

RECORDING REQUESTED BY



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

COPY of Document Recorded
Has not been compared with original.
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR • RECORDER



10/11/2024

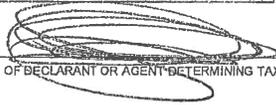
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc No.:

532283

**GRANT OF
EASEMENT**
Vehicle Charging Station

DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00)	DISTRICT Covina	SERVICE ORDER TD2145322	SERIAL NO.	MAP SIZE
 SCE Company SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	GVM MT-3172-F APN 8366-017-900	APPROVED: VEGETATION & LAND MANAGEMENT	BY SLS/CG	DATE 07/31/2024

CITY OF POMONA, a municipal 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 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 Pomona, County of Los Angeles, State of California, described as follows:

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

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, except in connection with a termination of that certain Charge Ready Participation agreement affecting Grantor's property (the "CR Agreement) in accordance with the terms thereof, in no event will the vehicle charging stations be removed for a period of ten (10) years from "In-Service Date" (as defined in the CR Agreement). 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 18 day of Sept, 2024

GRANTOR

CITY OF POMONA,
a municipal corporation

By [Signature]
Name Anita Gutierrez
Title City Manager

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 LOS ANGELES

On SEPTEMBER 18, 2024 before me, BEATRICE MARRUFO, a Notary Public, personally appeared

ANITA GUTIERREZ, 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 [Signature] (Seal)



EXECUTED this 2nd day of October, 2024

GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By Shelby Hart
Name Shelby Hart
Title Advisor

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 October 2, 2024 before me, Natasha Peters, a Notary Public, personally appeared

Shelby Hart, 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 Natasha Peters (Seal)

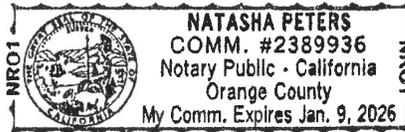


EXHIBIT "A"

EC2-2024

**VEHICLE CHARGING STATION EASEMENT
LEGAL DESCRIPTION**

THAT PORTION OF HOMESTEAD TRACT OF LOOP AND MESERVE TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 97 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

STRIP #1:

A STRIP OF LAND, 6.00 FEET WIDE, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 18 OF TRACT NO. 21432, AS PER MAP RECORDED IN BOOK 559, PAGES 9 AND 10 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, BEING IN THE NORTHERLY LINE OF ARROW HIGHWAY (FORMERLY CUCAMONGA AVENUE), 50.00 FOOT HALF-WIDTH, AS SHOWN ON SAID TRACT NO. 21432; **THENCE** ALONG SAID NORTHERLY LINE, SOUTH 89°48'00" WEST 176.00 FEET TO THE **TRUE POINT OF BEGINNING**; **THENCE** NORTH 00°12'00" WEST 63.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 12.50 FEET; **THENCE** NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.63 FEET; **THENCE** NORTH 89°48'00" EAST 82.00 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "A"; **THENCE** CONTINUING NORTH 89°48'00" EAST 71.00 FEET TO THE **POINT OF TERMINUS**, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "B".

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED TO TERMINATE SOUTHERLY IN THE NORTHERLY LINE OF SAID ARROW HIGHWAY AND EASTERLY IN THE WESTERLY LINES OF STRIPS #2 AND #3 DESCRIBED HEREINBELOW.

STRIP #2:

A STRIP OF LAND, 7.00 FEET WIDE, THE WESTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "B"; **THENCE** NORTH 00°15'25" EAST 185.00 FEET TO THE **POINT OF TERMINUS**.

STRIP #3:

A STRIP OF LAND, 7.00 FEET WIDE, THE WESTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "B"; **THENCE** SOUTH 00°15'25" WEST 9.00 FEET TO THE **POINT OF TERMINUS**.

STRIP #4:

A STRIP OF LAND, 6.00 FEET WIDE, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "A"; **THENCE** NORTH 00°15'25" EAST 21.00 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "C"; **THENCE** CONTINUING NORTH 00°15'25" EAST 12.00 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "D"; **THENCE** CONTINUING NORTH 00°15'25" EAST 13.00 FEET; **THENCE** SOUTH 89°44'35" EAST 17.00 FEET TO THE **POINT OF TERMINUS**.

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

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

STRIP #5:

A STRIP OF LAND, 6.00 FEET WIDE, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "D"; THENCE SOUTH 89°44'35" EAST 12.00 FEET TO THE POINT OF TERMINUS.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #4 DESCRIBED HEREINABOVE.

