

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

**EXHIBIT 3**

**Page 1 of 3**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc. No.

**GRANT OF  
EASEMENT**

|   |  |                    |                               |            |            |
|---|--|--------------------|-------------------------------|------------|------------|
| DOCUMENTARY TRANSFER TAX \$ NONE<br>VALUE AND CONSIDERATION LESS THAN \$100.00) |  | DISTRICT<br>Covina | SERVICE ORDER<br>TD1122170    | SERIAL NO. | MAP SIZE   |
| SCE Company   |  | FIM 132-4350-1     | APPROVED:                     | BY         | DATE       |
| SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME                            |  | APN 8707-019-906   | REAL PROPERTIES<br>DEPARTMENT | SLS/BT     | 01/09/2016 |

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 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 Los Angeles, State of California, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B", BOTH 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**

CITY OF POMONA, a municipal 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)

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)

EC1-2017  
ACCESS AND UTILITY EASEMENT

EXHIBIT "A"

LEGAL DESCRIPTION

VARIOUS STRIPS OF LAND LYING WITHIN LOT 2 OF TRACT NO. 4581, AS PER MAP RECORDED IN BOOK 52, PAGES 2 AND 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

STRIP #1 (13.00 FEET WIDE)

THE EASTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWESTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 73328, AS PER MAP FILED IN BOOK 388, PAGES 86 THROUGH 90 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 14°45'24" WEST 146.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG THE WESTERLY LINE OF PARCELS 1 AND 2 OF SAID PARCEL MAP NO. 73328, NORTH 14°45'24" WEST 267.07 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL 2, NORTH 14°45'24" WEST 381.93 FEET TO A POINT OF ENDING.

STRIP #2 (6.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT SAID POINT "A"; THENCE SOUTH 75°14'36" WEST 22.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING SOUTH 75°14'36" WEST 27.50 FEET TO A POINT OF ENDING IN THE EASTERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 73327, AS PER MAP FILED IN BOOK 388, PAGES 91 THROUGH 95 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

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

STRIP #3 (6.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

**BEGINNING** AT SAID POINT "B", SAID POINT BEING THE BEGINNING OF A CURVE, TANGENT TO THE CENTERLINE OF STRIP #2 DESCRIBED HEREINABOVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 12.50 FEET; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.63 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #1 AND #2 DESCRIBED HEREINABOVE.

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



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

Prepared by me or under my supervision:

Dated: Feb. 20, 2017

Glenn M. Bakke

Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2017



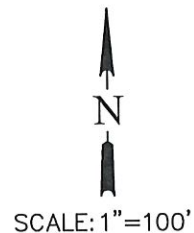
# EXHIBIT "B"

EC1-2017

PARCEL MAP NO. 73327  
P.M.B. 388/91-95

PARCEL 2

PARCEL 3



POR. LOT 2  
TRACT NO. 4581  
M.B. 52/2-3

PARCEL MAP NO. 73328  
P.M.B. 388/86-90

PARCEL 2

R=12.50'  
 $\Delta=90^{\circ}00'00''$   
L=19.63'  
PT. "B"  
STRIP #2  
6' WIDE  
N75°14'36"E  
27.50'  
PT. "A"  
STRIP #3  
6' WIDE  
N14°45'24"N  
267.07'



PARCEL 1

STRIP #1  
13' WIDE

TPOB  
STRIP #1

PARCEL 1

Dated Feb. 20, 2017

*Glenn M. Bakke*

Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-17

## LEGEND

DENOTES  
SCE EASEMENT AREA  
 PROPERTY LINE  
 CENTERLINE

POC = POINT OF COMMENCEMENT  
TPOB = TRUE POINT OF BEGINNING

MISSION  
BOULEVARD