONE (VALUE AND CONSIDERATION LESS THAN $100.00)	DISTRICT	SERVICE ORDER	SERIAL NO.	MAP SIZE
	Redlands	TD2043957		
SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	FIM MT-7270-F APN 0141-252-08	APPROVED: VEGETATION & LAND MANAGEMENT	BY SLS/BT	DATE 01/15/2024

CITY OF RIVERSIDE, a California charter city and municipal corporation, (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time overhead and underground electrical supply systems and internal communication systems for SCE's sole use (hereinafter referred to as "systems"), consisting of poles, guys and anchors, crossarms, wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means, solely for the purpose of providing electrical power to vehicle charging stations, in, on, over, under, across and along that certain real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

VARIOUS STRIPS OF LAND LYING WITHIN PARCEL 1 OF PARCEL MAP NO. 773, AS PER MAP FILED IN BOOK 7, PAGE 65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

STRIP #1 (23.00 FEET WIDE)

THE NORTHERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 89°53'27" WEST 29.51 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 89°53'27" WEST 14.49 FEET TO A POINT OF ENDING.

THE SOUTHERLY SIDELINE OF SAID STRIP IS TO BE PROLONGED TO TERMINATE EASTERLY IN THE EASTERLY LINE OF SAID PARCEL 1.

STRIP #2 (6.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "A"; THENCE SOUTH 00°06'33" EAST 235.99 FEET; THENCE SOUTH 11°33'28" EAST 45.89 FEET; THENCE SOUTH 00°19'35" EAST 83.79 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID PARCEL 1 AND TO JOIN AT THE ANGLE POINTS.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #1 DESCRIBED HEREINABOVE.

STRIP #3 (22.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "B"; THENCE NORTH 89°40'25" EAST 2.73 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 00°19'35" EAST 19.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "C".

STRIP #4 (6.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "B"; THENCE NORTH 89°40'25" EAST 5.36 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 00°19'35" WEST 37.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.63 FEET; THENCE NORTH 89°40'25" EAST 3.61 FEET TO A POINT OF ENDING IN THE EASTERLY LINE OF SAID PARCEL 1.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #2 DESCRIBED HEREINABOVE.

STRIP #5 (6.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "C"; THENCE SOUTH 89°40'25" WEST 2.72 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 00°19'35" EAST 14.93 FEET; THENCE SOUTH 11°18'18" WEST 17.51 FEET; THENCE SOUTH 00°19'35" EAST 152.73 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "D".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINTS.

STRIP #6 (17.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "D"; THENCE SOUTH 89°40'25" WEST 2.01 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 00°19'35" EAST 14.42 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE CONTINUING SOUTH 00°19'35" EAST 6.08 FEET TO A POINT OF ENDING.

STRIP #7 (6.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "E"; THENCE NORTH 89°40'25" EAST 27.00 FEET TO A POINT OF ENDING IN THE EASTERLY LINE OF SAID PARCEL 1.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #6 DESCRIBED HEREINABOVE.

STRIP #8 (10.00 FEET WIDE)

THE EASTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 00°19'35" EAST 565.00 FEET TO A POINT OF ENDING.

THE WESTERLY SIDELINE OF SAID STRIP IS TO BE PROLONGED TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID PARCEL 1.

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #1, #3, AND #4 DESCRIBED HEREINABOVE.

It is understood and agreed that the above description is approximate only, it being the intention of the Grantor(s) to grant an easement for said systems as constructed. The centerline of the easement shall be coincidental with the centerline of said systems as constructed in, on, over, under, across, and along the Grantor(s) property.

This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

Grantor agrees for itself, its heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the hereinbefore described easement area. The Grantee, and its contractors, agents and employees, shall have the right to trim or top such trees and to cut such roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

Upon written request, Grantee shall relocate its facilities installed hereunder to another mutually approved area on Grantor's property and provided that Grantee has first been given an easement over such new area on terms identical to those set forth herein. Such relocation shall be at Grantor's sole cost and expense. Upon completion of the relocation, Grantee shall execute a quitclaim of this easement on terms reasonably acceptable to Grantor and Grantee.

To the extent Grantor removes the vehicle charging stations, and such removal is not part of a relocation, Grantor may, upon sixty (60) days written notice, terminate this easement and Grantee shall execute a quitclaim on a mutually acceptable form. However, in no event will the vehicle charging stations be removed for a period of ten (10) years from the date of execution below. Upon termination, Grantee shall have a limited right to access the property for the purpose of removing its facilities or Grantee may abandon its systems in place. In addition, upon written request, Grantee will execute a quitclaim of this easement on terms reasonably acceptable to Grantee and Grantor.

EXECUTED this _____ day of _____, 20____.

GRANTOR

CITY OF RIVERSIDE, a California charter city and municipal corporation

By_____

Name_____

Title_____

APPROVED AS TO FORM

BY: _____

Deputy City Attorney

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 _____)

On _____ before me, _____, a Notary Public, personally appeared

_____, 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 _____ (Seal)

EXECUTED this _____ day of _____, 20__.

GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

_____
Signature

_____
Print Name

_____
Title

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 _____)

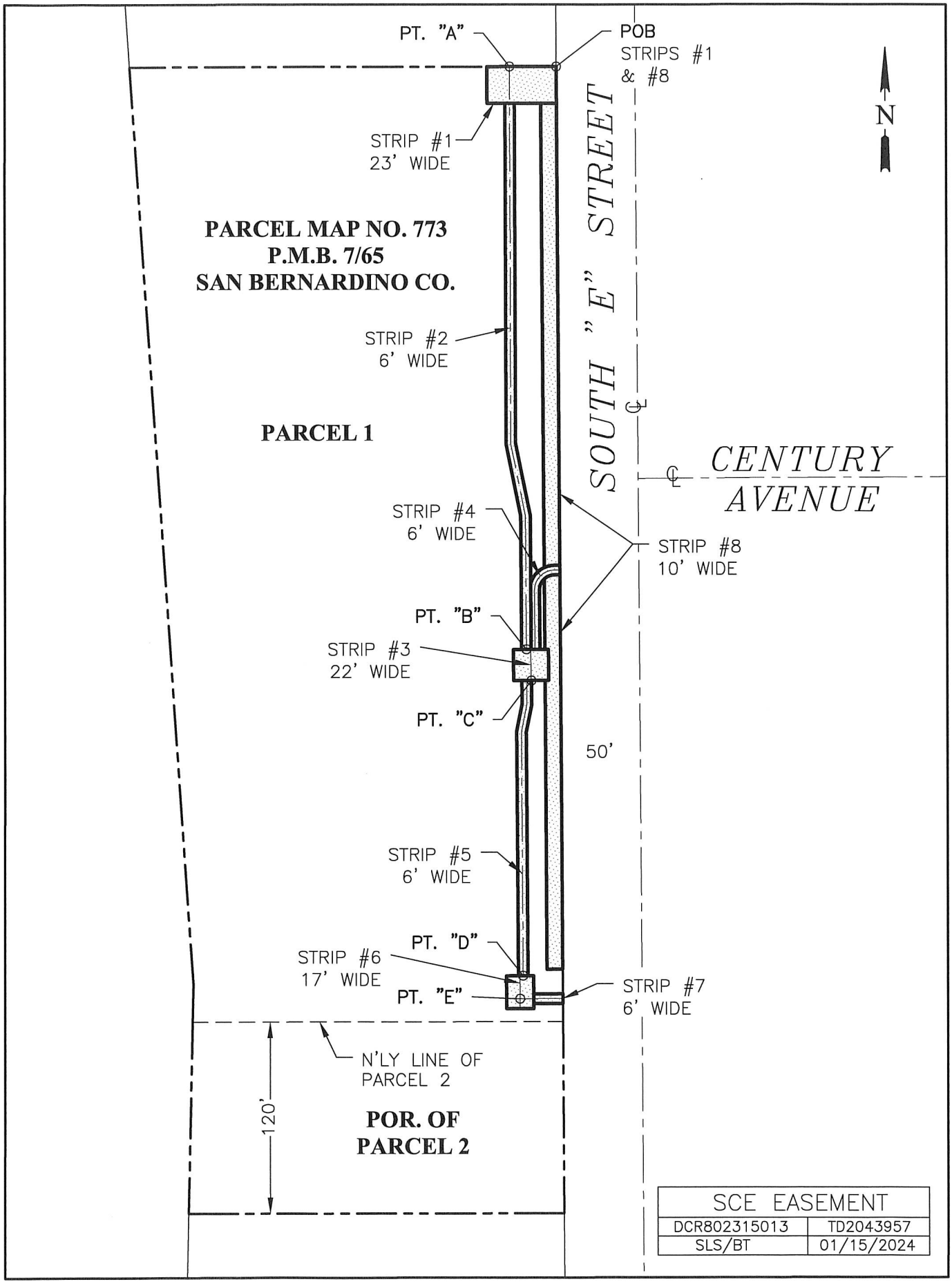
On _____ before me, _____, a Notary Public, personally appeared

