

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**

DOCUMENTARY TRANSFER TAX \$ NONE VALUE AND CONSIDERATION LESS THAN \$100.00)	DISTRICT	SERVICE ORDER	SERIAL NO.	MAP SIZE
	Foothill	TD2073416		
SCE Company	GVM MT-6178-G	APPROVED:	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	APN 1119-241-03 & -30	VEGETATION & LAND MANAGEMENT / LAW DEPARTMENT (M.A.R.)	SLS/PM	05/01/2024

SAN BERNARDINO COUNTY, a political subdivision of the State of California, (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), a non-exclusive 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 underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of 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, data and/or communications (eg. through fiber optic cable), in, on, over, under, across and along that certain real property in the County of San Bernardino, State of California, ("Easement Area"), described as follows:

LEGAL DESCRIPTION OF THE EASEMENT AREA IS SET FORTH IN EXHIBIT "A" AND PLAT OF THE EASEMENT AREA IS SET FORTH IN EXHIBIT "B", BOTH EXHIBITS ARE ATTACHED HERETO AND MADE A PART HEREOF.

Grantor agrees for himself, his 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 above described real property. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut tree 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.

This Easement is further subject to all permits, agreements, licenses, leases, easements, reservations, restrictions, conditions, covenants, encumbrances, liens, right of ways, and claims of title which may affect Grantor's real property, whether recorded or not. The use of the word "grant" herein shall not imply any warranty on the part of the Grantor with respect to this Easement. The Easement is further subject to Grantor's right to use the Easement Area for Grantor's operations and Grantor expressly reserves for itself and its successors and assigns, the continuing right to use the Easement Area so long as such use(s) do not unreasonably interfere with the rights herein granted.

Grantee shall secure and maintain all applicable permits and approvals from other appropriate local, state and federal agencies for its use of the Easement Area and Grantee shall comply with all applicable laws and regulations concerning its use of Easement Area. Grantee shall at all times and at its sole cost and expense maintain the Easement Area and Grantee's systems thereon in good condition and repair and pay any and all applicable taxes levied by any government agency against Grantee's interest in the Easement or Grantee's personal property at the Easement Area. Any damage caused by Grantee or its contractors, agents, and employees in its use of the Easement Area shall be promptly repaired by Grantee at Grantee's sole cost and expense to their condition existing immediately prior to such damage.

Grantee hereby agrees to defend, indemnify, and hold harmless Grantor from and against any and all claims, liability, and damages caused by Grantee's activities related to said easement, except to the extent that such claims arise from the negligence or willful misconduct of Grantor, its employees, agents and contractors.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR**

SAN BERNARDINO COUNTY, a political subdivision of the State of California

\_\_\_\_\_  
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)

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)

## EXHIBIT "A"

VARIOUS STRIPS OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

### STRIP #1 (6.00 FEET WIDE)

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 29, SAID CORNER BEING IN THE CENTERLINE OF ALDER AVENUE, 60.00 FOOT HALF-WIDTH, AS IT NOW EXISTS, SAID INTERSECTION IS SHOWN ON RECORD OF SURVEY 17-0047, AS PER MAP FILED IN BOOK 161, PAGES 65 THROUGH 97 OF RECORD OF SURVEYS; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SOUTH 89°37'42" WEST 60.00 FEET TO THE WESTERLY LINE OF SAID ALDER AVENUE; THENCE ALONG THE WESTERLY LINE OF SAID ALDER AVENUE, SOUTH 00°19'21" EAST 61.51 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE DEPARTING THE WESTERLY LINE OF SAID ALDER AVENUE, SOUTH 89°37'42" WEST 365.85 FEET TO A **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "A".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE EASTERLY IN THE WESTERLY LINE OF SAID ALDER AVENUE AND WESTERLY IN THE EASTERLY LINE OF STRIP #2 DESCRIBED HEREINBELOW.

### STRIP #2 (13.00 FEET WIDE)

**COMMENCING** AT SAID POINT "A"; THENCE SOUTH 00°22'18" EAST 1.97 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89°37'42" WEST 18.50 FEET TO A **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TERMINATE WESTERLY AND EASTERLY IN A LINE RUNNING THROUGH SAID TRUE POINT OF BEGINNING AND SAID POINT OF TERMINUS AT RIGHT ANGLES TO LAST SAID COURSE.

### STRIP #3 (6.00 FEET WIDE)

**COMMENCING** AT SAID POINT "B"; THENCE NORTH 00°22'18" WEST 1.76 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89°26'32" WEST 696.38 FEET TO A **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "C".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE EASTERLY IN THE WESTERLY LINE OF STRIP #2 DESCRIBED HEREINABOVE AND WESTERLY IN THE EASTERLY LINE OF STRIP #4 DESCRIBED HEREINBELOW.

