

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

CORRECTION TO EXHIBITS IN GRANT OF EASEMENT

This document is being recorded to correct Exhibits A and B in the Grant of Easement at APN 8125-026-905 that was originally recorded on February 17, 2023 under Instrument No. 20230106289.

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**GRANT OF
EASEMENT
Vehicle Charging Station**

SCE Doc No.:

<u>DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00)</u>		DISTRICT Montebello	SERVICE ORDER TD2018060	SERIAL NO.	MAP SIZE
SCE Company		FIM MT-0465-F3	APPROVED: VEGETATION & LAND MANAGEMENT	BY SLS/NP	DATE 12/27/22
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 8125-026-905			

APN 8125-026-905 (Portion)
District Easement # 350
District Doc. # 6787177

**This Grant of Easement supersedes the Grant of Easement dated Jan 25, 2023 and recorded as Instrument No. 20230106289 in the Official Records of the County Recorder's Office because the Jan 25, 2023 easement contains incorrect exhibits. **

GRANT OF EASEMENT
(Electric Vehicle Charging Station)

This Grant of Easement is dated _____ (the “**Effective Date**”) and is made by **COUNTY SANITATION DISTRICT NO. 18 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 approximately 13.7 +/- acres of real property located in Unincorporated County of Los Angeles, California, commonly known as the Puente Hills Materials Recovery Facility, 2806 Workman Rd, Whitter, and identified as Los Angeles County Assessor’s Parcel Number 8125-026-905 (the “**Property**”).

On March 13, 2022, the District executed Grantees Charge Ready Transport Program Participation Agreement (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 PHMRF Site Superintendent at (562) 699-7411 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 Special Condition 10.a of the Agreement, the District will pay Grantee in accordance with Special Condition 10.c 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. 18
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.

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County of _____)

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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"

Legal Description of Easement Area

VARIOUS STRIPS OF LAND LYING WITHIN LOT "A" OF TRACT NO. 4005, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN CURVE, CONCAVE NORTHWESTERLY, IN THE CENTERLINE OF WORKMAN MILL ROAD, SHOWN AS HAVING A RADIUS OF 1000.00 FEET, A DELTA ANGLE OF 35°27'21", AND AN ARC LENGTH OF 618.82 FEET ON PARCEL MAP NO. 3122, AS PER MAP FILED IN BOOK 44, PAGE 71 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, A RADIAL LINE PASSING THROUGH SAID SOUTHWESTERLY TERMINUS BEARS SOUTH 28°29'19" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°43'55" AN ARC DISTANCE OF 187.31 FEET; THENCE SOUTH 39°13'14" EAST 42.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID WORKMAN MILL ROAD AND THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 81°00'00" EAST 12.24 FEET TO A POINT OF ENDING, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "A".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE WESTERLY IN SAID SOUTHEASTERLY BOUNDARY, AND EASTERLY IN THE NORTHWESTERLY SIDELINE OF STRIP #2 DESCRIBED HEREINBELOW.

STRIP #2 (23.00 FEET WIDE)

COMMENCING AT SAID POINT "A"; THENCE NORTH 46°29'37" EAST 2.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 43°30'23" EAST 8.00 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING SOUTH 43°30'23" EAST 10.00 FEET TO A POINT OF ENDING.

STRIP #3 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "B"; THENCE SOUTH 28°00'00" EAST 14.11 FEET; THENCE SOUTH 62°00'00" WEST 29.61 FEET; THENCE SOUTH 31°00'00" WEST 17.68 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "C"; THENCE SOUTH 28°00'00" EAST 29.73 FEET TO A POINT OF ENDING, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "D".

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

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #2 DESCRIBED HEREINABOVE.

STRIP #4 (16.00 FEET WIDE)

COMMENCING AT SAID POINT "D"; THENCE NORTH 62°00'00" EAST 3.58 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 28°00'00" EAST 10.00 FEET TO A POINT OF ENDING, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "E".

STRIP #5 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "E"; THENCE NORTH 62°00'00" EAST 3.46 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 28°00'00" EAST 26.51 FEET; THENCE SOUTH 62°00'00" WEST 12.00 FEET TO A POINT OF ENDING.

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

STRIP #6 (6.00 FEET WIDE)

BEGINNING AT SAID POINT “C”; THENCE NORTH 28°00’00” WEST 7.00 FEET TO A POINT OF ENDING.
EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #3 DESCRIBED HEREINABOVE.