_____, 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.

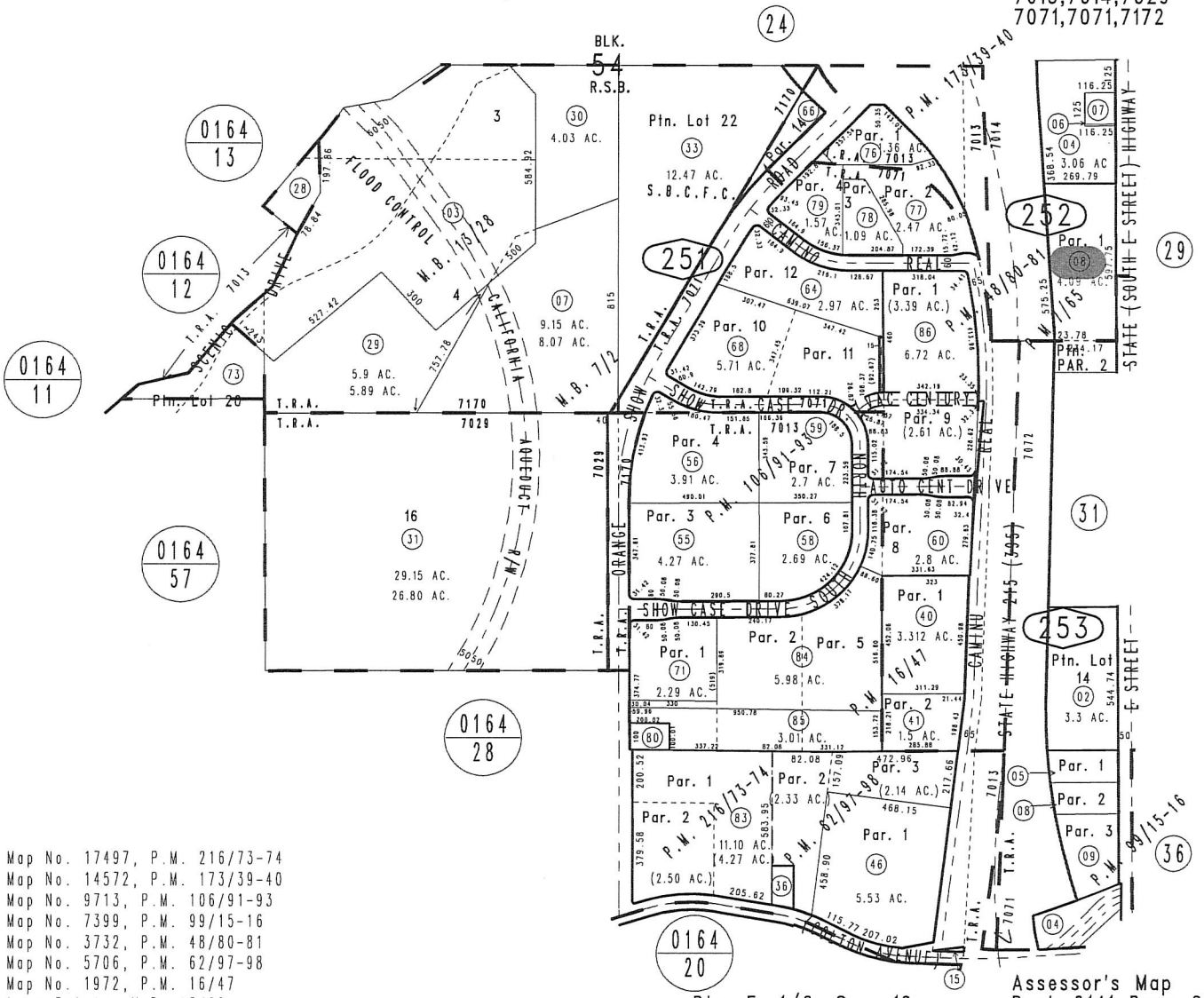
Signature _____ (Seal)


PT. "A"
POB
STRIPS #1
& #8
N
STRIP #1
23' WIDE
PARCEL MAP NO. 773
P.M.B. 7/65
SAN BERNARDINO CO.
STRIP #2
6' WIDE
PARCEL 1
SOUTH "E" STREET
℄
℄ CENTURY
AVENUE
STRIP #4
6' WIDE
STRIP #8
10' WIDE
PT. "B"
STRIP #3
22' WIDE
PT. "C"
50'
STRIP #5
6' WIDE
PT. "D"
STRIP #6
17' WIDE
PT. "E"
STRIP #7
6' WIDE
N'LY LINE OF
PARCEL 2
120'
POR. OF
PARCEL 2
SCE EASEMENT
DCR802315013
TD2043957
SLS/BT
01/15/2024

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0141 - 25
Tax Rate Area
7013,7014,7029
7071,7071,7172



1"=400'

Parcel Map No. 17497, P.M. 216/73-74
Parcel Map No. 14572, P.M. 173/39-40
Parcel Map No. 9713, P.M. 106/91-93
Parcel Map No. 7399, P.M. 99/15-16
Parcel Map No. 3732, P.M. 48/80-81
Parcel Map No. 5706, P.M. 62/97-98
Parcel Map No. 1972, P.M. 16/47
Ptn. Coburn Estate, M.B. 13/28
Ptn. Parcel Map No. 773, P.M. 7/65

March 2005

Ptn. E. 1/2, Sec. 16
T.1S., R.4W.

Assessor's Map
Book 0141 Page 25
San Bernardino County

REVISED
08/18/22 KA