

# **ATTACHMENT C**

**Legal Description of Permanent Maintenance and Access Easement**

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PERMANENT MAINTENANCE AND ACCESS EASEMENT**  
**APN: 957-090-019**  
**SINGH PROPERTY**

That portion of Parcel 39, in the City of Temecula, County of Riverside, State of California, as shown on the Map recorded in Book 1, Pages 44 through 46, inclusive, of Parcel Maps, in the Office of the County Recorder of said Riverside County, and as described in the grant deed recorded February 10, 2014 as Instrument No. 2014-0055102 of Official Records in the office of said Riverside County Recorder, described as follows:

**COMMENCING** at the southeasterly corner of Parcel 39, of said Parcel Map, said point being on the centerline of Nicolas Road;

Thence leaving said southeasterly corner along the easterly line of said Parcel 39 North 07°35'19" West 57.33 feet to a point on the northerly right-of-way line of Nicolas Road (110.00 feet in width) as shown on said Parcel Map;

Thence along said northerly right-of-way line South 66°00'22" West 108.51 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly right-of-way line South 66°00'22" West 150.33 feet;

Thence leaving said northerly right-of-way line North 69°24'35" West 53.76 feet to the westerly line of the land described in said grant deed;

Thence along said westerly line North 07°35'19" West 73.74 feet;

Thence leaving said westerly line South 69°24'30" East 26.90 feet;

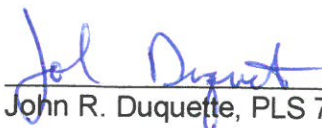
Thence North 20°35'30" East 85.93 feet;

Thence South 56°19'20" East 116.19 feet;

Thence South 50°26'33" East 58.76 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.39 Acres, or 16,956 Square Feet, more or less

This description was prepared  
by me or under my direction.

  
\_\_\_\_\_  
John R. Duquette, PLS 7566

Date: 6/10/21



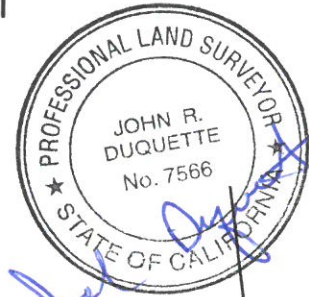
# **ATTACHMENT D**

**Depiction of Permanent Maintenance and Access Easement**

# EXHIBIT B

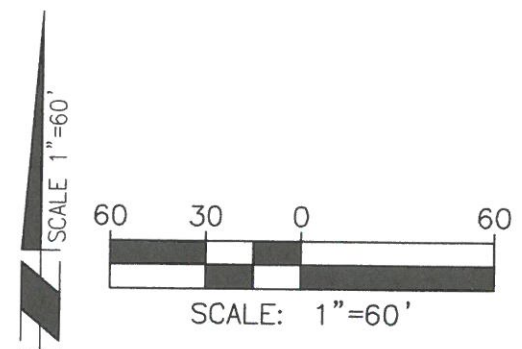
## PERMANENT MAINTENANCE EASEMENT

APN: 957-090-019  
SINGH PROPERTY



POC = POINT OF COMMENCEMENT  
TPOB = TRUE POINT OF BEGINNING  
( ) = INDICATES RECORD DATA PER PMB 1/44-46

DATA TABLE		
NO	BEARING/DELTA	LENGTH
1	N07°35'19"W	57.33'
2	N50°26'33"W	58.76'
3	N69°24'30"W	26.90'
4	N07°35'19"W	73.74'
5	N69°24'35"W	53.76'



SHEET 1 OF 1

**Michael Baker**  
**INTERNATIONAL**

# **ATTACHMENT C-1**

**Legal Description of Public Utility Easement**

# EXHIBIT E

## SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT

APN: 957-090-019  
SINGH PROPERTY

RECORDING REQUESTED BY



WHEN RECORDED MAIL TO  
**SOUTHERN CALIFORNIA EDISON COMPANY**  
 2 INNOVATION WAY, 2nd FLOOR  
 POMONA, CA 91768  
 Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc. No.  
**GRANT OF  
 EASEMENT**