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

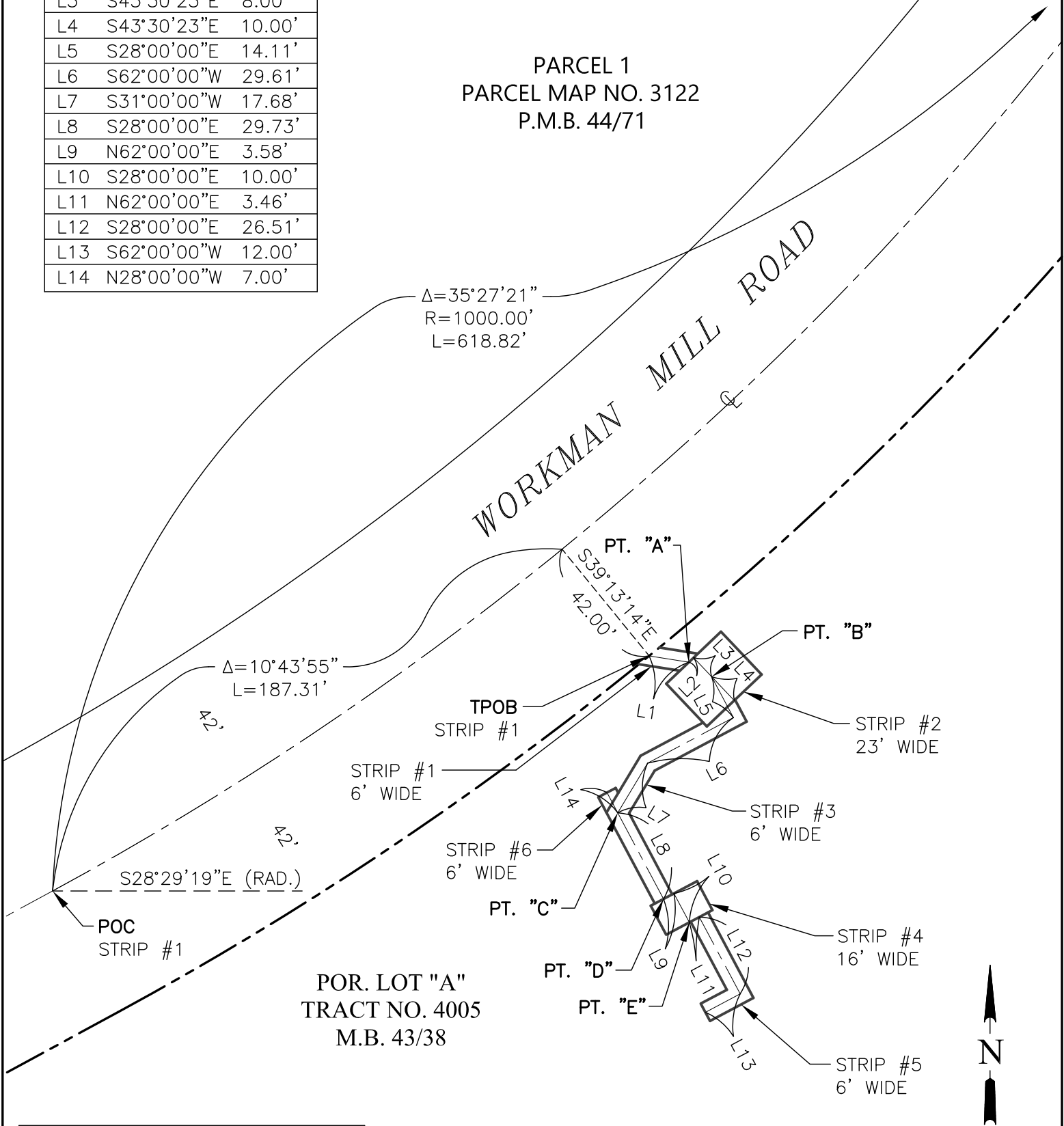
APN: 8125-026-905 (PORTION)

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

EXHIBIT "B"

LINE DATA TABLE		
L1	S81°00'00"E	12.24'
L2	N46°29'37"E	2.00'
L3	S43°30'23"E	8.00'
L4	S43°30'23"E	10.00'
L5	S28°00'00"E	14.11'
L6	S62°00'00"W	29.61'
L7	S31°00'00"W	17.68'
L8	S28°00'00"E	29.73'
L9	N62°00'00"E	3.58'
L10	S28°00'00"E	10.00'
L11	N62°00'00"E	3.46'
L12	S28°00'00"E	26.51'
L13	S62°00'00"W	12.00'
L14	N28°00'00"W	7.00'

PARCEL 1
 PARCEL MAP NO. 3122
 P.M.B. 44/71



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

