

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

EXHIBIT 1

Page 1 of 3

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**

| | | | | | |
|---|-----------|--------------------|-------------------------------|------------|------------|
| DOCUMENTARY TRANSFER TAX \$ NONE VALUE AND CONSIDERATION LESS THAN \$100.00) | | DISTRICT Covina | SERVICE ORDER TD1120537 | SERIAL NO. | MAP SIZE |
| SCE Company | | FIM 132-4350-1 | APPROVED: | BY | DATE |
| SIG. OF DECLARANT OR AGENT DETERMINING TAX | FIRM NAME | APN 8707-019-902 | REAL PROPERTIES DEPARTMENT | SLS/BT | 11/30/2016 |

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)

ACCESS AND UTILITY EASEMENT

EC2-2016

EXHIBIT "A"

LEGAL DESCRIPTION

A 6.00 FOOT WIDE STRIP 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, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, NORTH 81°54'00" EAST 202.22 FEET TO THE NORTHWESTERLY CORNER OF THAT PORTION OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS PARCEL B IN THE DEED TO PSIP CHI POMONA LLC, RECORDED ON OCTOBER 07, 2014 AS INSTRUMENT NO. 20141058131, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL B, SOUTH 07°25'50" WEST 179.62 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING THE WESTERLY LINE OF SAID PARCEL B, NORTH 82°34'10" WEST 8.81 FEET TO A POINT OF ENDING.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE EASTERLY IN THE WESTERLY LINE OF SAID PARCEL B.

THE AREA OF THE ABOVE-DESCRIBED STRIP OF LAND IS APPROXIMATELY 53 SQUARE FEET.

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

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

Prepared by me or under my supervision:

Dated: Mar. 14, 2017

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



EXHIBIT "B"

EC2-2016



SCALE: 1"=60'

LA & SL RR

N81°54'00"E
202.22'

NW COR.
LOT 2
(POC)

**POR. LOT 2
TRACT NO. 4581
M.B. 52 / 2-3
LOS ANGELES CO.**

POR. LOT 2 OF
TRACT NO. 4581
(M.B. 52 / 2-3)
PARCEL B PER DEED
REC. 10/07/2014
INST. # 20141058131, O.R.
LOS ANGELES CO.

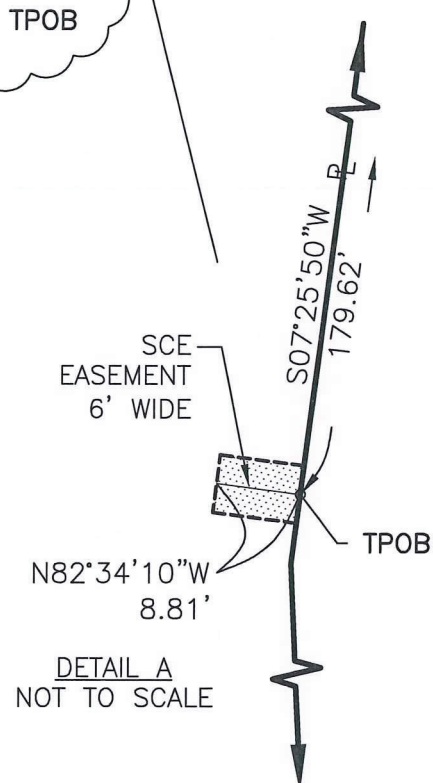
POR. LOT 2 OF
TRACT NO. 4581
(M.B. 52 / 2-3)
PARCEL A PER DEED
REC. 10/07/2014
INST. # 20141058131, O.R.
LOS ANGELES CO.

S07°25'50"W
179.62'

60'
30' 30'

HUMANE WAY

SEE
DETAIL A



Dated Mar. 14, 2017

Glenn M. Bakke

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

SHEET 1 OF 1

LEGEND

- DENOTES SCE EASEMENT
APPROX. AREA = 53 SQ. FT.
- CENTERLINE
- PROPERTY LINE
- POC = POINT OF COMMENCEMENT
- TPOB = TRUE POINT OF BEGINNING