

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

**GRANT OF
EASEMENT
Vehicle Charging Station**

SCE Doc No.:

<u>DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00)</u>		DISTRICT Compton	SERVICE ORDER TD2101059	SERIAL NO.	MAP SIZE
SCE Company		GVM LT-8750-E	APPROVED: VEGETATION & LAND MANAGEMENT	BY SLS/CG	DATE 06/12/2023
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 6164-002-900			

APN 6164-002-900 (Portion)
District Easement # 356
District Doc. # 6947549

GRANT OF EASEMENT
(Electric Vehicle Charging Station)

This Grant of Easement is dated _____ (the “**Effective Date**”) and is made by **COUNTY SANITATION DISTRICT NO. 1 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under the provisions of the County Sanitation District Act, Health and Safety Code Section 4700 et seq. (the “**District**”) to **SOUTHERN CALIFORNIA EDISON COMPANY**, a corporation (“**Grantee**”). The District and Grantee are each a “**Party**” and together are the “**Parties**.”

The District is the owner of 4.1+/- acres of real property located in the City of Compton, County of Los Angeles, California, commonly known as the Compton Field Office located at 920 S. Alameda Street and identified as Los Angeles County Assessor's Parcel Number 6164-002-900 (the “**Property**”).

On July 28, 2022, the District executed Grantee’s Charge Ready Charging Infrastructure and Rebate Participation Agreement (District DOC 6721075) (the “**Agreement**”) for Grantee to supply and install electrical infrastructure necessary for an electric vehicle charging station (the “**Facilities**”) on the Property at no cost to the District.

The District hereby grants to Grantee, its successors and assigns, a non-exclusive easement to install, operate, maintain, repair, and replace the Facilities in, on, over, under, across, and through portions of the Property described in Exhibit A and depicted in Exhibit B (the “**Easement Area**”).

Grantee shall conduct all installation, operation, maintenance, repair, and replacement of the Facilities in compliance with all applicable laws, regulations, and legal requirements, and in accordance with the directions and requirements of the District. Grantee shall provide 48 hours advance notice to the District’s Manager of the Compton Field Office at (310) 638-1161 before entering the Property to install, operate, maintain, repair, or replace the Facilities. Grantee shall be permitted to enter the Property without prior notice in case of emergency only and shall inform the District of its activities as soon as practically possible.

Grantee shall restore and replace the surface of the ground and any improvements within the Easement Area, and shall repair any and all damage to the Property that is injured or damaged by Grantee or Grantee’s contractors during the installation, operation, maintenance, repair, or replacement of the Facilities at no cost to the District.

Grantee shall indemnify, defend, and hold harmless the District, its directors, officers, agents, and employees, from any and all claims, demands, actions, causes of action, damages (including damage to property or for personal injuries or death), liabilities, losses, costs, or expenses, including attorney's fees and costs of litigation, arising out of or relating to any act or omission of Grantee, its officers, agents, contractors, suppliers or employees related to the Facilities and Easement Area.

Upon written request by either Party, Grantee shall relocate the Facilities to another mutually approved area on the Property provided Grantee has first been granted an easement over such new area on terms identical to those set forth herein. That relocation will be at the requestor's sole cost and expense. Upon completion of the relocation, Grantee shall quitclaim this easement to the District.

The District may terminate this easement in its sole and absolute discretion. If the District terminates this easement prior to the end of the ten-year participation period required under Section 9.1 of the Agreement, the District will pay Grantee in accordance with Section 9.3 of the Agreement. Upon termination of this easement, whether prior to or after the end of the ten-year participation period, Grantee shall remove from the Property any Grantee-owned portions of the Facilities or abandon in place any below-ground portions of the Facilities and shall quitclaim this easement to the District.

This easement runs with the land, and is binding upon and will inure to the benefit of the successors and assigns of the District and Grantee.

The District is signing this Grant of Easement as of the Effective Date.

**COUNTY SANITATION DISTRICT NO. 1
OF LOS ANGELES COUNTY**

By: _____
Chairperson, Board of Directors

ATTEST

By: _____
Secretary to the Board

APPROVED:

**COUNTY SANITATION DISTRICT NO. 2
OF LOS ANGELES COUNTY**

By: _____
Robert C. Ferrante
Chief Engineer & General Manager

APPROVED AS TO FORM:
Lewis Brisbois Bisgaard & Smith, LLP

By: _____
District Counsel

GRANTEE

Southern California Edison Company, a corporation

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)

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

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WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"

Legal Description of Easement Area

TWO STRIPS OF LAND LYING WITHIN LOTS 34 AND 36 OF TRACT NO. 3897, AS PER MAP RECORDED IN BOOK 59, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

STRIP #1 (9.00 FEET WIDE)

THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 34 WITH THE EASTERLY LINE OF ALAMEDA STREET, 61.00 FEET WIDE, AS SHOWN ON PARCEL MAP NO. 26107, AS PER MAP FILED IN BOOK 305, PAGES 61 AND 62 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID EASTERLY LINE, SOUTH 06°58'40" EAST 38.29 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 06°58'40" EAST 4.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 83°01'20" EAST 15.00 FEET TO A POINT OF ENDING.

STRIP #2 (6.00 FEET WIDE)

THE WESTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "A"; THENCE ALONG THE EASTERLY LINE OF SAID ALAMEDA STREET, NORTH 06°58'40" WEST 128.00 FEET TO A POINT OF ENDING.

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

This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

APN: 6164-002-900 (PORTION)

EXHIBIT "B"



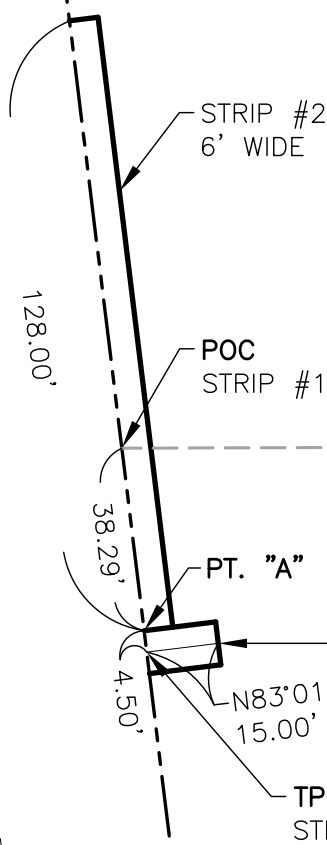
S.P.R.R. RIGHT OF WAY

26' 61' 35'

POR. LOT 36

POR. LOT 35

ALAMEDA STREET



128.00'

STRIP #2
6' WIDE

POC
STRIP #1

38.29'

PT. "A"

STRIP #1
9' WIDE

N83°01'20"E
15.00'

TPOB
STRIP #1

4.50'


S06°58'40"E

POR. LOT 34
TRACT NO. 3897
M.B. 59/22

100'

POR. LOT 33

LEGEND

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