### STRIP #4 (13.00 FEET WIDE)

**COMMENCING** AT SAID POINT "C"; THENCE SOUTH 00°33'28" EAST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89°26'32" WEST 18.50 FEET TO A **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "D".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TERMINATE WESTERLY AND EASTERLY IN A LINE RUNNING THROUGH SAID TRUE POINT OF BEGINNING AND SAID POINT OF TERMINUS AT RIGHT ANGLES TO LAST SAID COURSE.

STRIP #5 (6.00 FEET WIDE)

**COMMENCING** AT SAID POINT "D"; THENCE NORTH 00°33'28" WEST 1.82 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89°40'27" WEST 288.31 FEET; THENCE SOUTH 78°43'23" WEST 108.74 FEET; THENCE SOUTH 67°26'56" WEST 176.32 FEET TO A **POINT OF TERMINUS**, SAID POINT HEREINAFTER REFERRED TO AS POINT "E".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE EASTERLY IN THE WESTERLY LINE OF STRIP #4 DESCRIBED HEREINABOVE, WESTERLY IN THE EASTERLY LINE OF STRIP #6 DESCRIBED HEREINBELOW, AND TO JOIN AT THE ANGLE POINTS.

STRIP #6 (29.00 FEET WIDE)

**BEGINNING** AT SAID POINT "E"; THENCE SOUTH 89°37'42" WEST 43.18 FEET TO A **POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TERMINATE WESTERLY AND EASTERLY IN A LINE RUNNING THROUGH SAID POINT OF BEGINNING AND SAID POINT OF TERMINUS AT RIGHT ANGLES TO LAST SAID COURSE.

THE AREA OF THE ABOVE-DESCRIBED STRIPS OF LAND IS EQUAL TO 11,547 SQUARE FEET, MORE OR LESS.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS) NAD83 1983, ZONE 5 EPOCH (1984.0). ALL BEARINGS, DISTANCES AND STATIONING SHOWN ARE GRID. DIVIDE ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 0.999907433 TO OBTAIN GROUND LEVEL DISTANCES.

Prepared by me or under my supervision:

Dated: May 8, 2024

Glenn M. Bakke  
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2025



# EXHIBIT "B"

NE 1/4 OF SEC. 29,  
T1N, R5W, S.B.M.

N'LY LINE  
SE 1/4 OF SEC. 29

N89°37'42"E

**BOHNERT AVE. (PRIVATE STREET)**

RECORD OF SURVEY 17-0047  
R.S. 161165-97

S00°19'21"E

61.51'

SEE DETAIL A  
SHEET 2

696.38'  
S89°26'32"W

STRIP #3  
6' WIDE

STRIP #2  
13' WIDE

PT. "A"/  
P.O.T.  
STRIP #1

PT. "B"/  
P.O.T.  
STRIP #2

S89°37'42"W 365.85'

STRIP #1  
6' WIDE

T.P.O.B.  
STRIP #1

N00°19'21"W

\* P.O.C.  
STRIP #1

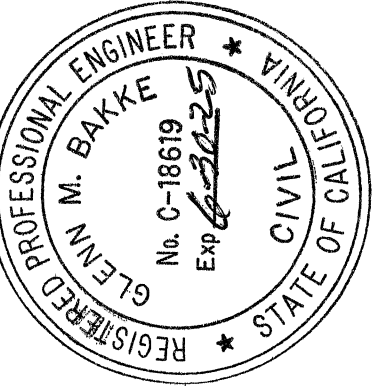
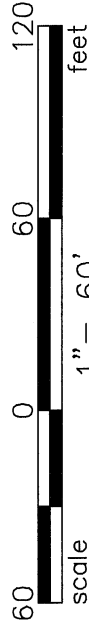
S89°37'42"W  
60.00'

ALDER AVE.

60'

POR. SE 1/4 OF SEC. 29,  
T1N, R5W, S.B.M.

BASIS OF BEARINGS:  
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS) NAD83 1983, ZONE 5 EPOCH (1984.0). ALL BEARINGS, DISTANCES AND STATIONING SHOWN ARE GRID. DIVIDE ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 0.9999907433 TO OBTAIN GROUND LEVEL DISTANCES.

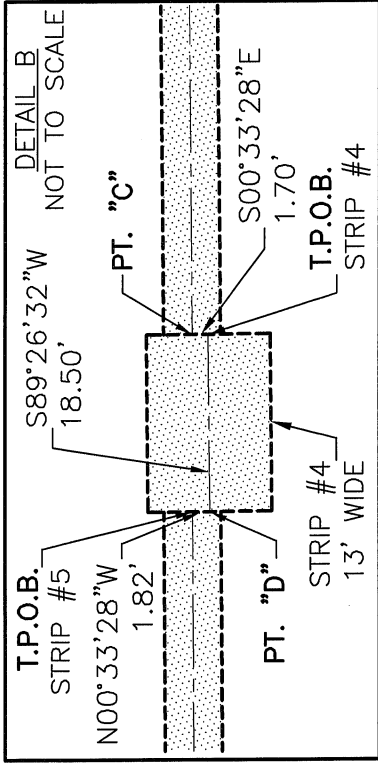
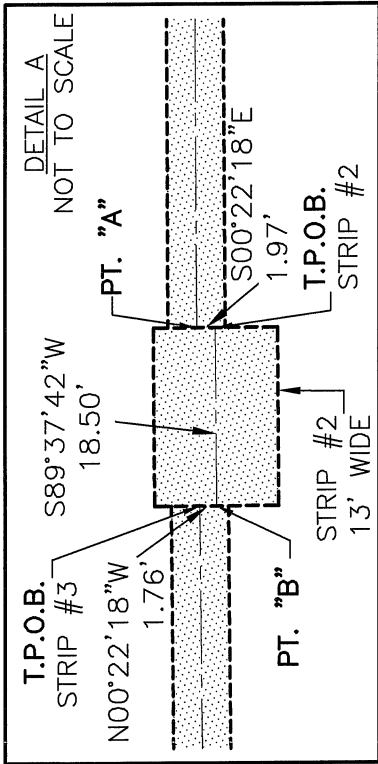


