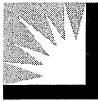


RECORDING REQUESTED BY



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**

<u>DOCUMENTARY TRANSFER TAX \$ NONE</u> <u>VALUE AND CONSIDERATION LESS THAN \$100.00.</u>		DISTRICT Foothill	SERVICE ORDER TD2065384	SERIAL NO.	MAP SIZE
SCE Company		GVM MT-6077-E2	APPROVED:	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME		APN 1119-231-08	VEGETATION & LAND MANAGEMENT / LAW DEPARTMENT (M.A.R.)	SLS/BT	04/25/2024

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"

THREE (3) STRIPS OF LAND, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, LYING WITHIN THAT PORTION OF LOT 8 OF BAIRD PARK ACRES, AS PER MAP RECORDED IN BOOK 19, PAGE 92 OF MAPS, SAID PORTION IS MORE PARTICULARLY DESCRIBED AS PARCEL NO. DD 013082-01-04 IN THE DIRECTOR'S DEED GRANT TO SAN BERNARDINO COUNTY, RECORDED ON NOVEMBER 10, 2022 AS DOCUMENT NO. 2022-0370471, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT A WESTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHERLY BOUNDARY OF IMPROVEMENT CASMALIA STREET, VARIES IN WIDTH, SHOWN AS BEING CONCAVE TO *THE NORTH*, HAVING A RADIUS OF *776.24 FEET*, A CENTRAL ANGLE OF *18°36'56"*, AND AN ARC LENGTH OF *252.20 FEET* ON RECORD OF SURVEY 17-0047, AS PER MAP FILED IN BOOK 161, PAGES 65 THROUGH 97 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER, A RADIAL LINE PASSING THROUGH SAID TERMINUS BEARS SOUTH *17°54'31"* WEST, SAID TERMINUS ALSO BEING THE WEST CORNER OF SAID PARCEL NO. DD 013082-01-04;

THENCE EASTERLY ALONG SAID CERTAIN CURVE, THROUGH A CENTRAL ANGLE OF *12°30'02"* AN ARC DISTANCE OF 169.36 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID CERTAIN CURVE, NORTH *52°51'07"* EAST 39.75 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 SOUTHWESTERLY IN THE SOUTHERLY BOUNDARY OF SAID PARCEL NO. DD 013082-01-04 AND NORTHEASTERLY IN THE WESTERLY LINE OF STRIP #2 DESCRIBED HEREINBELOW.

STRIP #2 (15.50 FEET WIDE)

COMMENCING AT SAID POINT "A";

THENCE NORTH 1.14 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE EAST 10.00 FEET TO A POINT OF TERMINUS, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

THE SIDELINES OF SAID STRIP ARE BOUNDED PERPENDICULARLY TO THE CENTERLINE OF STRIP #2 DESCRIBED HEREINABOVE.

STRIP #3 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "B";

THENCE NORTH 1.25 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE EAST 10.00 FEET TO A POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP ARE BOUNDED PERPENDICULARLY TO THE CENTERLINE OF STRIP #3 DESCRIBED HEREINABOVE.

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 OF 1983, ZONE 5 (EPOCH 1984.000). ALL BEARINGS, DISTANCES AND STATIONING SHOWN ARE GRID. DIVIDE ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 0.9999074336 TO OBTAIN GROUND LEVEL DISTANCES.

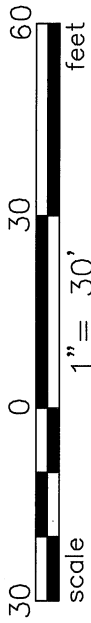


Prepared by me or under my supervision:

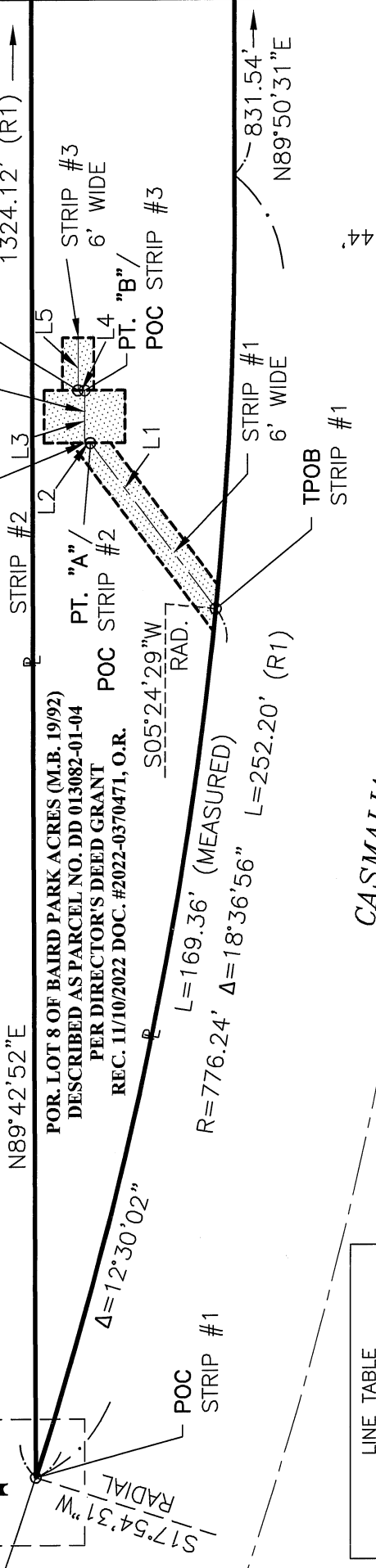
Dated: April 27, 2024

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

EXHIBIT "B"



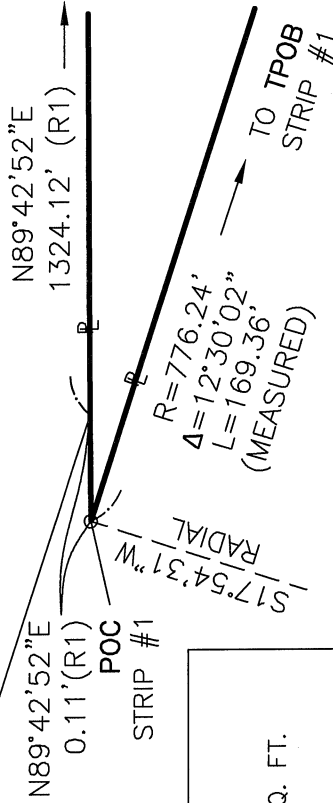
SEE DETAIL A
THIS SHEET



POR. LOT 8 OF BAIRD PARK ACRES (M.B. 1992)
DESCRIBED AS PARCEL NO. DD 013082-01-04
PER DIRECTOR'S DEED GRANT
REC. 11/10/2022 DOC. #2022-0370471, O.R.

CASMALIA STREET

DETAIL A
NOT TO SCALE

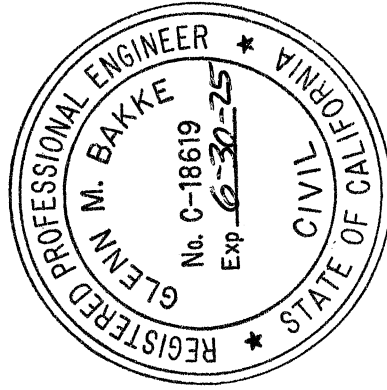


LINE #	BEARING	LENGTH
L1	N52°51'07"E	39.75'
L2	NORTH	1.14'
L3	EAST	10.00'
L4	NORTH	1.25'
L5	EAST	10.00'

LEGEND

- DENOTES SCE EASEMENT
- APPROX. AREA = 553 SQ. FT.
- CENTERLINE
- PROPERTY LINE
- POINT
- TPOB = POINT OF COMMENCEMENT
- TPOB = TRUE POINT OF BEGINNING
- (R1) = INDICATE RECORD DATA PER RECORD OF SURVEY RSB 161/65-97

SCE EASEMENT	
DSE802332084	TD2065384
SLS/BT	04/25/2024



Dated April 27, 2024

Glenn M. Bakke
Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-25

BASIS OF BEARINGS
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 5 (EPOCH 1984.000). ALL BEARINGS, DISTANCES AND STATIONING SHOWN ARE GRID. DIVIDE ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 0.9999074336 TO OBTAIN GROUND LEVEL DISTANCES.