

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**

SCE Doc No.: 530119
V&LM File: ACQ203701758
District's DOC 7048001
District's Easement #372

<u>DOCUMENTARY TRANSFER TAX \$ NONE</u> <u>VALUE AND CONSIDERATION LESS THAN \$100.00)</u>	DISTRICT COMPTON	SERVICE ORDER 801846440	SERIAL NO. 73474A	MAP SIZE 046-084
SCE Company	FIM 040-4200-1	APPROVED: VEGETATION & LAND MANAGEMENT	BY SF	DATE 06/05/2024
SIG. OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	APN 7406-026-921			SCE Law Approved: MR

GRANT OF EASEMENT
(Facilities for SCE Outfall Substation)

This Grant of Easement ("**Easement**") is dated _____, 2024 (the "**Effective Date**") and is made by **COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing pursuant to the County Sanitation District Act, California 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 75 acres of real property identified as Los Angeles County Assessor's Parcel Number 7406-026-921 located east of Figueroa Street, south of the Los Angeles County Metropolitan Transportation Authority railroad right-of-way, and north of Lomita Boulevard in the City of Carson (the "**Property**"), which is part of the District's A.K. Warren Water Resource Facility (Warren Facility).

Grantee desires to install subsurface telecommunication infrastructure (the "**New Facilities**") through the Property in order to accommodate system upgrades at Grantee's existing Outfall Substation located on the Property. In addition, Grantee desires to secure land rights for existing guy wires/anchors located on the Property (the "**Existing Facilities**"). The New Facilities and Existing Facilities are collectively referred to below as the "**Facilities**". The Outfall Substation is located on the Property pursuant to easements previously granted by the District to Grantee, and serves the general Carson area as well as the Warren Facility.

The District hereby grants to Grantee, its successors and assigns, two (2) non-exclusive underground telecommunication easements to install, operate, maintain, repair, and replace the New Facilities and two (2) non-exclusive aboveground anchor easements to install, maintain, repair, and replace the Existing Facilities in, on, over, under, across, and through portions of the Property as described in Exhibit "A" and depicted in Exhibit "B" (the "**Easement Areas**"). This Easement also includes the right of SCE and its agents to enter upon and to pass and repossess over and along the Easement Areas for the purposes described in this Easement, and the right to enter upon and use existing roadways within the Property and adjoining the Easement Areas for the purpose of ingress and egress.

Grantee shall conduct all installation, operation, maintenance, repair, and replacement of the Facilities in compliance with all applicable laws, regulations, codes, ordinances, and other 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 Warren Facility at (310) 830-2400 before entering the Property to install, operate, maintain, repair, or replace the Facilities or any portion thereof. Grantee shall be permitted to enter the Property without prior notice to the District in case of emergency only or to otherwise mitigate damage, or avoid imminent damage, to the Property or the Facilities and shall and inform the District of its activities as soon as practically possible. Grantee shall coordinate with the District and obtain the District's written approval prior to commencing any major construction activities at, on, under, or around the Easement Areas, such as conduit or transformer repairs or replacement, or activities that require staging, blocking of ingress and egress, disruption of the District's operations, or excavation.

Grantee shall restore and replace the surface of the ground and any improvements within the Easement Areas and shall repair any and all damage to the Property that is caused by Grantee or Grantee's agents, employees, representatives, or contractors in connection with the installation, operation, maintenance, repair, or replacement of the Facilities (or any portion thereof), all at Grantee's sole cost and expense and at no cost to the District.

Grantee shall indemnify, defend, and hold harmless the District, its directors, officers, agents, representatives, and employees, from and against 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 a default or breach by Grantee of the provisions of this Easement or any act or omission of Grantee, its officers, agents, contractors, representatives, suppliers, or employees related to any aspect of the Facilities or any of the Easement Areas.

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 substantially similar to those set forth herein. Any such relocation will be at Grantee's sole cost and expense. Upon completion of the relocation, Grantee shall quitclaim this Easement to the District.

Upon mutual agreement to terminate this Easement, Grantee shall remove from the Property any above-ground Facilities, or abandon in place any below-ground Facilities, and shall quitclaim this Easement to the District within a reasonable period of time upon the District's request pursuant to a quitclaim deed in form and content acceptable 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.

[Signature Page Immediately Follows]

The Parties are signing this Easement as of the Effective Date.

**COUNTY SANITATION DISTRICT NO. 8
OF LOS ANGELES COUNTY**

By: _____
Chairperson, Board of Directors

ATTEST:

Secretary to the Board

APPROVED BY:

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

By: _____
Chairperson, Board of Directors

ATTEST:

Secretary to the Board

APPROVED AS TO FORM:

Lewis Brisbois Bisgaard & Smith, LLP

By: _____
District Counsel

SOUTHERN CALIFORNIA EDISON COMPANY

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)

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State of California)

County of _____)

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WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"
LEGAL DESCRIPTION
SERIAL NO. 73474A
(APN 7406-026-921)

THOSE PORTIONS OF RANCHO SAN PEDRO AS SHOWN ON THE MAP FILED IN BOOK 1, PAGE 119, OF PATENTS, RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MAIN STREET AND THE "LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY" AS SHOWN ON THE MAP FILED IN RECORD OF SURVEY BOOK 339, PAGES 65 AND 66, RECORDS OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY SOUTH 89°09'46" WEST 2558.14 FEET, TO ITS INTERSECTION WITH THE CENTERLINE OF FIGUEROA STREET, AS SHOWN ON SAID MAP;

THENCE LEAVING SAID INTERSECTION, SOUTH 75°07'37" EAST 605.90 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE SOUTH 22°33'10" WEST 7.88 FEET TO A POINT ON THE NORTHERLY LINE OF "SUBSTATION SITE: (PARCEL 2)" DESCRIBED IN THE "GRANT OF EASEMENT" RECORDED AUGUST 21, 2002 AS INSTRUMENT NO. 02-1963655, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT HEREINAFTER REFERRED TO AS **POINT "B"**;

PARCEL A - UNDERGROUND TELECOMMUNICATIONS EASEMENT:

BEGINNING AT THE HEREINABOVE DESCRIBED **POINT "B"**;

THENCE ALONG THE NORTHERLY, WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID "SUBSTATION SITE: (PARCEL 2)", THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 82°40'24" WEST 14.86 FEET;
2. SOUTH 07°45'16" EAST 91.34 FEET;
3. NORTH 82°39'42" EAST 45.36 FEET;
4. NORTH 07°20'15" WEST 91.33 FEET;
5. SOUTH 82°40'24" WEST 31.16 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION.

CONTAINING 4,173 SQUARE FEET OR 0.096 ACRES, MORE OR LESS.

PARCEL B - UNDERGROUND TELECOMMUNICATIONS EASEMENT:

A STRIP OF LAND 10.00 FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINABOVE DESCRIBED **POINT "A"**;

THENCE NORTH 84°16'33" EAST 5.17 FEET;

THENCE NORTH 87°34'06" EAST 2.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3.50 FEET;

THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, 5.12 FEET THROUGH A CENTRAL ANGLE OF 83°48'44";

THENCE SOUTH 08°37'10" EAST 3.04 FEET TO THE NORTHERLY LINE OF THE HEREINABOVE DESCRIBED **PARCEL A**, AND THE **POINT OF TERMINUS** OF THIS STRIP DESCRIPTION.

THE SIDELINES OF SAID STRIP ARE TO TERMINATE SOUTHERLY IN THE NORTHERLY LINE OF SAID **PARCEL A**.

CONTAINING 161 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

PARCEL C - ANCHOR EASEMENT:

A STRIP OF LAND 5.00 FEET WIDE, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINABOVE DESCRIBED **POINT "A"**;

THENCE SOUTH 87°20'14" EAST 32.24 FEET TO **POINT OF TERMINUS**.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE LANDS DESCRIBED IN SAID "GRANT OF EASEMENT".

CONTAINING 149 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

PARCEL D - ANCHOR EASEMENT:

A STRIP OF LAND 5.00 FEET WIDE, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINABOVE DESCRIBED **POINT "A"**;

THENCE NORTH 10°22'09" WEST 25.89 FEET TO **POINT OF TERMINUS**.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE LANDS DESCRIBED IN SAID "GRANT OF EASEMENT".

CONTAINING 75 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

ALL AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

PREPARED BY ME OR UNDER MY DIRECTION:



06/21/2024

RYAN L. WADDELL, P.L.S. 9254

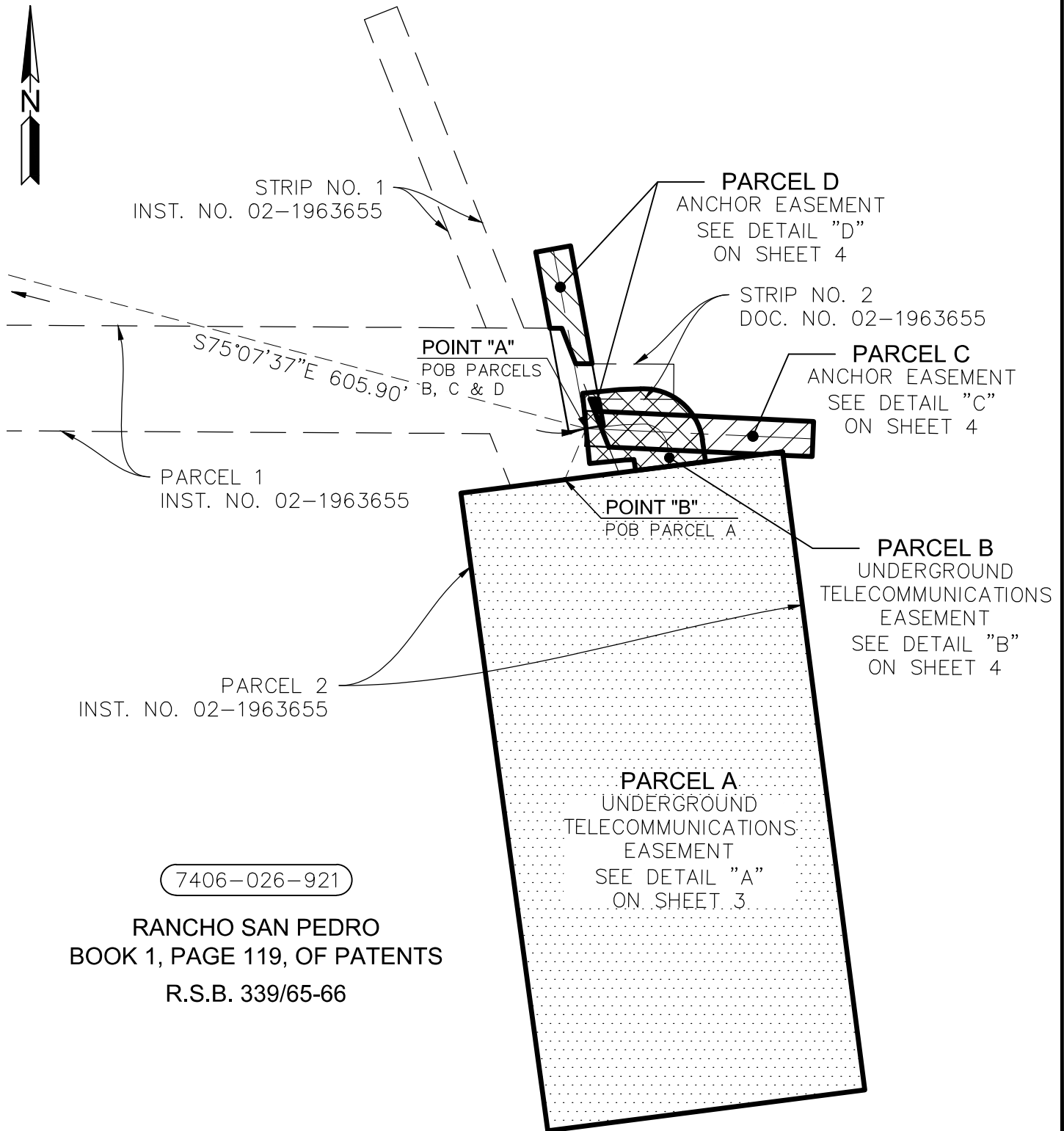
DATE



EXHIBIT "B"

SCALE:
1" = 20'

THOSE PORTIONS OF RANCHO SAN PEDRO AS SHOWN ON THE MAP FILED IN
BOOK 1, PAGE 119 OF PATENTS, RECORDS OF LOS ANGELES COUNTY,
IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



7406-026-921

RANCHO SAN PEDRO
BOOK 1, PAGE 119, OF PATENTS
R.S.B. 339/65-66

PROJECT: HARBOR UCLA MEDICINE SUBSTATION

SERIAL: 73474A

W.O.#: 801846440

NOT.#: 203701758

TRES: S. FLORES

DRAWN: A. URENA

CHECKED: J. SHARP

M.S.: 046-084-0

MAP/DOCUMENT REFERENCE: 1/119 OF PATENT; R.S.B. 339/65-66

FILE NAME: 2024_801846440_EXHIBIT.DWG

DATE: 6/21/24

SHEET: 2 OF 4

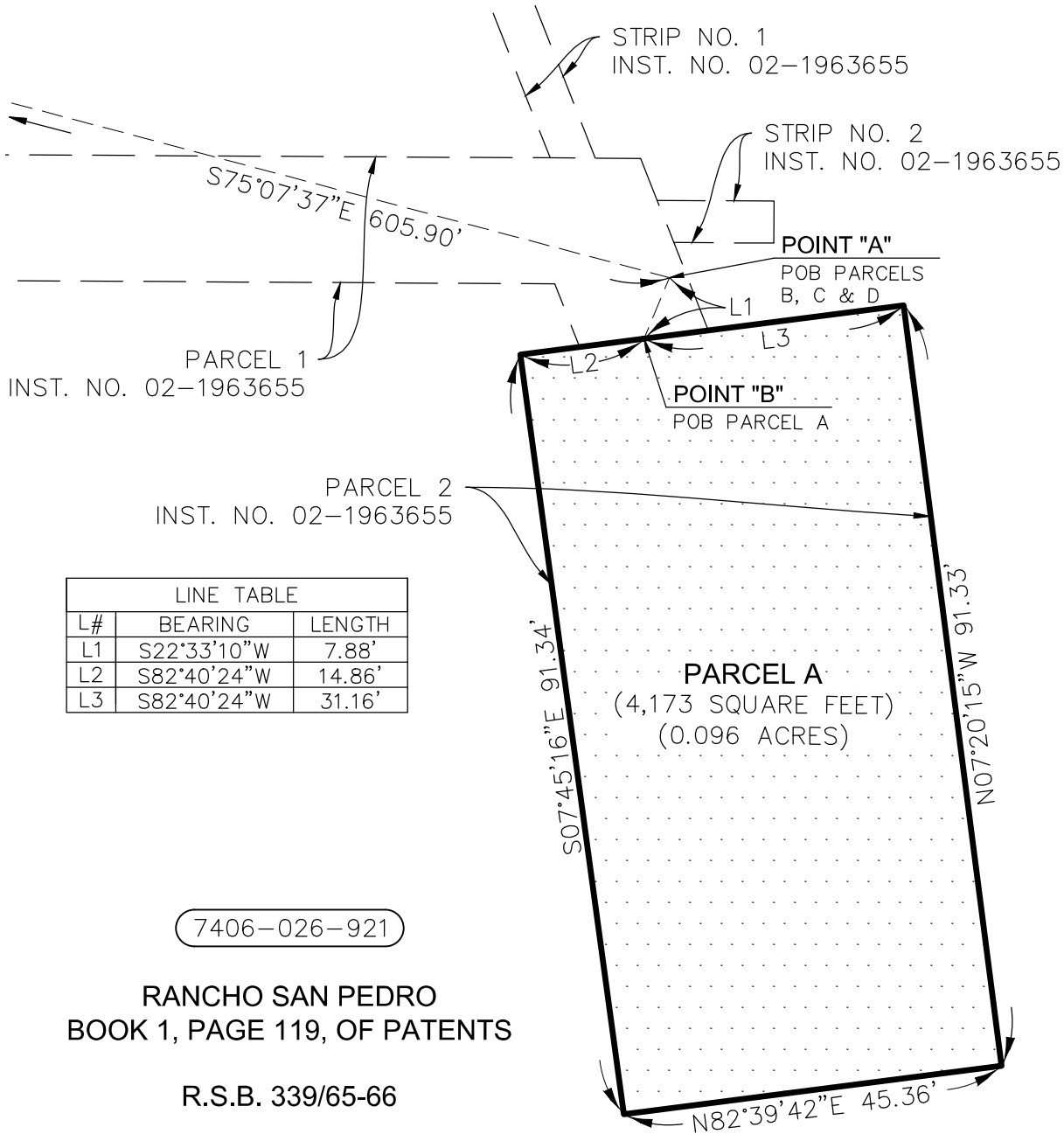


SOUTHERN CALIFORNIA
EDISON

EXHIBIT "B"

THOSE PORTIONS OF RANCHO SAN PEDRO AS SHOWN ON THE MAP FILED IN BOOK 1, PAGE 119 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DETAIL A:



PROJECT: HARBOR UCLA MEDICINE SUBSTATION

SERIAL: 73474A

W.O.#: 801846440

NOT.#: 203701758

TRES: S. FLORES

DRAWN: A. URENA

CHECKED: J. SHARP

M.S.: 046-084-0

MAP/DOCUMENT REFERENCE: 1/119 OF PATENT; R.S.B. 339/65-66

FILE NAME: 2024_801846440_EXHIBIT.DWG

DATE: 6/21/24

SHEET: 3 OF 4



SOUTHERN CALIFORNIA
EDISON

EXHIBIT "B"

THOSE PORTIONS OF RANCHO SAN PEDRO AS SHOWN ON THE MAP FILED IN BOOK 1, PAGE 119 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

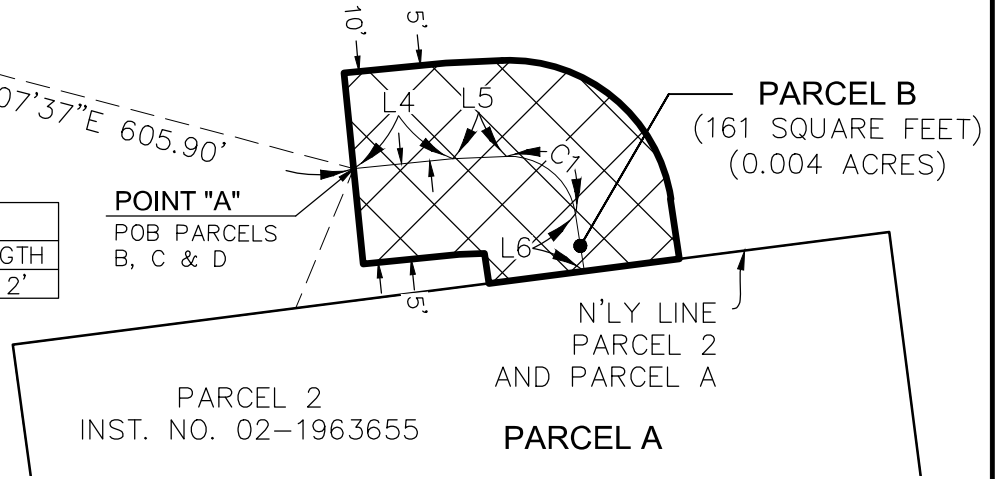
DETAIL B:

SCALE:
1" = 10'



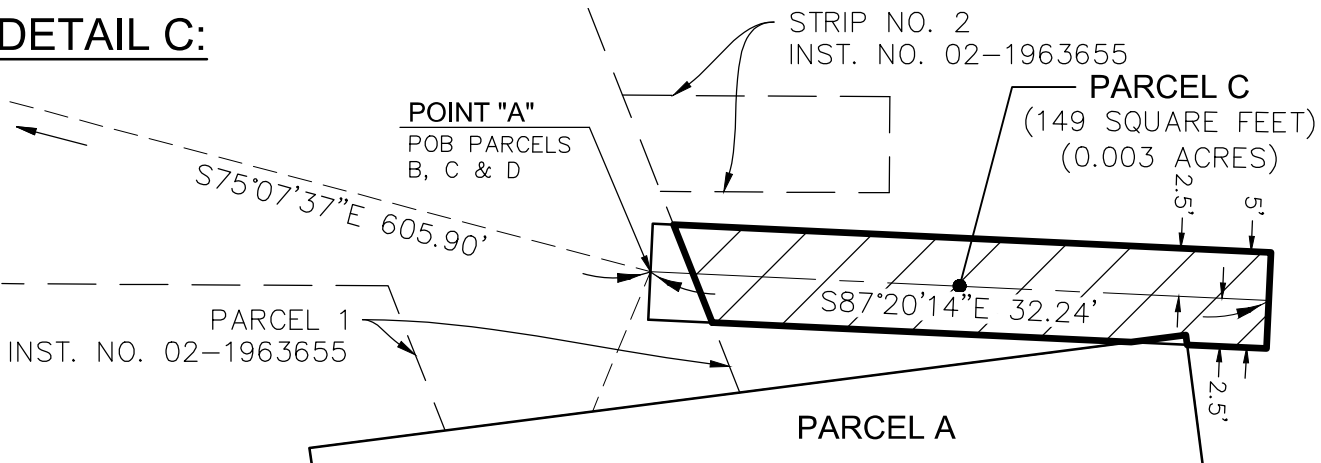
CURVE TABLE			
C#	DELTA	RADIUS	LENGTH
C1	83°48'44"	3.50'	5.12'

LINE TABLE		
L#	BEARING	LENGTH
L4	N84°16'33"E	5.17'
L5	N87°34'06"E	2.80'
L6	S08°37'10"E	3.04'



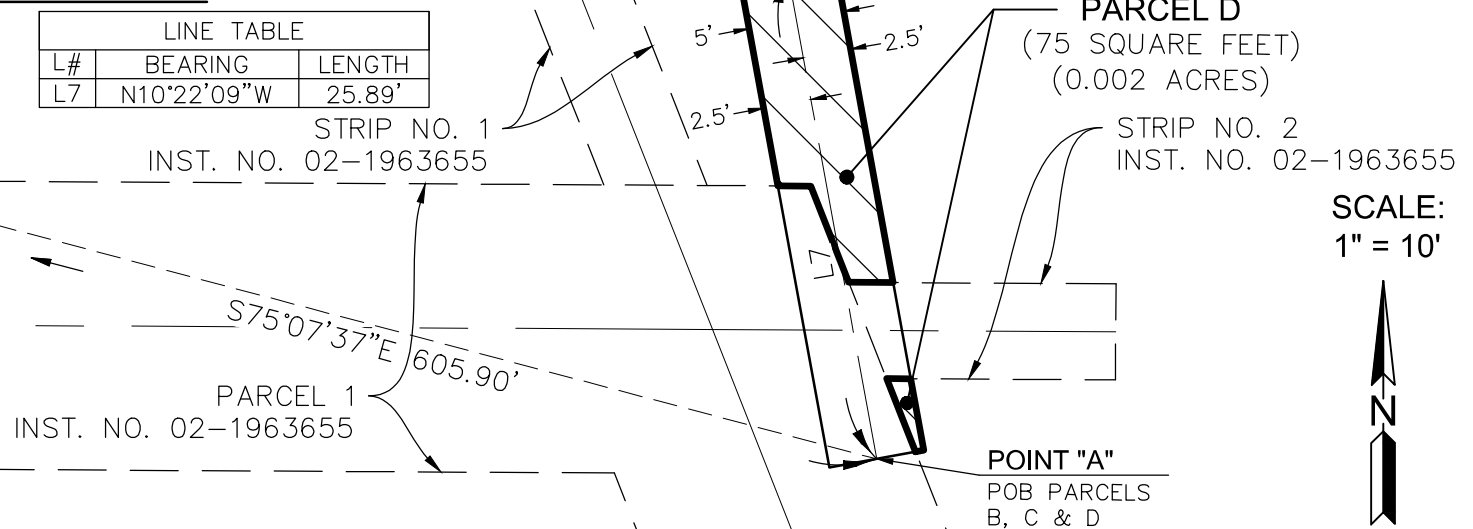
DETAIL C:

SCALE:
1" = 10'



DETAIL D:

SCALE:
1" = 10'



PROJECT: HARBOR UCLA MEDICINE SUBSTATION

SERIAL: 73474A

W.O.#: 801846440

NOT.#: 203701758

TRES: S. FLORES

DRAWN: A. URENA

CHECKED: J. SHARP

M.S.: 046-084-0

MAP/DOCUMENT REFERENCE: 1/119 OF PATENT; R.S.B. 339/65-66

FILE NAME: 2024_801846440_EXHIBIT.DWG

DATE: 6/21/24

SHEET: 4 OF 4



SOUTHERN CALIFORNIA
EDISON