

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

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SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768

ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Easement

Location: Unincorporated
APN: 0292-051-20
RP File No.: GRT203375312
SCE Document: 282118

DOCUMENTARY TRANSFER TAX \$ _____	Serial 71759A Service Order 801535636
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE SO. CALIF. EDISON CO.	APPROVED GEOMATICS, LAND & INFORMATION MANAGEMENT
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	BY GS/SF DATE 08/28/2019

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Grantor", does hereby grant COUNTY OF SAN BERNARDINO, a body corporate and politic, hereinafter called "Grantee", an easement for public road, drainage and sidewalk purposes, in, on, under, over, along and across that certain real property in the County of San Bernardino, State of California, described as follows:

Portions of Lots 15 and 16, Block 2, according to Map No. 1 of Henry L. Williams Tract, as per map recorded in Book 2, Page 19 of Maps, in the Office of the County Recorder of said County.

Said easement for public road, drainage and sidewalk purposes is more particularly described on the Exhibit "A" and "B" and more particularly depicted on the Exhibit "C", all attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases and licenses, affecting the above described real property or any portion thereof, whether of record or not.

The foregoing grant is made subject to the following terms and conditions:

1. The said Easement is granted subject to the right of Grantor to construct, maintain, use, operate, alter, add to, repair, replace, reconstruct, enlarge and/or remove in, on, over, under, through, along and across the above described real property, electric transmission and distribution lines and communication lines, together with supporting structures and appurtenances, for conveying electric energy for light, heat, power and communication purposes, and pipelines and appurtenances for the transportation of oil, petroleum, gas, water, or other substances, and conduits for any and all purposes.
2. Grantor shall not erect or place at any future time any of its facilities so as to unreasonably interfere with the rights of Grantee created by this Easement grant.
3. The said Easement shall be exercised so as not to unreasonably endanger or interfere with the construction, maintenance, use, operation, presence, repair, replacement, relocation, reconstruction or removal of such electric transmission, distribution or communication lines, pipelines, or other conduits.

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4. Grantee agrees that in the exercise of its rights hereunder, its contractors, employees and other agents will maintain a minimum clearance of fifteen (15.00) feet between their equipment and any and all overhead electric conductors.
5. Grantor shall have full unobstructed access to its facilities at all times and the right to clear, keep clear, and remove any and all obstructions of any kind at all times.
6. Grantor reserves for itself the right to trim any tree or trees which may grow in or on the above described real property and which, in the opinion of Grantor, endanger or interfere with the proper operation or maintenance of said electric transmission, distribution and communication lines, to the extent necessary to prevent any such interference or danger.
7. The above described real property is to be used only for the purposes specified herein and in the event:
 - a. said real property shall be vacated by Grantee as a public road, drainage and sidewalk right of way;

the Easement shall thereupon, ipso facto, revert to and merge in the interest of Grantor in the above described real property.

8. Upon termination or reversion of the rights herein granted, Grantee shall execute and deliver to Grantor, within thirty (30) days after service of a written demand therefore, a good and sufficient quitclaim deed to the rights herein given. Should Grantee fail or refuse to deliver to Grantor a quitclaim deed, as aforesaid, a written notice by Grantor reciting the failure or refusal of Grantee to execute and deliver said quitclaim deed as herein provided and terminating this Easement shall, after ten (10) days from the date of recordation of said notice, be conclusive evidence against Grantee and all persons claiming under Grantee of the vacation of the rights herein given.
9. As a controlling part of the consideration for the execution and delivery of this instrument by Grantor, Grantee covenants, for itself, its successors and assigns, to maintain the public road, drainage and sidewalk improvements to be located on the above described real property at its own expense, so long as the improvements remain in the Grantee's maintained road system pursuant to the Streets and Highways code.
10. Grantee hereby recognizes Grantor's title and interest in and to the above described real property and agrees never to assail or resist Grantor's title or interest therein.
11. Grantee shall place identification and location markers of a number, location and nature suitable to Grantor, indicating the type, location and depth of any facilities, structures or equipment located by Grantee in the underground of the above described real property.
12. Any underground facilities shall be buried in the ground so that the tops thereof shall be not less than thirty-six (36) inches below the surface of the ground, shall be capable of supporting three-axle vehicles weighing up to forty (40) tons, and shall be of such type of construction and material as to be sufficient and safe for the purpose for which they are to be used.
13. Grantee agrees not to store flammable materials nor store any vehicle on the above described real property.