<b>DOCUMENTARY TRANSFER TAX \$ NONE VALUE AND CONSIDERATION LESS THAN \$100.00.</b>	DISTRICT Wildomar	SERVICE ORDER TD1651367	SERIAL NO.	MAP SIZE
SCE Company	GVM MT-8811-D	APPROVED:	BY	DATE
SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	APN 957-090-019	VEGETATION & LAND MANAGEMENT	SLS/BT	10/14/2021

SOHAN SINGH and KULDIP SINGH, husband and wife as joint tenants, (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 electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of poles, guy wires and anchors, crossarms, wires and other appurtenant fixtures and/or equipment necessary or useful, for distributing electrical energy and for transmitting intelligence, data and/or communications (eg. through fiber optic cable), in, on, over, along and across that certain real property in the County of Riverside, State of California, described as follows:

VARIOUS STRIPS OF LAND LYING WITHIN THAT PORTION OF PARCEL 39 OF PARCEL MAP, AS PER MAP FILED IN BOOK 1, PAGES 44 THROUGH 46 OF PARCEL MAPS, SAID PORTION IS MORE PARTICULARLY DESCRIBED IN THE DEED TO THE GRANTOR HEREIN, RECORDED ON JANUARY 23, 2020 AS DOCUMENT NO. 2020-0034390, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, HEREINAFTER REFERRED TO AS "LAND", DESCRIBED AS FOLLOWS:

**STRIP #1**

A PORTION OF SAID "LAND", INCLUDED WITHIN A STRIP OF LAND, 10.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL 39, THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 39, NORTH 08°09'16" WEST 27.22 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING THE WESTERLY LINE OF SAID PARCEL 39, NORTH 81°50'44" EAST 5.00 FEET; THENCE NORTH 72°16'42" EAST 275.51 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 66°32'46" EAST 207.93 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING NORTH 66°32'46" EAST 5.00 FEET TO A POINT OF ENDING.

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

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE SOUTHERLY 55.00 FEET OF SAID "LAND".

**EXHIBIT E**  
**SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT**  
**APN: 957-090-019**  
**SINGH PROPERTY**

**STRIP #2** (4.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT SAID POINT "A"; THENCE NORTH 15.00 FEET TO A POINT OF ENDING.

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

ALSO, EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE SOUTHERLY 55.00 FEET OF SAID "LAND".

**STRIP #3** (4.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT SAID POINT "B"; THENCE NORTH 15°21'23" WEST 15.00 FEET TO A POINT OF ENDING.

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

ALSO, EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE SOUTHERLY 55.00 FEET OF SAID "LAND".

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 by Spectrum Land Services pursuant to Sec. 8730(c) of the Business & Professions Code.

Grantor further grants, bargains, sells and conveys unto the Grantee the right of assignment, in whole or in part, to others, without limitation, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents and employees, the right of free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted, and the right to clear and to keep clear the above described real property, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind, and the right to trim or remove any tree or shrub which, in the opinion of Grantee, may endanger said systems, or any part thereof, or interfere with the exercise of the rights herein granted.

**EXHIBIT E**  
**SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT**  
**APN: 957-090-019**  
**SINGH PROPERTY**

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

**GRANTOR**

SOHAN SINGH and KULDIP SINGH, husband and wife as joint tenants

\_\_\_\_\_  
Sohan Singh

\_\_\_\_\_  
Kuldip Singh

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)

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)

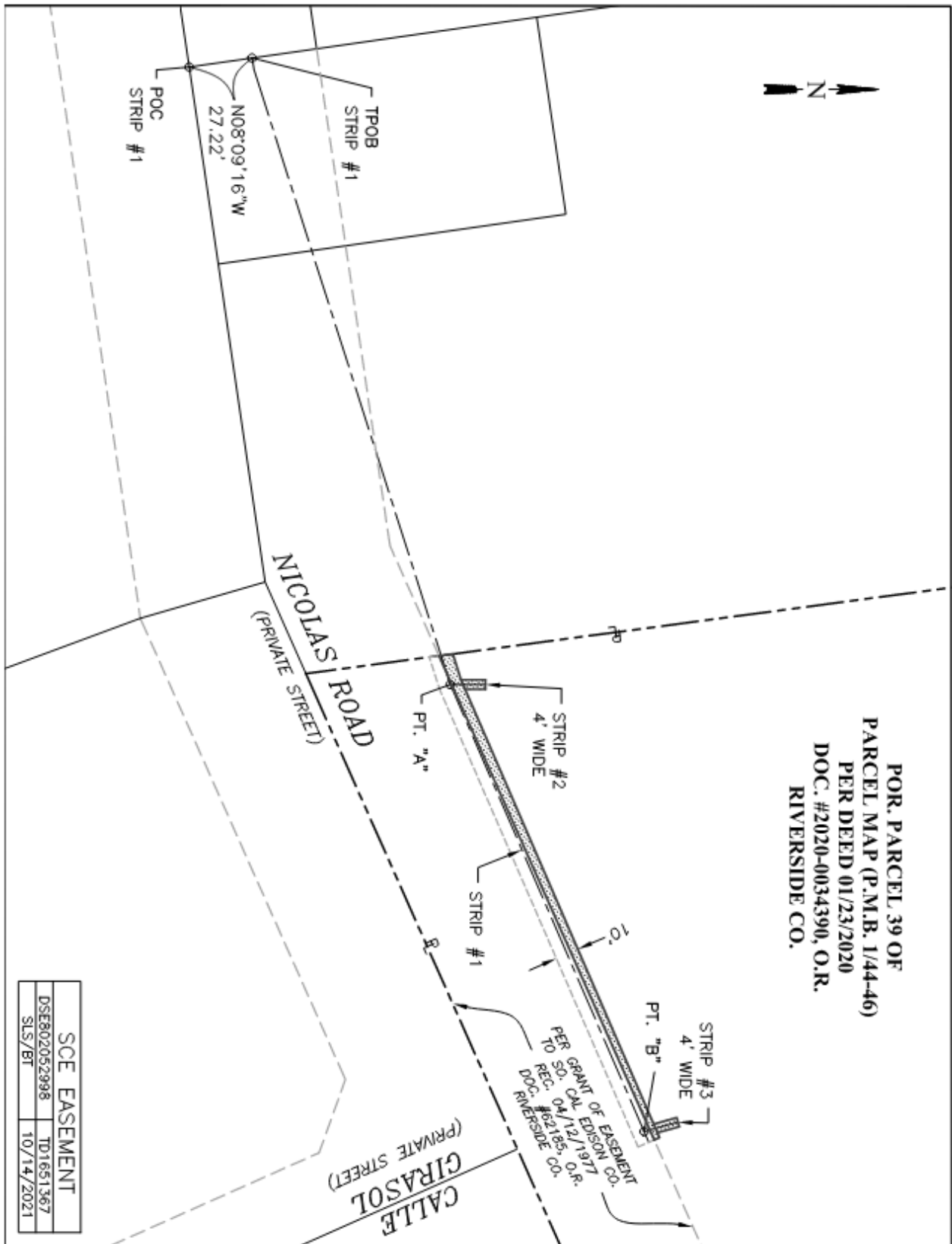


# **ATTACHMENT D-1**

**Depiction of Public Utility Easement**

# EXHIBIT E

SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT  
 APN: 957-090-019  
 SINGH PROPERTY



POR. PARCEL 39 OF  
 PARCEL MAP (P.M.B. 1/44-46)  
 PER DEED 01/23/2020  
 DOC. #2020-0034390, O.R.  
 RIVERSIDE CO.

# **ATTACHMENT C-2**

**Legal Description of Temporary Construction Easement**

**EXHIBIT A**  
**LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT**  
**APN: 957-090-019**  
**SINGH PROPERTY**

That portion of Parcel 39, in the City of Temecula, County of Riverside, State of California, as shown on the Map recorded in Book 1, Pages 44 through 46, inclusive, of Parcel Maps, in the Office of the County Recorder of said Riverside County, and as described in the grant deed recorded February 10, 2014 as Instrument No. 2014-0055102 of Official Records in the office of said Riverside County Recorder described as follows:

**COMMENCING** at the southeasterly corner of Parcel 39, of said Parcel Map, said point being on the centerline of Nicolas Road;

Thence leaving said southeasterly corner along the easterly line of said Parcel 39 North 07°35'19" West 57.33 feet to a point on the northerly right-of-way line of Nicolas Road (110.00 feet in width) as shown on said Parcel Map to the **TRUE POINT OF BEGINNING**;

Thence continuing on said easterly line North 07°35'19" West 10.41 feet;

Thence leaving said easterly line South 66°03'15" West 60.64 feet;

Thence North 41°16'26" West 51.00 feet;

Thence North 10°51'29" East 36.47 feet;

Thence North 79°08'31" West 49.14 feet;

Thence South 10°51'29" West 62.94 feet;

Thence South 66°03'15" West 11.75 feet;

Thence North 56°16'23" West 123.84 feet;

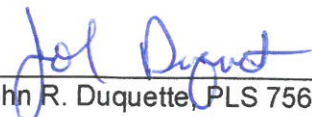
Thence North 69°45'31" West 56.47 feet to the westerly line of the land described in said grant deed;

Thence along said westerly line South 07°35'19" East 218.07 feet to the northerly line of said Nicolas Road;

Thence leaving said westerly line along said northerly line of Nicolas Road North 66°00'22" East 308.23 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.68 Acres, or 29,630 Square Feet, more or less

This description was prepared  
by me or under my direction.

  
\_\_\_\_\_  
John R. Duquette, PLS 7566

Date: 6/10/21



Michael Baker International  
40810 County Center Drive, Suite 200  
Temecula, CA 92591

June 10, 2021  
JN 175051  
Page 1 of 1

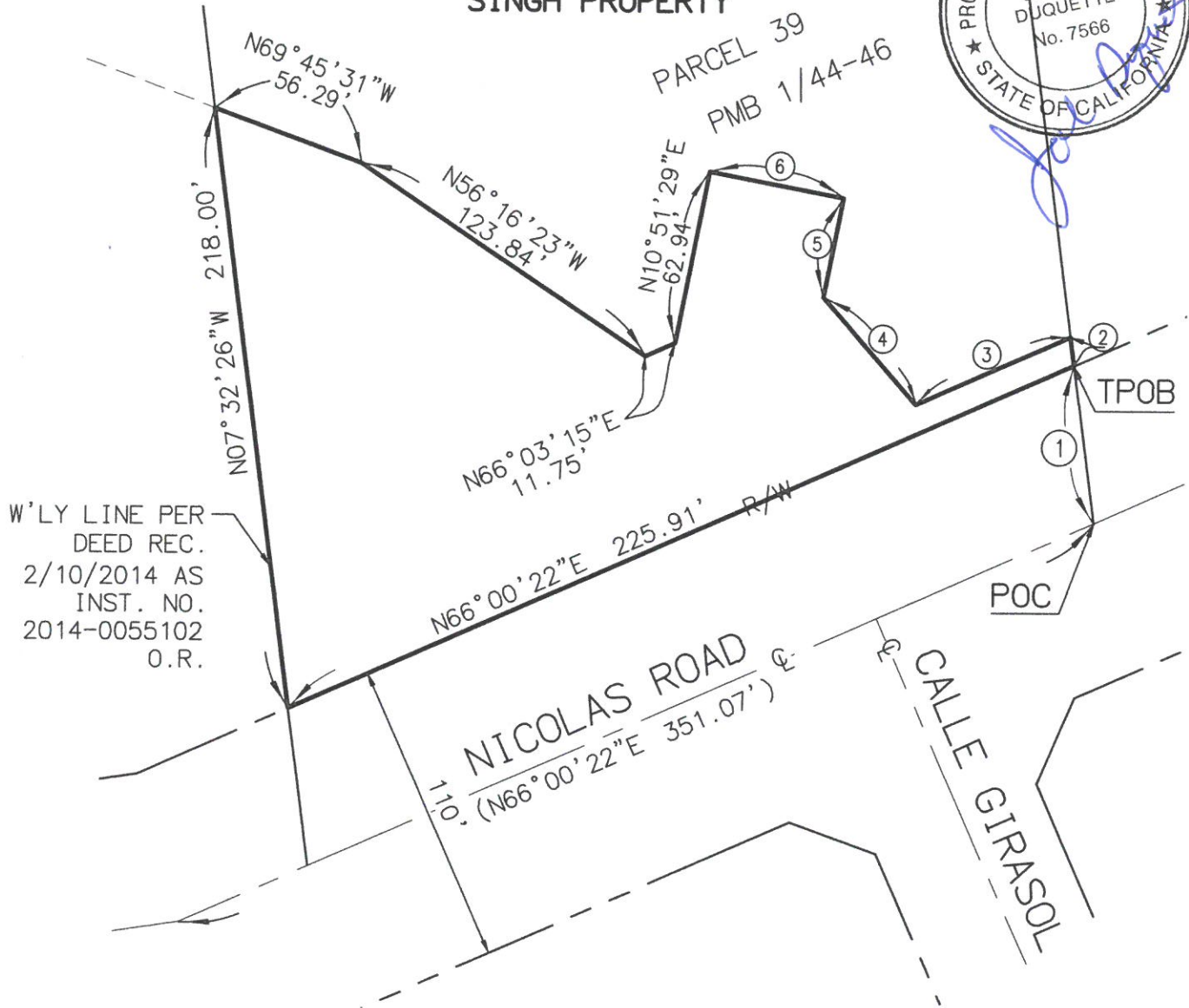
# **ATTACHMENT D-2**

**Depiction of Temporary Construction Easement**

# EXHIBIT B

## TEMPORARY CONSTRUCTION EASEMENT

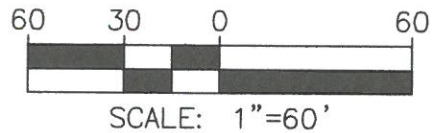
APN: 957-090-019  
SINGH PROPERTY



W'LY LINE PER  
DEED REC.  
2/10/2014 AS  
INST. NO.  
2014-0055102  
O.R.

POC = POINT OF COMMENCEMENT  
TPOB = TRUE POINT OF BEGINNING  
( ) = INDICATES RECORD DATA PER PMB 1/44-46

DATA TABLE		
(NO)	BEARING/DELTA	LENGTH
1	N07°35'19"W	57.33'
2	N07°51'10"W	10.41'
3	N66°03'15"E	60.64'
4	N41°16'26"W	51.00'
5	N10°51'29"E	36.47'
6	N79°08'31"W	49.14'



SHEET 1 OF 1

**Michael Baker**  
**INTERNATIONAL**

# **ATTACHMENT E**

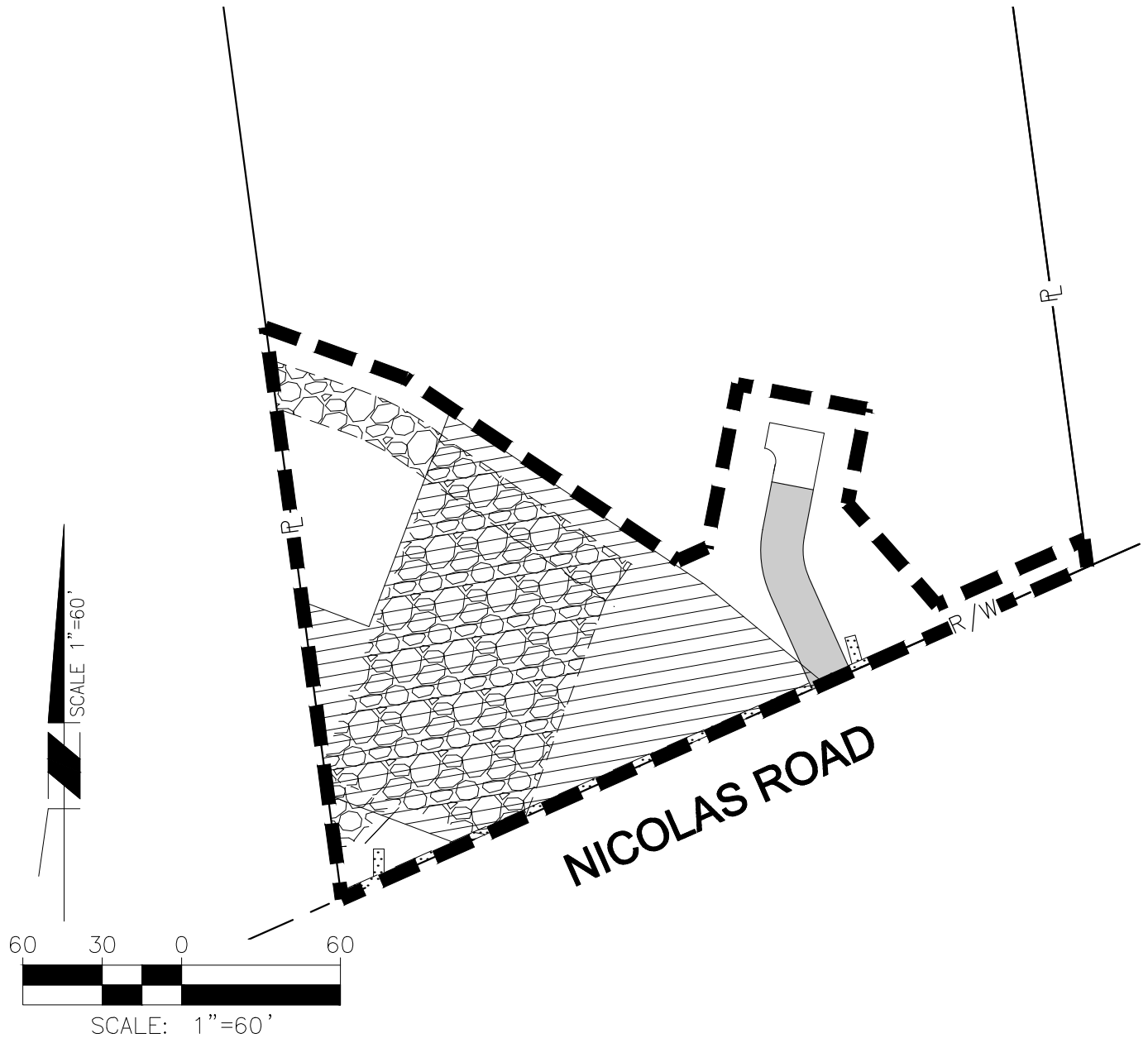
**Rough Depiction of Improvements in Permanent Maintenance  
and Access Easement and Temporary Construction Easement Areas**

# EXHIBIT C TO EXHIBIT B



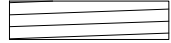
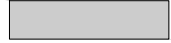
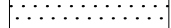
DESCRIPTION OF PERMANENT IMPROVEMENTS TO BE CONSTRUCTED WITHIN  
TEMPORARY CONSTRUCTION EASEMENT PORTION OF GRANTOR'S PROPERTY

APN: 957-090-019

SINGH PROPERTY



## LEGEND:

-  TEMPORARY CONSTRUCTION EASEMENT AND COVENANT FOR CONSTRUCTION OF PERMANENT IMPROVEMENTS
-  RIP RAP SLOPE EROSION PROTECTION
-  PERMANENT MAINTENANCE AND ACCESS EASEMENT
-  RESIDENTIAL DRIVEWAY
-  SCE EASEMENT

**Michael Baker**  
INTERNATIONAL