

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc No.:

**GRANT OF
EASEMENT
Vehicle Charging Station**

<u>DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00)</u> _____ SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	DISTRICT Wildomar	SERVICE ORDER TD1949324	SERIAL NO.	MAP SIZE
	GVM MT-8607-B1 APN 921-300-006	APPROVED: VEGETATION & LAND MANAGEMENT	BY SLS/CG	DATE 09/06/22

CITY OF TEMECULA, a general law city (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 Temecula, County of Riverside, State of California, described as follows:

TWO STRIPS OF LAND LYING WITHIN LOT 14 OF TRACT NO. 3334, AS PER MAP RECORDED IN BOOK 54, PAGES 25 THROUGH 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (14.00 FEET WIDE)

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 14; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 14, SOUTH 34°54’52” WEST 274.00 FEET; THENCE SOUTH 55°05’08” EAST 37.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTH 55°05’08” EAST 5.82 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT “A”; THENCE CONTINUING SOUTH 55°05’08” EAST 11.18 FEET TO A POINT OF ENDING.

STRIP #2 (8.00 FEET WIDE)

BEGINNING AT SAID POINT “A”; THENCE NORTH 81°11’23” EAST 28.16 FEET; THENCE SOUTH 55°05’08” EAST 37.58 FEET; THENCE NORTH 79°49’44” EAST 8.00 FEET; THENCE NORTH 34°54’52” EAST 75.00 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 STRIP #1 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 TEMECULA, a general law city

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 _____ (Seal)

EXHIBIT "A"

TWO STRIPS OF LAND LYING WITHIN LOT 14 OF TRACT NO. 3334, AS PER MAP RECORDED IN BOOK 54, PAGES 25 THROUGH 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (14.00 FEET WIDE)

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 14; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 14, SOUTH 34°54'52" WEST 274.00 FEET; THENCE SOUTH 55°05'08" EAST 37.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTH 55°05'08" EAST 5.82 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 55°05'08" EAST 11.18 FEET TO A POINT OF ENDING.

STRIP #2 (8.00 FEET WIDE)

BEGINNING AT SAID POINT "A"; THENCE NORTH 81°11'23" EAST 28.16 FEET; THENCE SOUTH 55°05'08" EAST 37.58 FEET; THENCE NORTH 79°49'44" EAST 8.00 FEET; THENCE NORTH 34°54'52" EAST 75.00 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 STRIP #1 DESCRIBED HEREINABOVE.

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

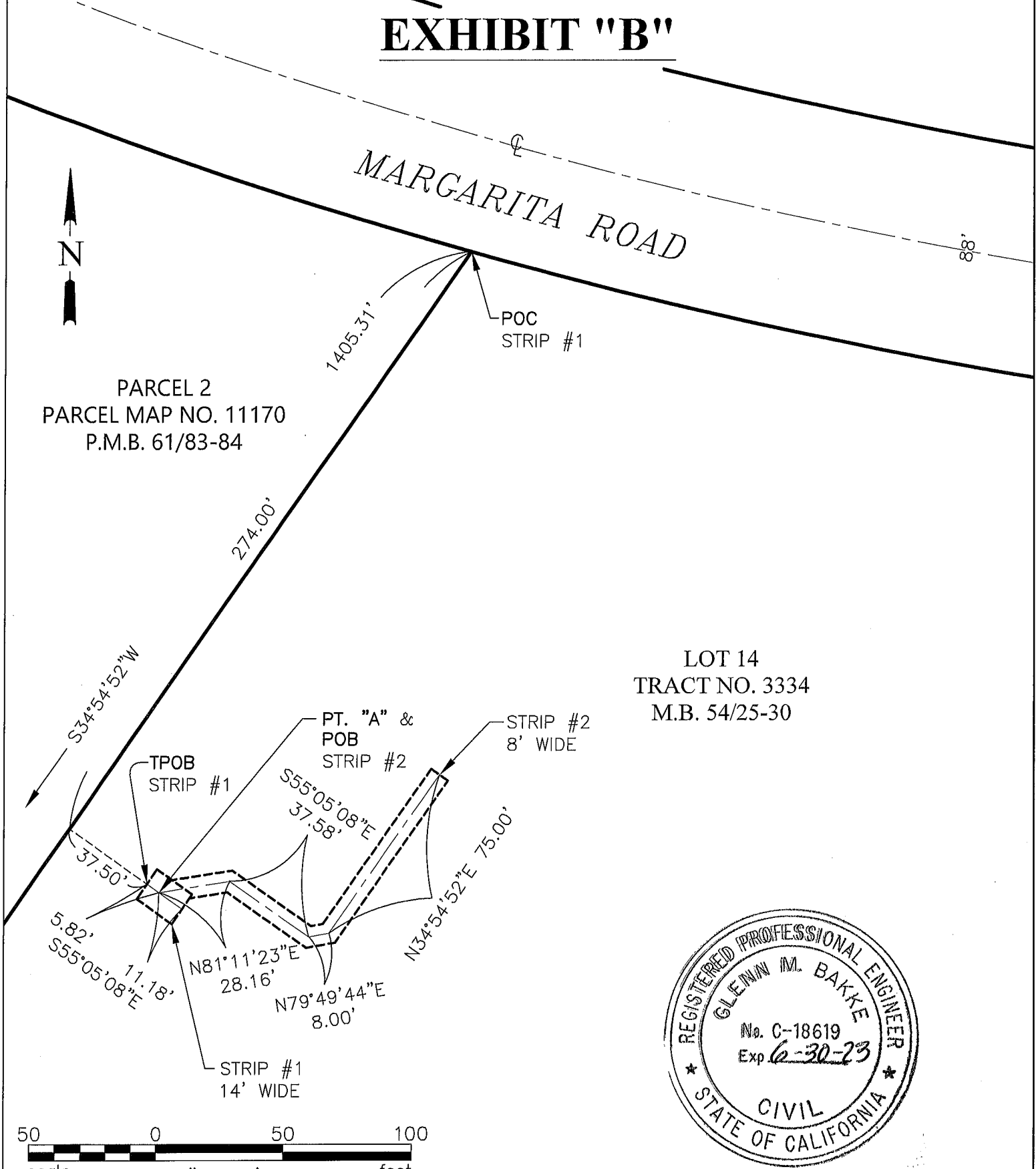


Prepared by me or under my supervision:

Dated: Sept. 22, 2022

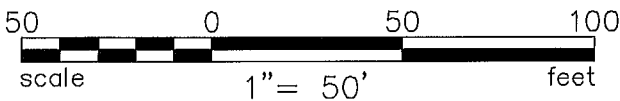
Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2023

EXHIBIT "B"



PARCEL 2
 PARCEL MAP NO. 11170
 P.M.B. 61/83-84

LOT 14
 TRACT NO. 3334
 M.B. 54/25-30



LEGEND

- DENOTES SCE EASEMENT AREA
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- TPOB = TRUE POINT OF BEGINNING

Dated Sept 22, 2022

Glenn M. Bakke
 Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-23