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14. Grantor reserves the right for future utility use within the above described real property.
15. Grantee shall hold harmless and indemnify Grantor to the fullest extent to which it can legally do so, from and against all claims, liens, encumbrances, actions, loss, damage, expense and/or liability to the extent arising from or growing out of loss or damage to property, including Grantee's own property, or injury to or death of persons, including employees of Grantee, by reason of the exercise of the actions approved in this Agreement; provided, however, that this covenant shall not apply in those instances to the extent such claims, liens, encumbrances, actions, loss, damage, expense and/or liability are caused by the sole negligence or willful misconduct of Grantor or its employees, agents or contractors.

IN WITNESS WHEREOF, said Southern California Edison Company has caused this instrument to be executed this _____ day of _____, 20____.

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By: _____
Carol Brown
Manager, Real Estate & Facilities
Land Management-Eastern Region
Geomatics, Land & Information Management

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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 _____

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GRANTEE, does hereby accept the above and foregoing Easement upon and subject to all of the terms, covenants and conditions therein contained, and does hereby agree to comply with and perform each and all of said terms, covenants and conditions.

DATED as of this _____ day of _____, 20____.

COUNTY OF SAN BERNARDINO, a body
corporate and politic

By: _____
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 _____

EXHIBIT "A"
SAN BERNARDINO AVENUE
EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES
SERIAL NO. 71759A
LEGAL DESCRIPTION

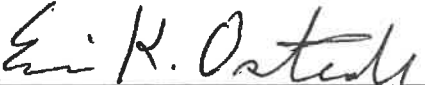
THOSE PORTIONS OF LOT 15 AND LOT 16, BLOCK 2, OF MAP NO. 1 HENRY L. WILLIAMS TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE SOUTH 18.75 FEET OF SAID LOT 15 TOGETHER WITH THE SOUTH 18.75 FEET OF THE WEST 34.00 FEET OF SAID LOT 16.

CONTAINING 12,844 SQUARE FEET OR 0.29 ACRES MORE OR LESS.

THIS DESCRIPTION ALSO BEING SHOWN ON THE ATTACHED EXHIBIT "C" AND THEREBY BEING MADE A PART HEREOF.

THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.


ERIC K. OSTERODE, PLS 9371

08/27/2019
DATE



EXHIBIT "B"
SAN BERNARDINO AVENUE
EASEMENT FOR PUBLIC SIDEWALK PURPOSES
LEGAL DESCRIPTION

THOSE PORTIONS OF LOT 15 AND LOT 16, BLOCK 2, OF MAP NO. 1 HENRY L. WILLIAMS TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE NORTH 6.50 FEET OF THE SOUTH 25.25 FEET OF SAID LOT 15 TOGETHER WITH THE NORTH 6.50 FEET OF THE SOUTH 25.25 FEET OF THE WEST 34.00 FEET OF SAID LOT 16.

CONTAINING 4,453 SQUARE FEET OR 0.10 ACRES MORE OR LESS.

THIS DESCRIPTION ALSO BEING SHOWN ON THE ATTACHED EXHIBIT "C" AND THEREBY BEING MADE A PART HEREOF.

