

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**

<u>DOCUMENTARY TRANSFER TAX \$ NONE</u> <u>VALUE AND CONSIDERATION LESS THAN \$100.00.</u>		DISTRICT Orange Coast	SERVICE ORDER TD1820057	SERIAL NO.	MAP SIZE
SCE Company		GVM MT-1228-D	APPROVED: VEGETATION & LAND MANAGEMENT	BY SLS/CG	DATE 12/1/22
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 156-181-02			

ORANGE COUNTY SANITATION DISTRICT, Successor to COUNTY SANITATION DISTRICT NO. 1, a public corporation (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 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 Orange, State of California, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 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.

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

**GRANTOR**

ORANGE COUNTY SANITATION DISTRICT,  
Successor to COUNTY SANITATION DISTRICT NO.  
1

\_\_\_\_\_  
Signature

Chad P. Wanke  
\_\_\_\_\_  
Print Name

Board Chairman  
\_\_\_\_\_  
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 Orange )

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"**

A 3.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FOUNTAIN VALLEY, COUNTY OF ORANGE, STATE OF CALIFORNIA, THE NORTHERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF BANDILIER CIRCLE WITH THE CENTERLINE OF ELLIS AVENUE, AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. LL 01-01, RECORDED JUNE 09, 2003 AS INSTRUMENT NO. 2003000667411, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF SAID ELLIS AVENUE, NORTH 89°31'34" EAST 17.00 FEET; THENCE SOUTH 00°28'26" EAST 40.00 FEET TO THE SOUTHERLY LINE OF SAID ELLIS AVENUE AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°31'34" EAST 22.00 FEET TO A POINT OF ENDING.

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



Prepared by me or under my supervision:

Dated: Nov. 4, 2022

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

# EXHIBIT "B"

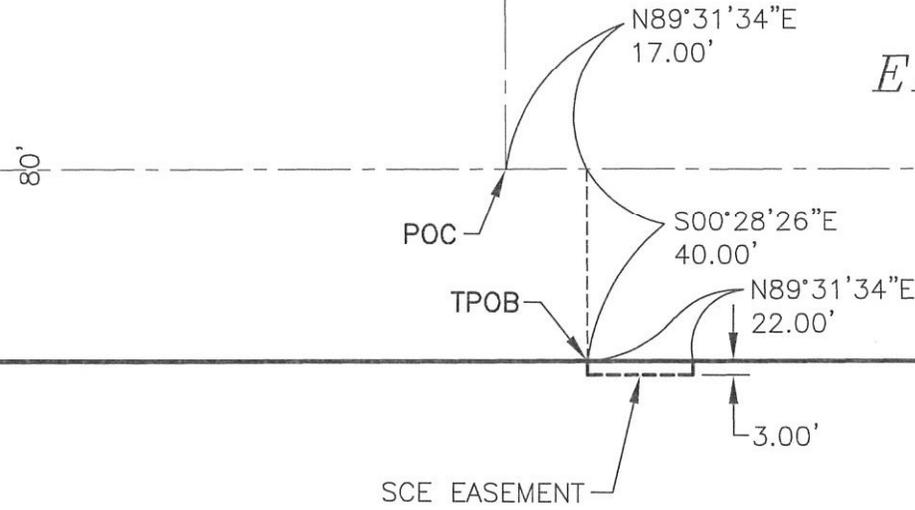


PARCEL 1  
PARCEL MAP  
P.M.B. 36/28

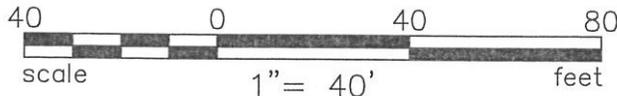
PARCEL 1  
LLA NO. LL 01-01  
REC. JUNE 09, 2003  
INST. NO. 2003000667411 O.R.

BANDILIER CIRCLE

ELLIS AVENUE



SE 1/4, SEC. 32,  
T5S, R10W, S.B.M.



**LEGEND**  
[Dashed line] DENOTES  
SCE EASEMENT AREA  
POC = POINT OF COMMENCEMENT  
TPOB = TRUE POINT OF BEGINNING

Dated Nov. 4, 2022

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