STRIP #6:

A STRIP OF LAND, 6.00 FEET WIDE, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "C"; THENCE SOUTH 89°44'35" EAST 13.00 FEET TO THE POINT OF TERMINUS.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #4 DESCRIBED HEREINABOVE.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RIGHT OF WAY AND EASEMENTS OF RECORD, IF ANY.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF AS AN AID TO UNDERSTANDING THE LEGAL DESCRIPTION.



Prepared by me or under my supervision:

Dated: Aug. 5, 2024

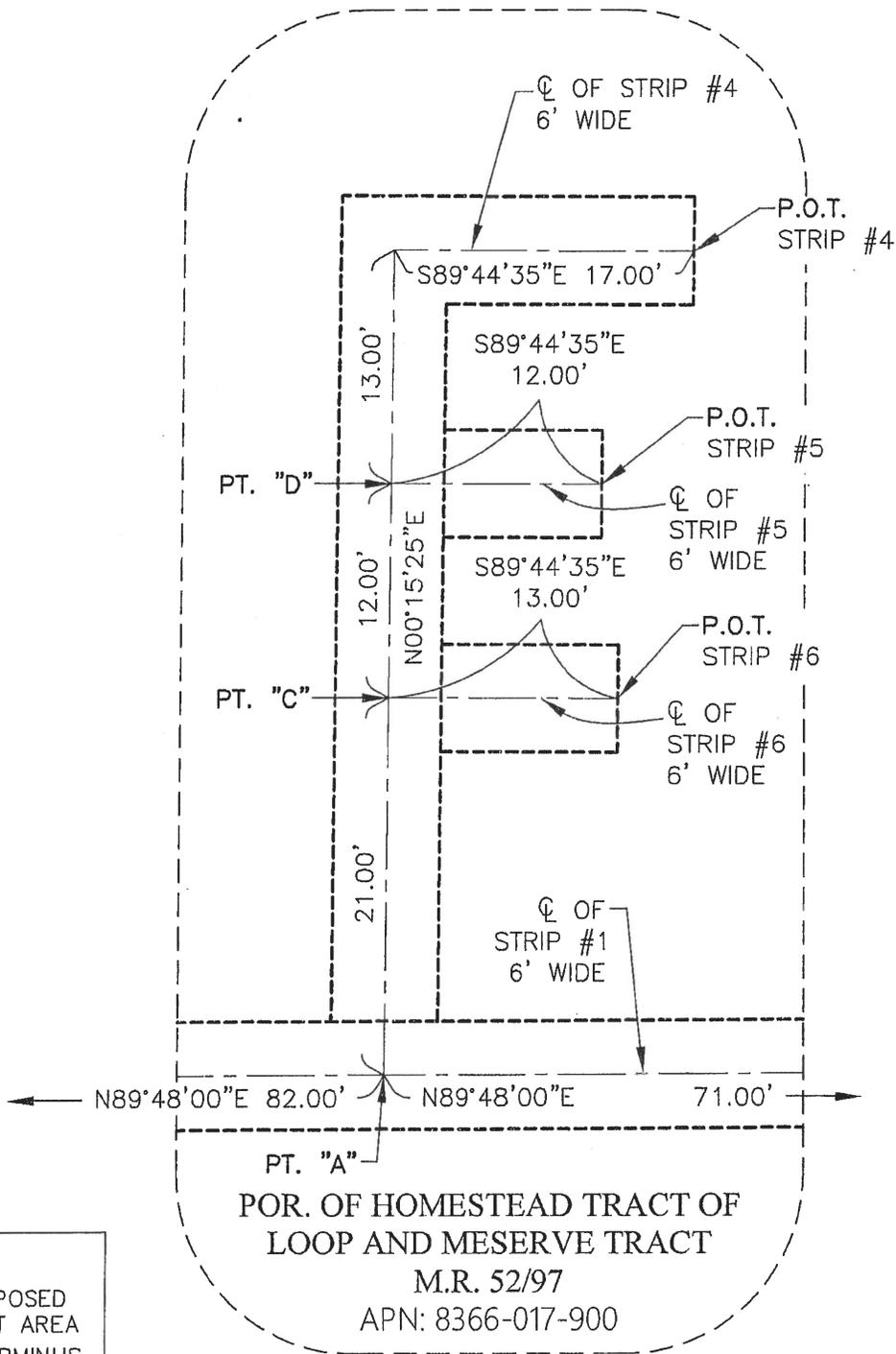
Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2025

EXHIBIT "B"

EC2-2024 VEHICLE CHARGING STATION EASEMENT PLAT MAP



DETAIL "A"
NOT TO SCALE



LEGEND

- DENOTES PROPOSED SCE EASEMENT AREA
- P.O.T. = POINT OF TERMINUS
- CL = CENTERLINE
- CENTERLINE