Dated May 8, 2024  
*Glenn M. Bakke*  
Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-25

**LEGEND**

- DENOTES SCE EASEMENT
- APPROX. AREA = 11,547 SQ. FT.
- P.O.C. = POINT OF COMMENCEMENT
- T.P.O.B. = TRUE POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- \* EAST 1/4 CORNER OF SEC. 29, T1N, R5W, S.B.M.

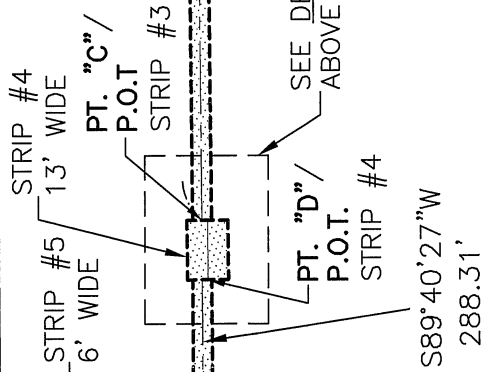
SCE EASEMENT	
DSE802333106	TD2073416
SLS/PM	05/01/24



NE 1/4 OF SEC. 29,  
T1N, R5W, S.B.M.

N'LY LINE  
SE 1/4 OF SEC. 29

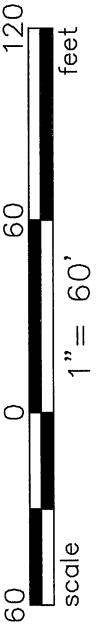
**BOHNERT AVE. (PRIVATE STREET)**



S89°26'32"W 696.38'

**BASIS OF BEARINGS:**  
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS) NAD83 1983, ZONE 5 EPOCH (1984.0). ALL BEARINGS, DISTANCES AND STATIONING SHOWN ARE GRID. DIVIDE ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 0.999907433 TO OBTAIN GROUND LEVEL DISTANCES.

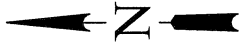
**POR. SE 1/4 OF SEC. 29,  
T1N, R5W, S.B.M.**



SCE EASEMENT	
DSE802333106	ID2073416
SLS/PM	05/01/24

**LEGEND**

- DENOTES SCE EASEMENT
- APPROX. AREA = 11,547 SQ. FT.
- T.P.O.B. = TRUE POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS



NE 1/4 OF SEC. 29,  
T1N, R5W, S.B.M.

N'LY LINE  
SE 1/4 OF SEC. 29

*BOHNERT AVE.* (PRIVATE STREET)

S78°43'23"W  
108.74'

S89°40'27"W  
288.31'

176.32'

S89°37'42"W  
43.18'

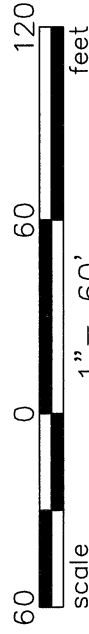
STRIP #5  
6' WIDE

P.O.T.  
STRIP #6

STRIP #6  
29' WIDE

PT. "E"  
P.O.T. STRIP #5/  
P.O.B. STRIP #6

**POR. SE 1/4 OF SEC. 29,  
T 1 N, R 5 W, S.B.M.**



**WEST 30 ACRES OF  
NW 1/4 OF  
SE 1/4 OF SEC. 29,  
T 1 N, R 5 W, S.B.M.**

SCE EASEMENT	
DSE802333106	TD2073416
SLS/PM	05/01/24

**BASIS OF BEARINGS:**  
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS) NAD83 1983, ZONE 5 EPOCH (1984.0). ALL BEARINGS, DISTANCES AND STATIONING SHOWN ARE GRID. DIVIDE ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 0.999907433 TO OBTAIN GROUND LEVEL DISTANCES.

**LEGEND**

- DENOTES SCE EASEMENT APPROX. AREA = 11,547 SQ. FT.
- P.O.T. = POINT OF TERMINUS
- P.O.B. = POINT OF BEGINNING

SEE SHEET 2