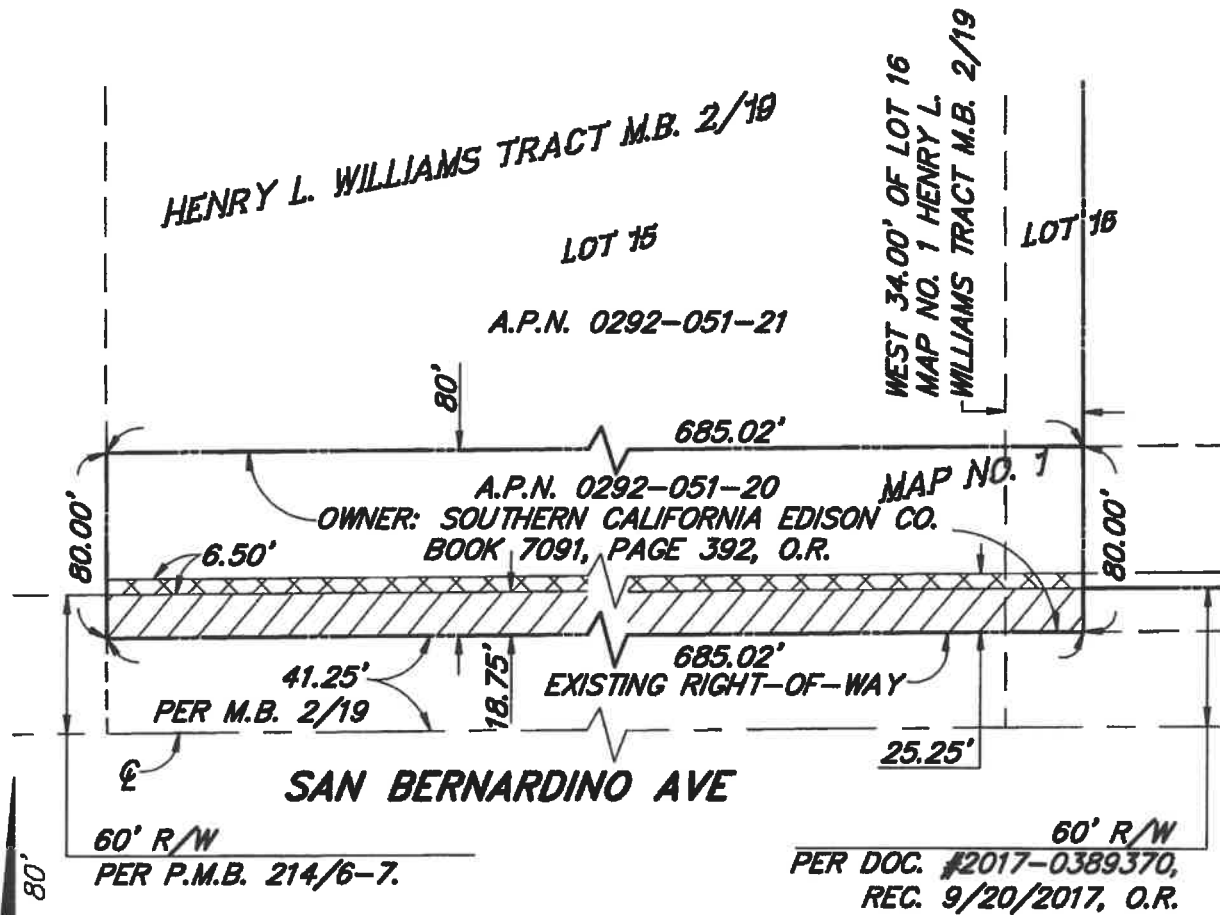
THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

Eric K. Osterode
ERIC K. OSTERODE, PLS 9371

08/27/2019
DATE



EXHIBIT "C"



SCALE: 1" = 80'

Eric K. Osterode

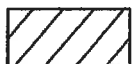
ERIC K. OSTERODE, PLS 9371

08/27/2019

DATE



LEGEND



INDICATES PUBLIC ROAD AND DRAINAGE
EASEMENT AREA
= 12,844 S.F. / 0.29 ACRES



INDICATES PUBLIC SIDEWALK
EASEMENT AREA
= 4,453 S.F. / 0.10 ACRES



INDICATES BOUNDARY (TYP.)

SB&O INC.

PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax