

**SUBMITTAL TO THE FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 11.5
(ID # 17087)

MEETING DATE:

Tuesday, September 14, 2021

FROM : FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2021-33, Authorization to Convey an Easement Interest in Real Property and Temporary Construction Easement over a Portion of Assessor's Parcel Numbers 331-190-057, 331-190-059, 331-190-055 and 331-190-061, referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and 4310-21A, to and Approval of Purchase and Sale Agreement with Southern California Edison Company, Romoland Line A Project, Nothing Further is Required Under CEQA, District 5. [\$0] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the authorization to convey an easement interest will not have a significant adverse effect on the environment and that any potentially significant environmental effects have been adequately analyzed in the Environmental Impact Report (EIR) (SCH# 2008011082) prepared by the California Public Utilities Commission (Lead Agency) for the Valley-Ivyglen and Alberhill Projects and certified by the Lead Agency; and

Continued on page 2

ACTION: 4/5 Vote Required

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG

8/26/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 14, 2021
xc: Flood

Kecia R. Harper
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

2. Adopt Resolution No. F2021-33, Authorization to Convey an Easement Interest in Real Property over a Portion of Assessor's Parcel Numbers (APN) 331-190-057, 331-190-059, 331-190-055 and 331-190-061, referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and 4310-21A, to Southern California Edison Company by Easement Deed, located in Romoland, State of California, Project No. 4-0-00310; and
3. Authorize the Chair of the Riverside County Flood Control and Water Conservation District's Board of Supervisors (Board) to execute the Purchase and Sale Agreement on behalf of the District; and
4. Authorize the Chair of the Board to execute the Easement Deed in favor of Southern California Edison Company; and
5. Authorize the Chair of the Board to execute the Temporary Construction Easement Deed in favor of Southern California Edison Company; and
6. Authorize the General Manager-Chief Engineer or his designee to execute any other related documents and administer all actions necessary to complete this transaction.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 21/22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Flood Control and Water Conservation District (District) owns fee title interest in real property located in the unincorporated area of Romoland, identified as 331-190-057, 331-190-059, 331-190-055 and 331-190-061, referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and 4310-21A. These parcels are located north of McLaughlin Road, east of San Jacinto Road, west of Palomar Road, Romoland, County of Riverside, State of California, known as Romoland Line A.

Southern California Edison Company, a California corporation (SCE), is currently in the process of procuring the necessary right of way for an electric sub-transmission line reaching over 27 miles from the city of Menifee Valley Substation through the city of Lake Elsinore and into the Ivyglen Substation in the unincorporated area of Temescal Valley. SCE's alignment uses public right of way when applicable.

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SCE has offered Two Thousand One Hundred Twenty-Two Dollars (\$2,122) to acquire an easement interest, being approximately 3,772 square feet hereinafter referred to as Parcels 4310-900 and 4310-901, and Two Thousand Four Hundred Fifty-Six Dollars (\$2,456) to acquire a temporary construction easement, hereinafter referred to as Parcel 4310-902T, being approximately 26,510 square feet which is required for the purposes of constructing and operating power poles and associated transmission lines.

This SCE project will help maintain reliability for current and projected demand for electricity in southern Riverside County, including the cities of Menifee, Perris and Lake Elsinore. The District has reviewed and approved the offer to purchase, and SCE has obtained a Permit to Construct (PTC application 07-01-031, Decision 18-08-026) from the California Public Utilities Commission authorizing the construction project. The District is now prepared to convey an easement for utility purposes to SCE for construction and operation of an electric 115KV sub-transmission line.

Pursuant to the California Water Code Appendix §48-9, the Board has the power to convey an interest in real property which it owns when necessary or convenient to the full exercise of its powers. District staff has evaluated and determined that the conveyance of the easement interest to SCE will not interfere with the use of the property by the District as is necessary or convenient to the full exercise of the District's powers.

Pursuant to Section 15096 of the CEQA Statutes and Guidelines, the District, in its limited capacity as a Responsible Agency, has considered the EIR prepared and certified by the Lead Agency and independently finds that the EIR adequately covers the above actions. Furthermore, the District finds that no significant adverse impacts will occur as a result of the above actions, and that no further analysis is required under CEQA for the above actions.

Resolution No. F2021-33 has been approved as to form by County Counsel.

Impact on Residents and Businesses

None.

Additional Fiscal Information

All costs shall be borne by Southern California Edison Company.

ATTACHMENTS:

1. Resolution No. F2021-33
2. Purchase and Sales Agreement
3. Easement Deed
4. Temporary Construction Easement Deed
5. Vicinity Map

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

P8/239343

YK:rlp



Scott Bruckner 9/6/2021



Gregory L. Priamos, Director County Counsel 9/1/2021

BOARD OF SUPERVISORS**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT****RESOLUTION NO. F2021-33**

AUTHORIZATION TO CONVEY AN EASEMENT INTEREST IN REAL PROPERTY
OVER A PORTION OF ASSESSOR'S PARCEL NOS. 331-190-057, 331-190-059, 331-190-055 AND
331-190-061 REFERENCED AS RCFC PARCEL NOS. 4310-22A, 4310-24A, 4310-23 AND 4310-21A
TO SOUTHERN CALIFORNIA EDISON COMPANY BY EASEMENT DEED,
ROMOLAND LINE A PROJECT, PROJECT NO. 4-0-00310

WHEREAS, the Riverside County Flood Control and Water Conservation District (District) owns
certain real property in fee, identified as Assessor's Parcel Numbers (APN) 331-190-057, 331-190-059,
331-190-055 and 331-190-061 referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and
4310-21A (District ROW) in the unincorporated area of Romoland, County of Riverside, State of
California; and

WHEREAS, Southern California Edison Company, a California corporation (SCE), is in the
process of procuring the necessary right of way for an electric 115KV sub-transmission line over 27
corridor miles from the city of Menifee Valley Substation through the city of Lake Elsinore and into the
Ivyglen Substation in the unincorporated area of Temescal Valley, and SCE's alignment uses public right of
way when applicable; and

WHEREAS, SCE has requested to purchase an easement interest from the District over portions of
District ROW, hereinafter referred to as RCFC Parcels 4310-900, 4310-901, herein after described in
Exhibits "A" and "B", for the purpose of construction and maintenance of power poles and transmission
lines; for the appraised value of \$2,122 (two thousand one hundred twenty-two dollars); and

WHEREAS, SCE has requested to acquire a temporary construction easement from the District
over District ROW referenced hereinafter as RCFC Parcel 4310-902T (TCE) herein after described in
Exhibit "C", for construction related purposes; for the appraised value of \$2,456 (two thousand four
hundred and fifty-six dollars); and

WHEREAS, within the unincorporated area of Romoland, a portion of SCE's facility will encroach
approximately 5,200 square feet of District ROW; and

SEP 14 2021 11.5

FORM APPROVED COUNTY COUNSEL
BY  DATE 9/1/21
RYAN D. XABKO

1 **WHEREAS**, SCE has requested an easement for the construction, operation and maintenance of
2 power poles and transmission lines; and

3 **WHEREAS**, the District has reviewed the improvement plans and determined that these facilities
4 will not interfere with the District's continued operation and maintenance of District's existing facility; and

5 **WHEREAS**, the California Public Utilities Commission (Lead Agency) approved and issued SCE a
6 permit to construct (PTC Application 07-01-031, Decision 18-08-026) authorizing the construction of the
7 project; and

8 **WHEREAS**, pursuant to the California Water Code Appendix Ch. 48, Section 48-9, the Board of
9 Supervisors for the District (Board) has the power to convey an interest in real property it owns when such
10 conveyance does not interfere with the use of the property for the purposes of the District; and

11 **WHEREAS**, pursuant to Section 15096 of the CEQA statutes and guidelines, the District, in its
12 limited capacity as a Responsible Agency, has considered the Environmental Impact Report (EIR) (SCH#
13 2008011082) certified by the Lead Agency for the Valley-Ivyglen and Alberhill projects, and based on its
14 limited review as a Responsible Agency, the District has determined that the EIR adequately addresses any
15 potential significant adverse impacts that may result from this action and that this action will not have a
16 significant adverse impact on the environment.

17 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the Board, in
18 regular session assembled on or after September 14, 2021, at or after 9:30 a.m., in its meeting room located
19 on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, with at
20 least four-fifths of all members concurring, that the proposed environmental impacts of the proposed
21 actions have been sufficiently assessed by the EIR prepared and certified by the Lead Agency, and that the
22 proposed easement transaction will not have a significant impact on the environment, and therefore nothing
23 further is required under CEQA for these actions, as the District is merely conveying an easement interest
24 to a utility company for facility construction and maintenance purposes.

25 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** by a vote of this Board that
26 this Board finds that the proposed easement conveyance would not unreasonably interfere with the use of
27 the District ROW for the District's purposes and is necessary or convenient to the full exercise of its
28 powers.

1 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that this Board approves the
2 Purchase and Sale Agreement for Acquisition of Easement between District and SCE, and authorizes the
3 Chair of the Board of Supervisors of the District to execute the same on behalf of the District.

4 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board authorizes
5 the conveyance of an easement for construction and operation of electric sub-transmission lines and
6 associated poles to SCE, the right of way, referenced as RCFC Parcels 4310-900 and 4310-901 more
7 particularly described in Exhibits "A" and "B", being approximately 3,772 square feet.

8 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board authorizes
9 the conveyance of the temporary construction easement for construction related purposes to SCE,
10 referenced as RCFC Parcel 4310-902T, more particularly described in Exhibit "C" being approximately
11 26,510 square feet.

12 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Chair of the Board
13 of Supervisors of the District is authorized to execute the Easement Deed on behalf of the District.

14 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Chair of the Board
15 of Supervisors of the District is authorized to execute the Grant of Temporary Construction Easement Deed
16 on behalf of the District.

17 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the General Manager-
18 Chief Engineer or his designee is authorized to execute any other documents and administer all actions
19 necessary to complete this transaction.

20 ROLL CALL:

21 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
22 Nays: None
23 Absent: None

24
25 The foregoing is certified to be a true copy of a
26 resolution duly adopted by said Board of Super-
27 visors on the date therein set forth.


28 KECIA R. HARPER - Clerk of said Board
By  Deputy

EXHIBIT "A"
LEGAL DESCRIPTION
APN: 331-190-059 & 331-190-055
SERIAL NO. 72584A

THAT PORTION OF LOTS 766 AND 767 OF ROMOLA FARMS NUMBER 6A, FILED IN MAP BOOK 14, PAGES 63 THROUGH 65, INCLUSIVE OF MAPS, IN THE CITY OF MENIFEE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN "EXHIBIT C" OF THE GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, AND DESCRIBED IN "EXHIBIT B" OF THE QUITCLAIM DEED RECORDED NOVEMBER 14, 2014 AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

AERIAL OVERHANG EASEMENT 1 – (AOE 1)

BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT C";

THENCE ALONG THE SOUTHERLY LINE THEREOF, NORTH 89°25'29" WEST, 658.82 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT C", SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN "EXHIBIT B" OF SAID QUITCLAIM DEED;

THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 88°37'45" WEST, 178.48 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 88°18'29" WEST, 137.05 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 89°52'26" EAST, 974.18 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT C";

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°10'14" EAST, 8.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,694 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

AERIAL OVERHANG EASEMENT 2 – (AOE 2)

COMMENCING AT SAID **POINT "A"**;

THENCE ALONG THE SOUTHERLY LINE OF SAID "EXHIBIT B", NORTH 88°18'29" WEST, 166.62 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 88°18'29" WEST, 27.66 FEET;

THENCE NORTHEASTERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIAL BEARS NORTH 31°53'37" WEST, THROUGH A CENTRAL ANGLE OF 67°10'17", AN ARC DISTANCE OF 29.31 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 78 SQUARE FEET, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS AND BASIS OF BEARINGS ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

THIS REAL PROPERTY DESCRIPTION AND ACCOMPANIED EXHIBIT "B" HAS BEEN PREPARED AT MARK THOMAS, BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



SHERRIE J. ZIMMERMAN LS. 8964

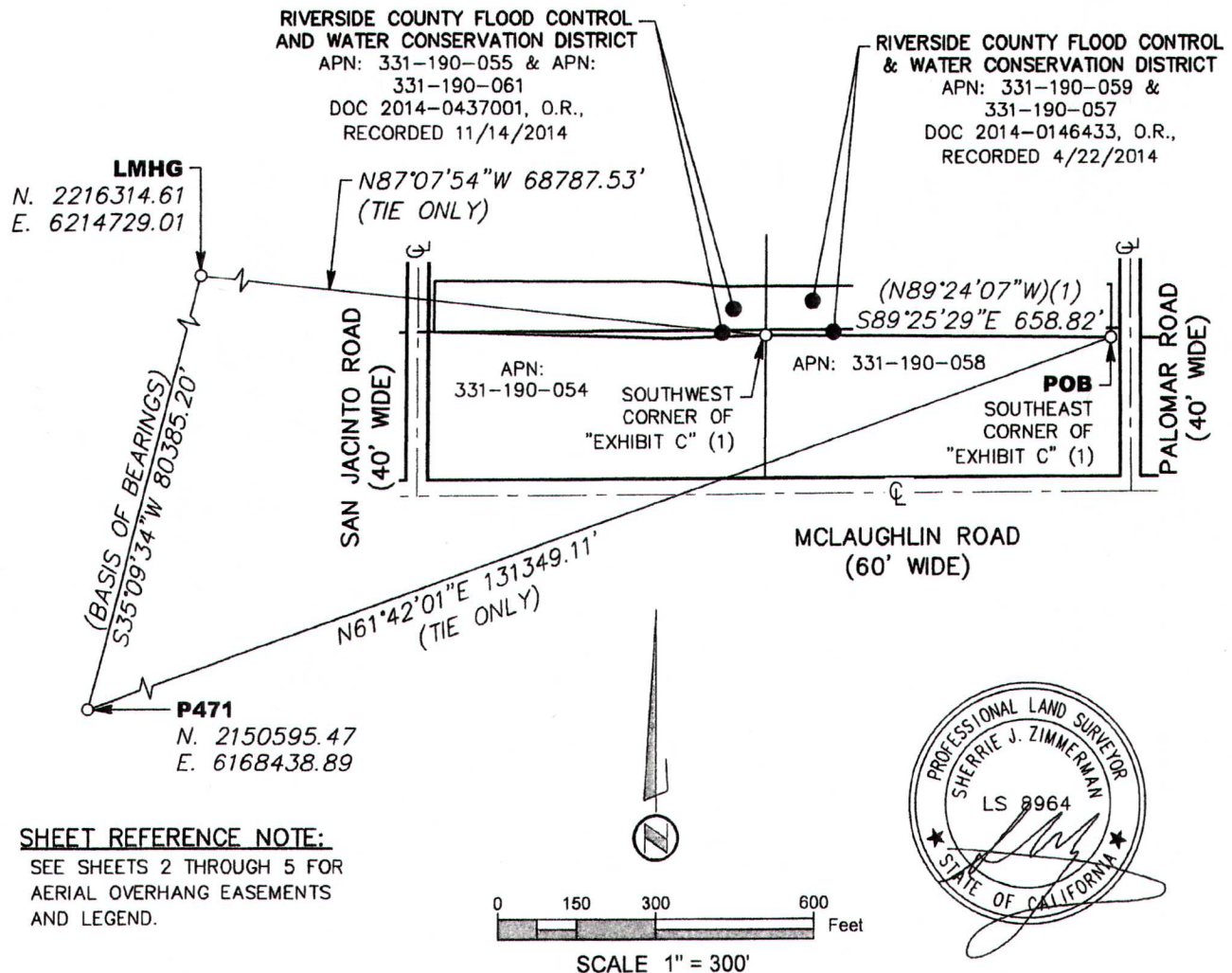
4/1/2021
DATE



SHEET 1 OF 5

EXHIBIT "B"

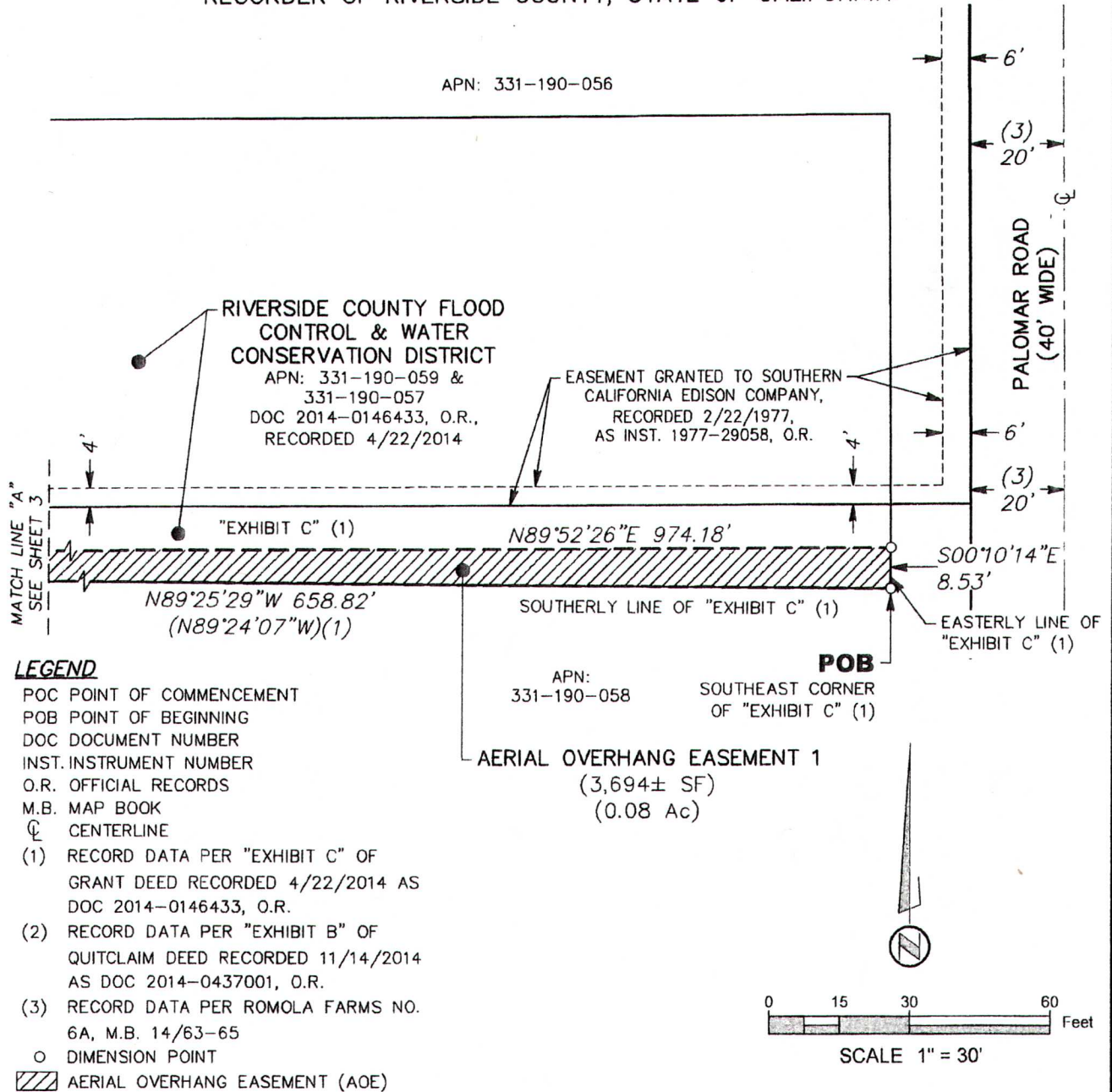
THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.


BASIS OF BEARINGS

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983 (2011), ZONE 6, EPOCH 2017.50, AS ESTABLISHED USING THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) STATIONS: LMHG, WITH A REPORTED 3D ACCURACY OF 0.005m CALCULATED AT A 95% CONFIDENCE LEVEL, AND P471, WITH A REPORTED 3D ACCURACY OF 0.004m CALCULATED AT A 95% CONFIDENCE LEVEL, WITH STATIC OBSERVATIONS TO A LOCAL POINT #3122 WITH A GPS DERIVED NAVD88 ELEVATION OF 1497 FEET GEOID12B (CONUS), A MAPPING ANGLE OF -00°33'25" AND A COMBINED SCALE FACTOR OF 0.9999124, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. DISTANCES SHOWN ARE GRID DISTANCES, DIVIDE US SURVEY FOOT DISTANCES SHOWN BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES.

PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT				M.S.: 044-105	
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: MENIFEE	COUNTY: RIVERSIDE	STATE: CA	
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A	DATE: 4/1/2021	 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company	
DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65			
CHECKED BY: SJZ	TRES: S.F.	SERIAL NO.: 72584A	FILE NAME:	RCFC & WCD.DWG	

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

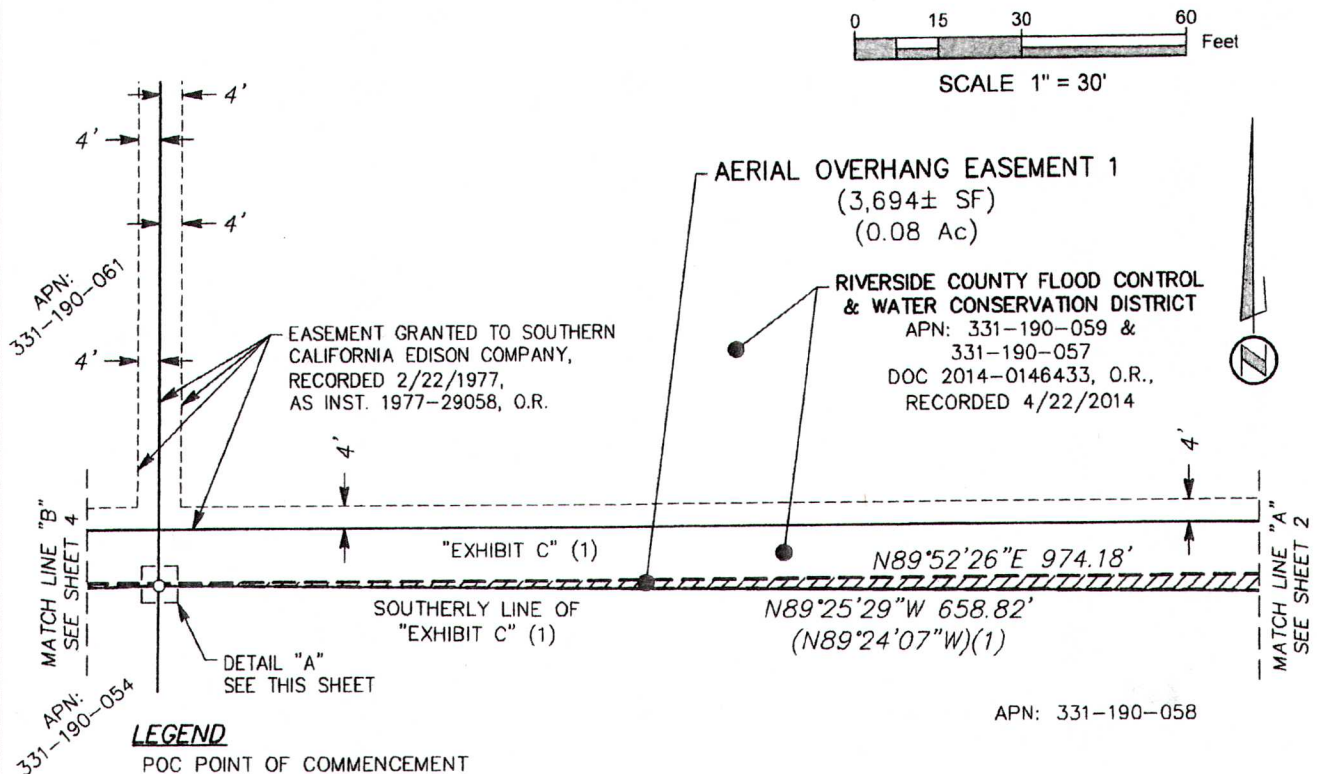


PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT							M.S.: 044—105			
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA		
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company		
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65						
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72584A		FILE NAME:		RCFC & WCD.DWG	

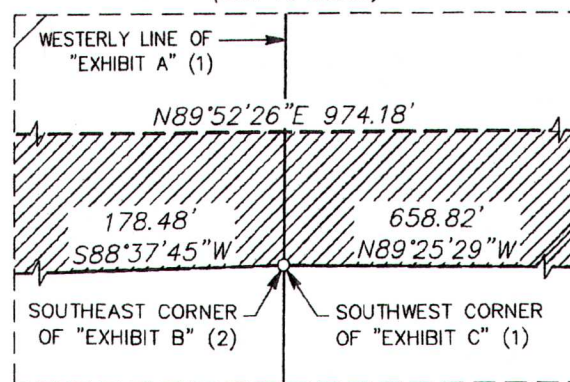
SHEET 3 OF 5

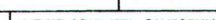
EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**LEGEND**

- POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 DOC DOCUMENT NUMBER
 INST. INSTRUMENT NUMBER
 O.R. OFFICIAL RECORDS
 M.B. MAP BOOK
 CL CENTERLINE
 (1) RECORD DATA PER "EXHIBIT C" OF GRANT DEED RECORDED 4/22/2014 AS DOC 2014-0146433, O.R.
 (2) RECORD DATA PER "EXHIBIT B" OF QUITCLAIM DEED RECORDED 11/14/2014 AS DOC 2014-0437001, O.R.
 (3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
 O DIMENSION POINT
 AERIAL OVERHANG EASEMENT (AOE)

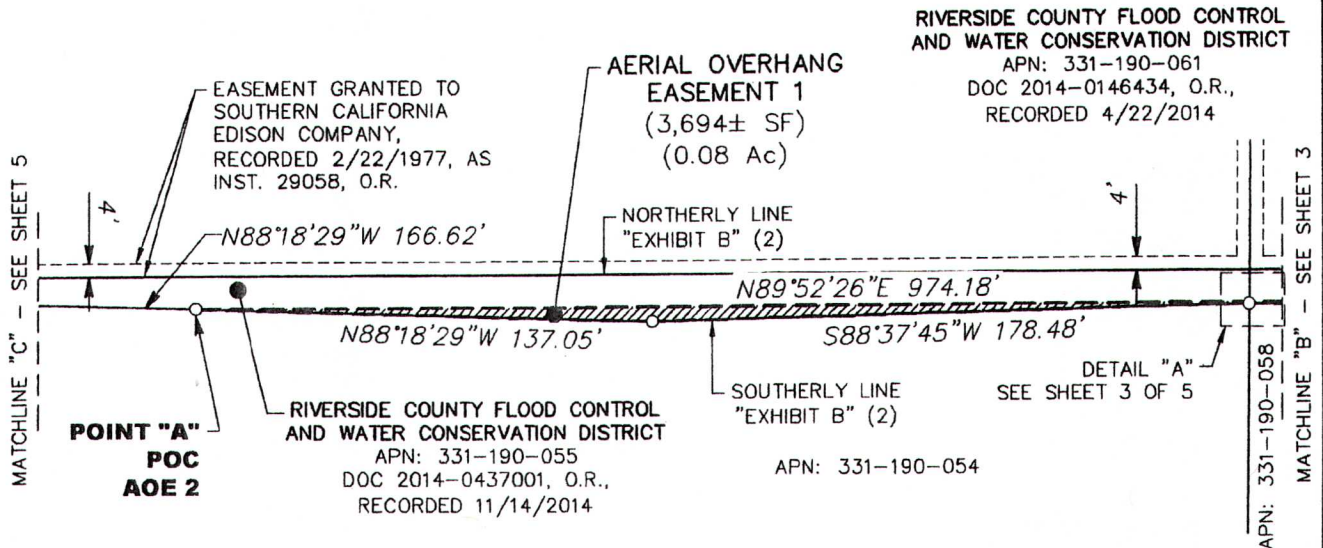
DETAIL "A"
(NOT TO SCALE)

PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT					M.S.: 044-105	
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company
DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65				
CHECKED BY: SJZ		TRES: S.F.		SERIAL NO.: 72584A	FILE NAME:	RCFC & WCD.DWG

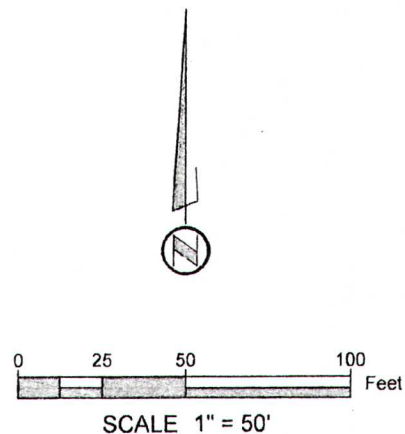
SHEET 4 OF 5


EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**LEGEND**

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 ○ DIMENSION POINT
 ▨ AERIAL OVERHANG EASEMENT (AOE)

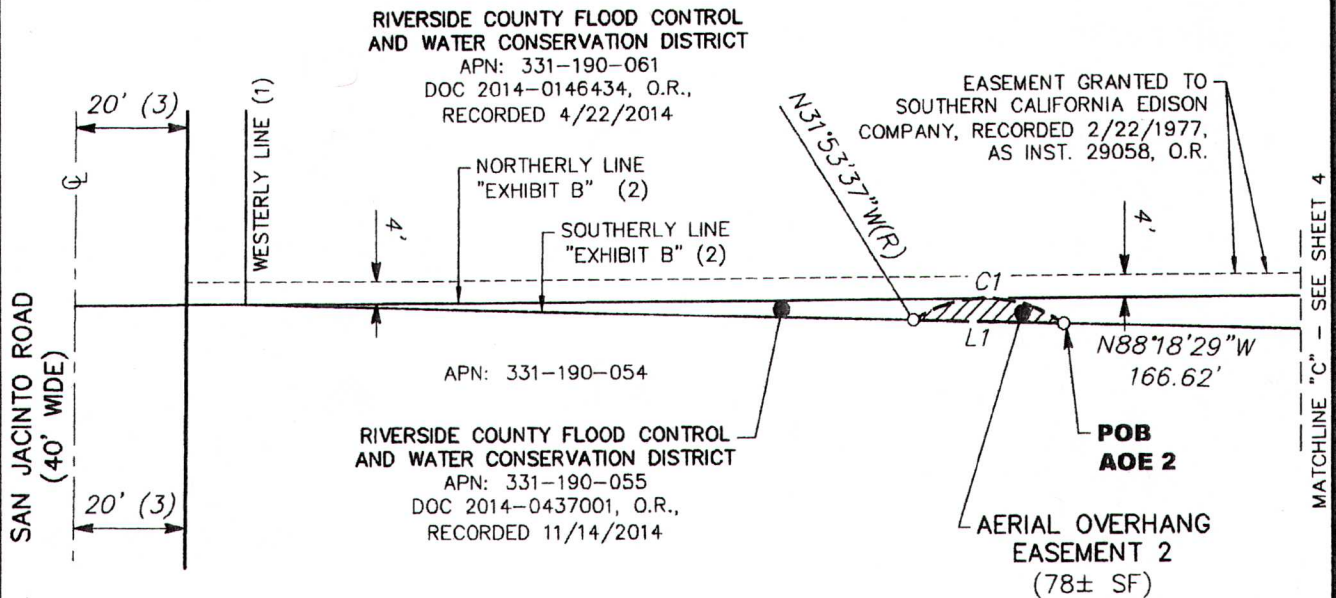


PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT							M.S.: 044-105			
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA		
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021				
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65						
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72584A		FILE NAME:		RCFC & WCD.DWG	

SHEET 5 OF 5

EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**LEGEND**

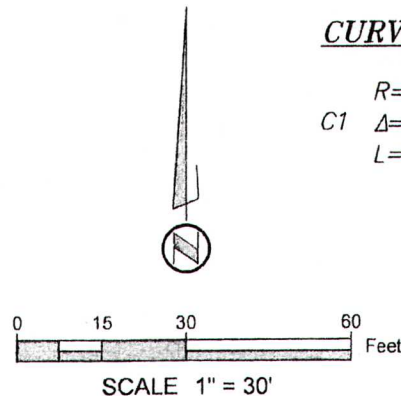
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 (3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
 O DIMENSION POINT
 AERIAL OVERHANG EASEMENT (AOE)


LINE TABLE

L1 N88°18'29"W 27.66'

CURVE TABLE

R=25.00'
 C1 Δ=67°10'17"
 L=29.31'



PROJECT NAME: VALLEY — IVYGLEN SUB-TRANSMISSION PROJECT							M.S.: 044-105			
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA		
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company		
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63-65						
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72584A		FILE NAME:		RCFC & WCD.DWG	

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768
ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

DOCUMENTARY TRANSFER TAX \$ _____ _____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED _____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE _____, <u>SO. CAL. EDISON CO.</u> SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX, FIRM NAME	APPROVED BY _____ DATE ____/____/____ PROJECT: VALLEY IVYGLEN SERVICE ORDER: 801882275 V&LM FILE NUMBER: ACQ203741726 SCE DOCUMENT NUMBER: 522385
SERIAL NUMBER: 72585A LOCATION: County of Riverside APN: 331-190-057, 331-190-059, 331-190-055, 331-190-061	

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, hereinafter referred to as "**Grantor**", does hereby grant to **SOUTHERN CALIFORNIA EDISON COMPANY, a corporation**, hereinafter referred to as "**Grantee**", a temporary, non-exclusive easement for construction-related purposes ("**Temporary Construction Easement**") in, over, under and across those portions of real property located in the County of Riverside, State of California, and more particularly described in Exhibit "C" attached hereto and by this reference made a part hereof.

Those parcels legally described in the attached Exhibit "A" and depicted in the attached Exhibit "B", as said Exhibits are incorporated herein by this reference (collectively, the "**Easement Areas**").

1. Use of the Easement Areas. Use of the Easement Areas, and exercise of the easement rights granted herein, shall be limited solely to those activities which are related to and necessary for Grantee's development and installation of electrical generation, transmission and/or distribution facilities (and improvements related thereto collectively, the "**Utility Facilities**") on properties that are located adjacent and/or proximate to the Easement Areas. Specifically, during the Term of this Temporary Construction Easement (as defined below), Grantee shall have the following rights relative to the Easement Areas:
 - a. The right to enter upon and pass and repass over and along the Easement Areas for the construction, reconstruction, enlargement, repair and maintenance of such improvements as are required for, or otherwise necessitated by, Grantee's development and installation of the Utility Facilities.
 - b. The right to transport personnel, trucks, cars, equipment and materials over, through and across all portions of the Easement Areas for purposes of facilitating the development and installation of the Utility Facilities.

- c. The right to store, maintain and operate on the Easement Areas such equipment, tools, machinery, inventory, implements and other materials as are necessary or convenient in connection with Grantee's development and installation of the Utility Facilities.
- d. The right to install, operate, maintain and replace on, over, under and within the Easement Areas such temporary poles, footings, lines and other improvements as are necessary or convenient in connection with Grantee's development and installation of the Utility Facilities.
2. Term of Temporary Construction Easement. The Temporary Construction Easement shall continue for a period of eighteen (18) months. Construction within the Temporary Construction Easement Area shall commence seven (7) days after written notice is given prior to the start of construction, and shall terminate on the earliest of (a) the date upon which Grantee notifies Grantor that it no longer needs the Temporary Construction Easement, (b) eighteen (18) months from the commencement date of the Temporary Construction Easement, or (c) July 31, 2022 ("**Expiration Date**").
3. Use of Gates; Removal of Materials Impeding the Easement. Grantee shall have the right to use gates in all of Grantor's fences which presently or hereafter cross the Easement Areas, and to remove, trim, cut and clear away any trees and brush within the Easement Areas (and relocate any other materials situated, placed or appearing within the Easement Areas) whenever in Grantee's reasonable judgment the same shall be necessary for the convenient and safe exercise of the rights granted hereby.
4. Obligation to Restore Easement Areas. After completion of any work performed by Grantee or its agents, contractors or employees which disturbs the surface of the Easement Areas, Grantee shall, at its sole cost and expense, restore the surface of such area as close as reasonably possible to its original character (as existing/measured at the time of the Effective Date of this Temporary Construction Easement, but specifically excluding the obligation to replace/replant any trees or shrubs trimmed, cut or cleared in connection with the provisions of Section 3, above).
5. Obligation to Obtain Applicable Approvals. Prior to engaging in any activity upon the Easement Areas, Grantee shall, at its sole cost and expense, apply for and obtain all applicable permits, authorizations, licenses and approvals (collectively, "**Approvals**") which are or may be required from anybody, agency, or department with jurisdiction over the Easement Areas.
6. Rights Retained by Grantor. The easement rights acquired by Grantee pursuant to this instrument are acquired subject to the right of Grantor, its successors and assigns to use the surface and subsurface of the land within the Easement Areas to the extent that such use is compatible and does not unreasonably interfere with the full and free exercise of the Temporary Construction Easement by Grantee.
7. General Provisions.
 - a. *Covenants Running with the Land.* Grantee and Grantor acknowledge and agree that the rights conferred by this Temporary Construction Easement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective Grantees, heirs, successors and assigns.
 - b. *Authorized Representative.* Each individual signing on behalf of a party to this Temporary Construction Easement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Temporary Construction Easement has been duly authorized by,

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

- c. *Attorney's Fees.* In the event of any dispute between the parties regarding the enforcement or effect of this Temporary Construction Easement, the non-prevailing party in any such dispute shall pay the prevailing party's reasonable attorney's fees and costs actually incurred. In the event that neither party wholly prevails, the court may apportion the costs or fees as the court deems appropriate.
- d. *Further Cooperation.* Each of the signatories to this Temporary Construction Easement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Temporary Construction Easement.

EXECUTED this _____ day of _____, 20____.

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

By: _____

Name: _____

Its: _____

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

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 _____

EXHIBIT "A"
LEGAL DESCRIPTION
APN: 331-190-055, 331-190-061,
331-190-059 & 331-190-057
SERIAL NO. 72585A

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF LOTS 765, 766, 767, AND 768 OF ROMOLA FARMS NUMBER 6A, IN THE CITY OF MENIFEE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE MAP ON FILE IN BOOK 14, PAGES 63 THROUGH 65, INCLUSIVE OF MAPS, MORE PARTICULARLY DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" OF THE GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THAT PORTION OF LAND DESCRIBED IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, AND THAT PORTION OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN "EXHIBIT C" OF SAID GRANT DEED;

THENCE ALONG THE EASTERLY LINE THEREOF, NORTH 00°10'14" WEST, 8.53 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 00°10'14" WEST, 18.36 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT A";

THENCE LEAVING SAID EASTERLY LINE, SOUTH 89°36'00" WEST, 658.60 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT A", ALSO BEING A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED RECORDED AS DOCUMENT NUMBER 2014-0146434;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°25'27" EAST, 8.80 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 89°33'07" WEST, 629.30 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED RECORDED AS DOCUMENT NUMBER 2014-0146434;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°23'58" WEST, 20.36 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE WESTERLY CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT B";

THENCE ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT B", SOUTH 88°18'29" EAST, 119.68 FEET;

THENCE NORTHEASTERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIAL BEARS NORTH 31°53'36" WEST, THROUGH A CENTRAL ANGLE OF 67°10'14", AN ARC DISTANCE OF 29.31 FEET TO A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT B";

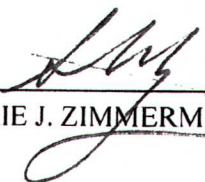
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 88°18'29" EAST, 166.62 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 89°52'26" EAST, 974.18 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 26,510 SQUARE FEET OR 0.61 ACRES, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS AND BASIS OF BEARINGS ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA. THIS REAL PROPERTY DESCRIPTION AND ACCOMPANIED EXHIBIT "B" HAS BEEN PREPARED AT MARK THOMAS, BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

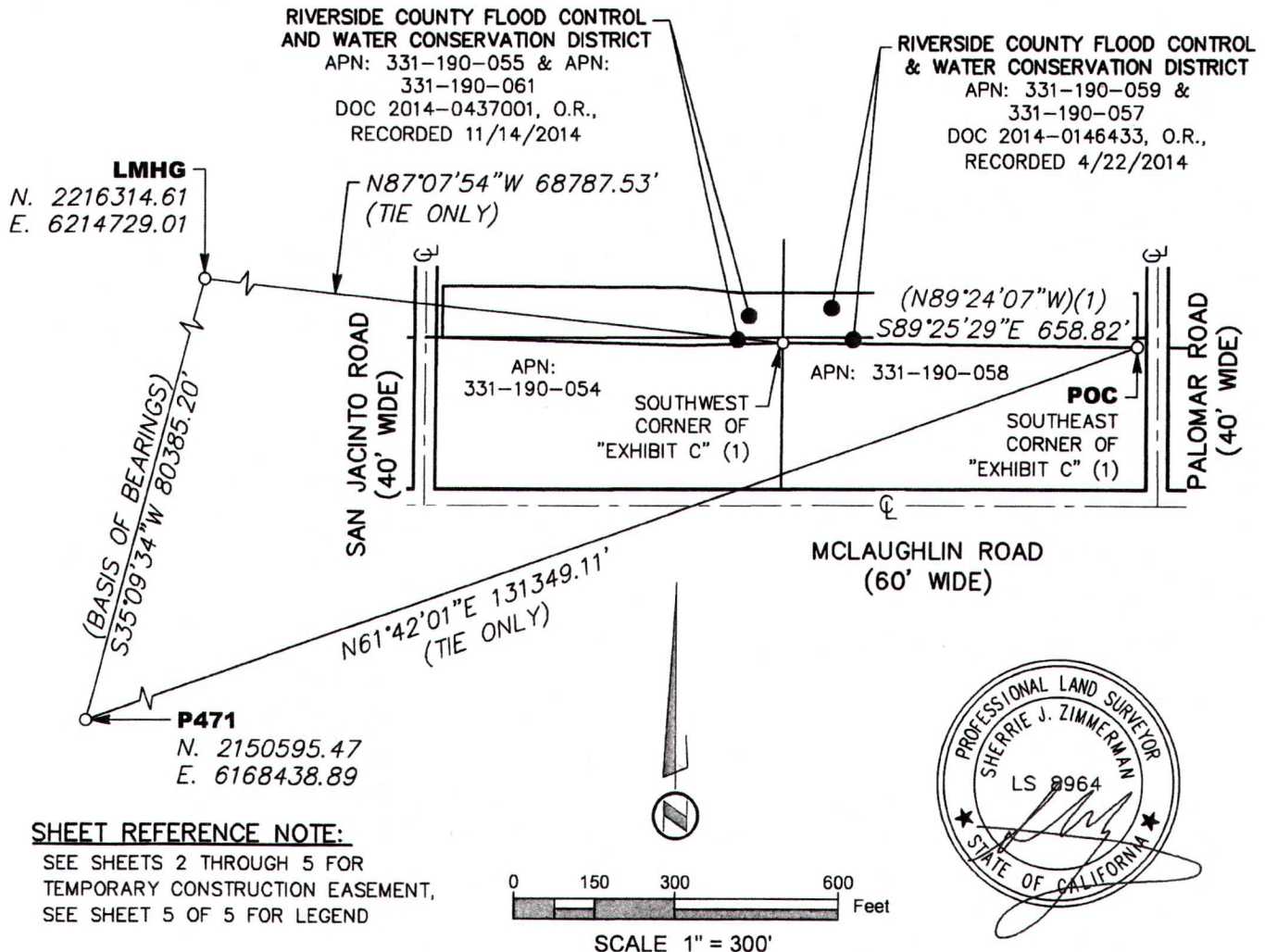


SHERRIE J. ZIMMERMAN LS. 8964



4/1/2021
DATE


THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**SHEET REFERENCE NOTE:**

SEE SHEETS 2 THROUGH 5 FOR
TEMPORARY CONSTRUCTION EASEMENT,
SEE SHEET 5 OF 5 FOR LEGEND

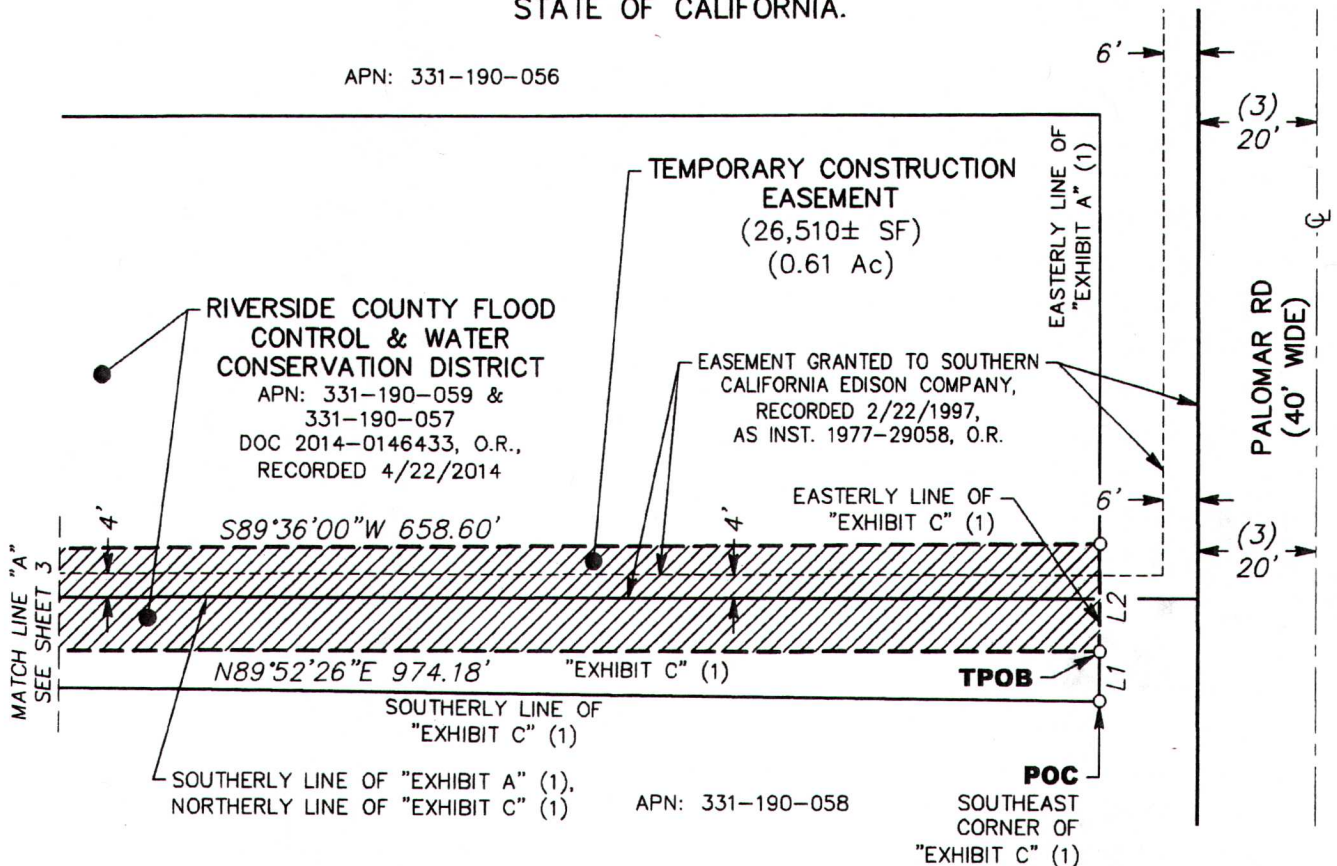
BASIS OF BEARINGS

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983 (2011), ZONE 6, EPOCH 2017.50, AS ESTABLISHED USING THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) STATIONS: LMHG, WITH A REPORTED 3D ACCURACY OF 0.005m CALCULATED AT A 95% CONFIDENCE LEVEL, AND P471, WITH A REPORTED 3D ACCURACY OF 0.004m CALCULATED AT A 95% CONFIDENCE LEVEL, WITH STATIC OBSERVATIONS TO A LOCAL POINT #3122 WITH A GPS DERIVED NAVD88 ELEVATION OF 1497 FEET GEOID12B (CONUS), A MAPPING ANGLE OF -00°33'25" AND A COMBINED SCALE FACTOR OF 0.9999124, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. DISTANCES SHOWN ARE GRID DISTANCES, DIVIDE US SURVEY FOOT DISTANCES SHOWN BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES.

PROJECT NAME: VALLEY — IVYGLLEN SUB—TRANSMISSION PROJECT					M.S.: 044—105	
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company
DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65				
CHECKED BY: SJZ		TRES: S.F.		SERIAL NO.: 72585A	FILE NAME:	RCFC & WCD.DWG

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

APN: 331-190-056

**LINE TABLE**

L1 N00°10'14"W 8.53'


L2 N00°10'14"W 18.36'

SHEET REFERENCE NOTE:

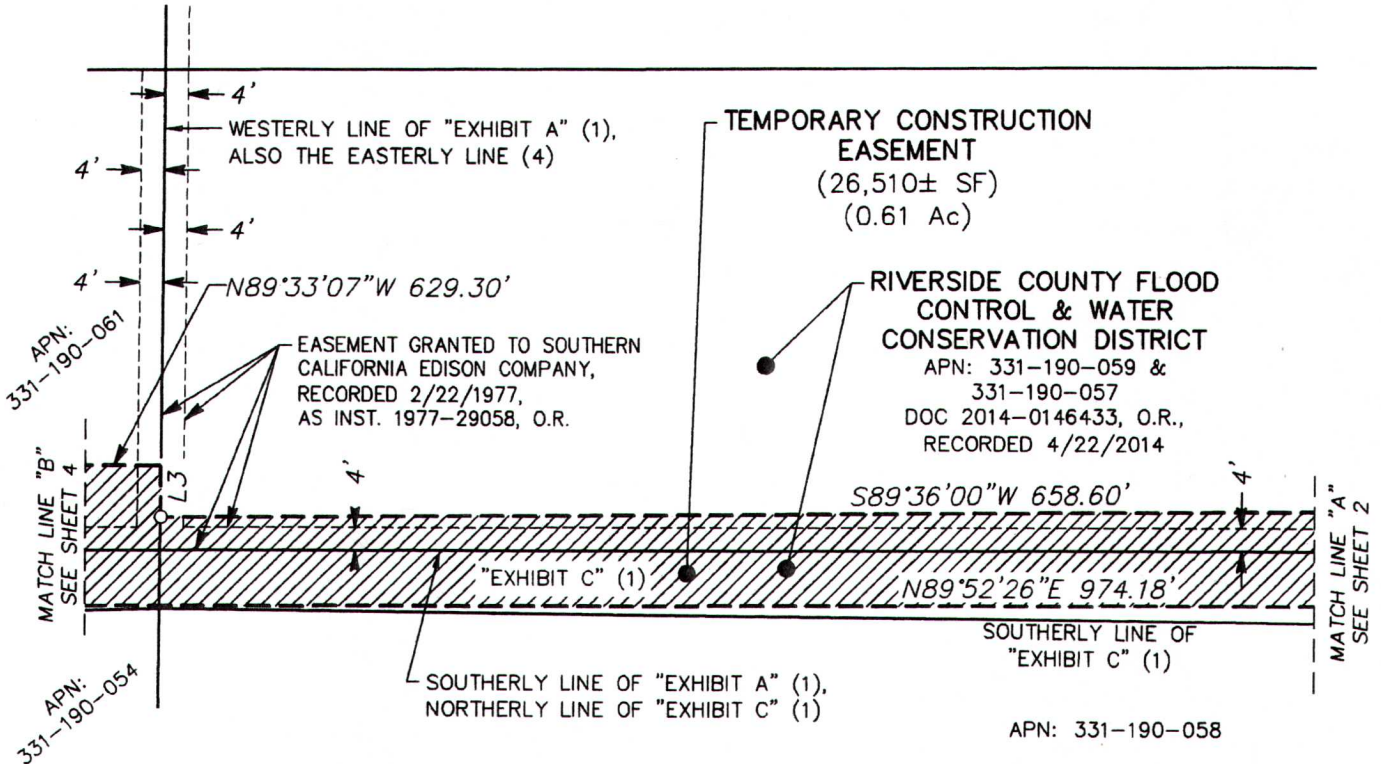
SEE SHEET 5 OF 5 FOR LEGEND

0 15 30 60 Feet

SCALE 1" = 30'

PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT					M.S.: 044—105	
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company
DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65				
CHECKED BY: SJZ		TRES: S.F.		SERIAL NO.: 72585A	FILE NAME:	RCFC & WCD.DWG

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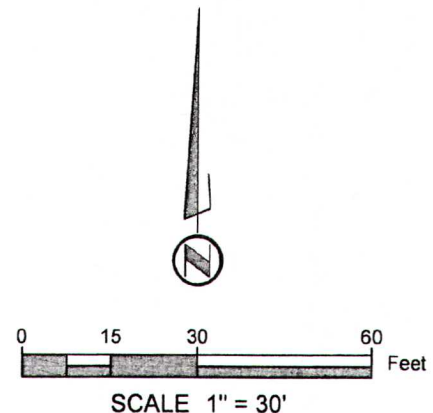



LINE TABLE

L3 N00°25'27"E 8.80'

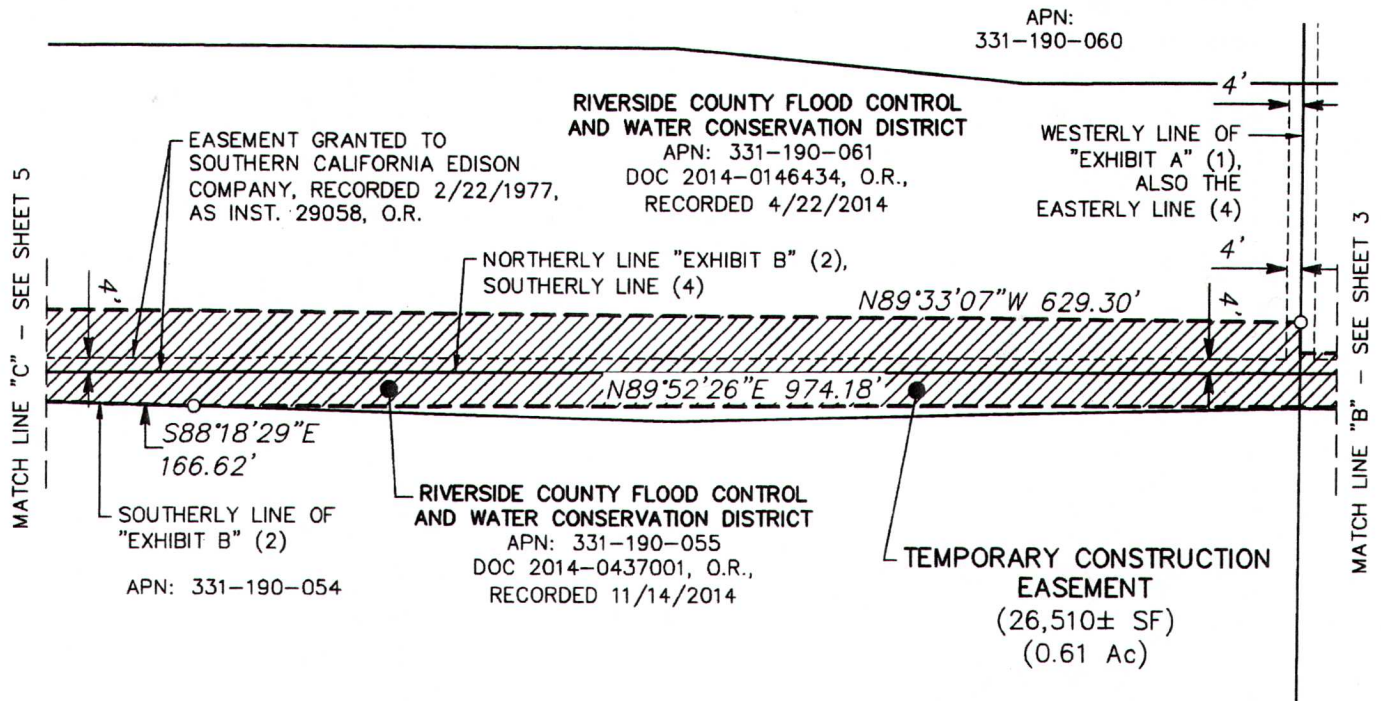
SHEET REFERENCE NOTE:

SEE SHEET 5 OF 5 FOR LEGEND.




PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT						M.S.: 044—105			
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72585A		FILE NAME:		RCFC & WCD.DWG

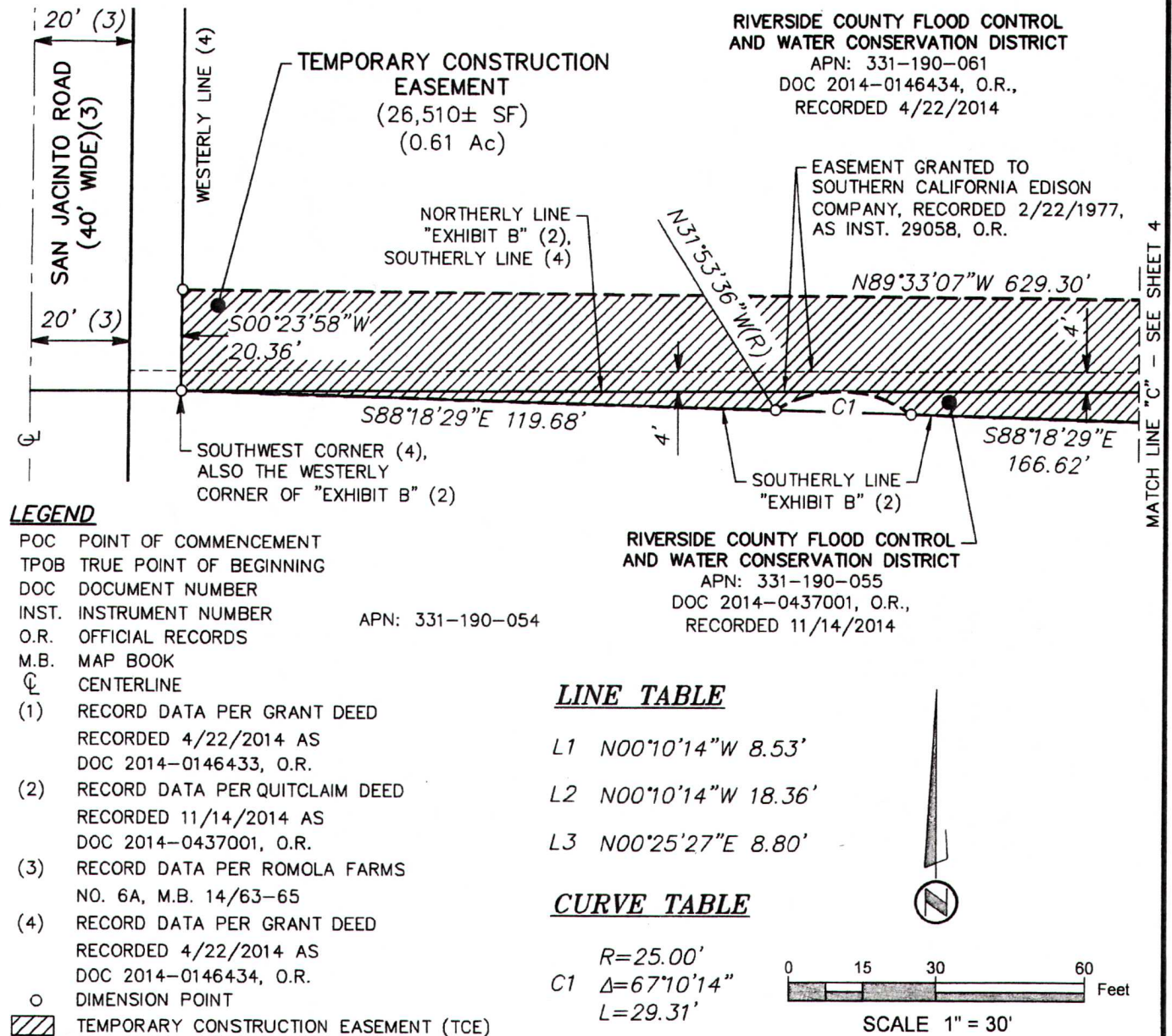
THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**SHEET REFERENCE NOTE:**

SEE SHEET 5 OF 5 FOR LEGEND.

PROJECT NAME: VALLEY — IVYGLEN SUB-TRANSMISSION PROJECT							M.S.: 044-105		
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63-65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72585A		FILE NAME:		RCFC & WCD.DWG

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.




PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT					M.S.: 044—105
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: MENIFEE		COUNTY: RIVERSIDE	STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A		DATE: 4/1/2021	 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company
DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65			
CHECKED BY: SJZ	TRES: S.F.	SERIAL NO.: 72585A	FILE NAME:	RCFC & WCD.DWG	

EXHIBIT "C"
LEGAL DESCRIPTION
LANDS OF THE GRANTOR

APN: 331-190-055

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 766 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON
FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5
SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 766, SAID CORNER
BEING ON

THE EASTERLY RIGHT-OF-WAY LINE OF SAN JACINTO ROAD (40.00 FEET IN
WIDTH) OF SAID MAP;

THENCE NORTH 89° 56'08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 766,
A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID NORTHERLY LINE, A
DISTANCE OF 629.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 766;

THENCE SOUTH 00° 26' 06" WEST ALONG THE EASTERLY LINE OF SAID LOT 766,
DISTANCE OF 10.00 FEET;

THENCE SOUTH 88° 39'05" WEST, A DISTANCE OF 178.48 FEET; THENCE NORTH 88°
17'09" WEST, A DISTANCE OF 451.01 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-055

APNS: 331-190-059 & 331-190-057

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 331-190-059

THAT PORTION OF LOT 767 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON
FILE IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST,
SAN BERNARDINO MERIDIAN, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 767;

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

THENCE NORTH 89° 56' 08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 767, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 767, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE SOUTH 00° 07' 09" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 17.61 FEET;

THENCE NORTH 89° 24' 07" WEST, A DISTANCE OF 658.27 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 767;

THENCE NORTH 00° 26' 06" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: APN: 331-190-057

THAT PORTION OF LOT 768 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 768;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 768, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 768, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE NORTH 00° 07' 09" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF LOT 768;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 657.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 768;

THENCE SOUTH 00° 26' 06" WEST ALONG SAID WESTERLY LINE, DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-059 & 331-190-057

APN: 331-190-061

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 765 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON
FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5
SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 765, SAID CORNER
BEING ON THE EASTERLY RIGHT OF-WAY LINE OF SAN JACINTO ROAD (40.00
FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 765,
A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID SOUTHERLY LINE OF
LOT 765, A DISTANCE OF 629.32 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00° 26' 06" EAST ALONG THE EASTERLY LINE OF SAID LOT 765, A
DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT
NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY
LINE OF LOT 765;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF
79.74 FEET; THENCE NORTH 84° 19' 31" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 40' 57" WEST, A DISTANCE OF 450.00 FEET TO A POINT ON A
LINE PARALLEL WITH AND DISTANT EASTERLY 10.00 FEET, MEASURED AT A
RIGHT ANGLE, FROM THE WESTERLY LINE OF SAID LOT 765;

THENCE SOUTH 00° 25' 17" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF
95.00 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-061

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.					
	2 Business name/disregarded entity name, if different from above					
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):			
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC	<input type="checkbox"/> C Corporation	<input type="checkbox"/> S Corporation	<input type="checkbox"/> Partnership	<input type="checkbox"/> Trust/estate	Exempt payee code (if any) _____
	<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____					Exemption from FATCA reporting code (if any) _____
	Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.					(Applies to accounts maintained outside the U.S.)
	<input type="checkbox"/> Other (see instructions) ► _____					
5 Address (number, street, and apt. or suite no.) See instructions.			Requester's name and address (optional)			
6 City, state, and ZIP code						
7 List account number(s) here (optional)						

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

SERIAL NO: 72584A, 72585A
 APN(s): 331-190-057, 331-190-059, 331-190-055, and 331-190-061
 PROJECT: Valley Ivyglen Subtransmission Project

PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF EASEMENTS

This PURCHASE AND SALE AGREEMENT ("AGREEMENT") is entered into by and between **Southern California Edison Company**, a publicly regulated private utility company ("SCE"), and the **Riverside County Flood Control and Water Conservation District**, a body corporate and politic (collectively, "**Grantor**"), for acquisition by SCE of certain real property rights set forth herein for the construction, operation and use as part of the Valley Ivyglen Subtransmission Project ("**Project**").

WHEREAS, SCE is in the process of acquiring the necessary real property and property rights for the Project, and has determined that portions of Grantor's property, identified as Assessor's Parcel Numbers 331-190-057, 331-190-059, 331-190-055, 331-190-061, located north of McLaughlin Road, east of San Jacinto Road, west of Palomar Road, Romoland, County of Riverside, State of California (said portions hereinafter called the "**Subject Property**"), are necessary for the construction and operation of the Project.

WHEREAS, SCE has extended an offer to purchase the Subject Property for the Project to the Grantor as required by and consistent with *Government Code* §7267.2, and Grantor acknowledges having received the offer in proper form and content.

WHEREAS, Grantor has determined that the conveyance is in the public interest and the interest in the land being conveyed will not substantially conflict or interfere with the use of the property by the Grantor.

WHEREAS, SCE and Grantor wish to, by this Agreement, agree to SCE's acquisition, and Grantor's conveyance of the Subject Property, including immediate possession and use of the Subject Property by SCE for the Project, as set forth herein.

NOW, THEREFORE, IN CONSIDERATION OF ALL THE FOREGOING, THE PARTIES DO HEREBY AGREE AS FOLLOWS:

1. AGREEMENT TO SELL AND PURCHASE. Grantor represents and warrants that it, and it alone, own the Subject Property and Grantor agrees to sell to SCE, and SCE agrees to purchase from Grantor, upon the terms and for the consideration set forth in this Agreement, the Subject Property as set forth in Section 5 below.
2. PURCHASE PRICE. The total purchase price for the Subject Property shall be the sum of **FOUR THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$4,600.00)** ("**Purchase Price**"). The Purchase Price shall be payable as set forth below.

WHEN DOCUMENT IS FULLY EXECUTED RETURN

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
 Post Office Box 1147, Riverside, Ca 92502-1147
 Thank you.

3. CONVEYANCE OF TITLE. Grantor agrees to convey by Grant of Easement and Grant of Temporary Construction Easement, substantially in the forms of Exhibit A and Exhibit B, respectively, attached hereto and incorporated herein (the "**Easement Documents**"), to SCE title to the Subject Property (free and clear of all recorded and unrecorded liens, encumbrances, assessments, easements, licenses, leases, and taxes), EXCEPT:
 - a. Non-delinquent taxes for the fiscal year in which this transaction closes which shall be cleared and paid in the manner required by Section 4986 of the Revenue and Taxation Code, if unpaid at the close of this transaction.
 - b. Quasi-public utility, public utility, public alley, public street easements and rights of way of record.
4. TITLE INSURANCE POLICY. If SCE so chooses, following recording of said Easement Documents by SCE, to acquire a CLTA Standard Coverage Policy of Title Insurance, SCE agrees to pay the premium charged, therefore.
5. TRANSACTION. Grantor shall execute and deliver said Easement Documents as referenced in Paragraph 3, above, to SCE's title department concurrently with this Agreement, or as soon as possible thereafter when said Easement Documents are available. SCE's title department shall handle the process of recording the Easement Documents. SCE shall send payment referenced in Paragraph 2 above concurrently with the recording of the Easement Documents. SCE and Grantor agree to cooperate and provide any additional instruments as may be reasonably necessary to complete this transaction.

The parties additionally agree:
 - a. SCE may pay and deduct from the amount shown in Paragraph 2 above, any amount necessary to satisfy any delinquent taxes together with penalties and interest thereon, and/or delinquent or non-delinquent assessments or bonds except those which title is to be taken subject to in accordance with the terms of this Agreement; and
 - b. All time limits within which any matter herein specified is to be performed may be extended by mutual agreement of the parties hereto. Any amendment of, or supplement to, any instructions must be in writing.
6. TRANSACTION COSTS. SCE agrees to pay all transaction costs and fees related to the recording and conveyance of the Easement Documents, including but not limited to, recording and title insurance fees incurred in this transaction.
7. POSSESSION AND USE. SCE and Grantor acknowledge that SCE is entitled to immediate possession of the Subject Property upon recordation of Easement Documents and payment of the purchase price to Grantor ("**Effective Date**"). SCE shall provide notice of the execution of this Agreement via email or facsimile to Grantor using the information contained in Section 21 below. SCE and Grantor agree that upon the Effective Date, SCE shall be entitled to possession of the Subject Property, including, but not limited to, the right to design, construct and operate the Project, and the right to remove and/or demolish any existing improvements within the Subject Property; notwithstanding SCE's rights to immediate possession, the term of temporary construction easement ("**TCE**"), if any shall not commence until SCE has provided an advance seven (7) days' notice in accordance with the terms of the TCE. Grantor also acknowledges that the purchase price in Section 2 above includes all compensation related to the transfer of immediate possession of the Subject Property to SCE as contemplated herein, and no additional compensation claims may be raised. This Paragraph 7 shall survive the closing and/or the termination of this Agreement.

8. PARCEL SOLD "AS-IS". SCE hereby acknowledges that the Subject Property is offered and sold in its "As-Is" condition and subject to any property taxes and assessments, if any, as of the date of this Agreement, without warranty and that Grantor is not responsible for making corrections or repairs of any nature. SCE further acknowledges that Grantor has made no representations or warranties regarding the Subject Property. SCE agrees to defend, indemnify and hold Grantor harmless from any and all claims that other parties may make or assert on the title to the Subject Property, except as provided for herein.

9. RENTAL AND LEASEHOLD INTEREST. Grantor warrants that there are no third parties in possession of any portion of the Subject Property as lessees, tenants at sufferance, trespassers, or invitees, and that there are no oral or written recorded or unrecorded leases or other agreements concerning all or any portion of the Subject Property. Grantor further agrees to hold SCE harmless and reimburse SCE for any and all of its losses, costs and expenses occasioned by reason of any lease of said Subject Property held by any tenant of Grantor, including the reimbursement of any attorneys' fees incurred by SCE to obtain complete possession of the Subject Property so as to be consistent with this Agreement.

10. WARRANTIES, REPRESENTATIONS, AND COVENANTS OF GRANTOR. Grantor hereby warrants, represents, and/or covenants to SCE that:
 - a. To the best of Grantor's knowledge, there are no actions, suits, material claims, mechanics or materialmen liens, legal proceedings, or any other proceedings or claims affecting the Subject Property or any portion thereof, at law, or in equity before any court or governmental agency, domestic or foreign.
 - b. To the best of Grantor's knowledge, there are no encroachments onto the Subject Property by improvements on any adjoining property, nor do any buildings or improvements of the Subject Property encroach on other properties.
 - c. Grantor shall not do anything which would impair Grantor's title to any of the Subject Property during the completion of the acquisition process contemplated herein.
 - d. To the best of Grantor's knowledge, neither the execution of this Agreement nor the performance of the obligations herein will conflict with, or breach any of the provisions of any bond, note, evidence of indebtedness, contract, lease, or other agreement or instrument to which the Subject Property may be bound.
 - e. Until the closing, Grantor shall, upon learning of any fact or condition which would cause any of the warranties and representations in these Warranties, Representations, and Covenants of Grantor not to be true as of closing, immediately give written notice of such fact or condition to SCE.
 - f. Grantor, at the time of execution of this Agreement, is the sole lawful owner of the Subject Property and has good, clear, and marketable title to the Subject Property. Grantor also warrants that Grantor has full legal authority to enter into this Agreement, and in so doing is not thereby in violation of any other contract or agreement with any other party. Grantor warrants that it has not assigned any of its interests in the Subject Property to any other person or entity, and that it is the sole party with authority to compromise its claims related to the Subject Property.
 - g. Grantor shall maintain the Subject Property in good condition and shall perform all of its obligations under any service contracts or other contracts affecting the Subject Property until the Effective Date.
 - h. Each of the above warranties and representations is material and is relied upon by SCE separately and collectively. Each of the above representations and warranties shall be deemed to have been made as of the date of execution of this Agreement and shall survive the recording of the Easement Documents.

11. HAZARDOUS WASTE. To the best of Grantor's knowledge, neither Grantor nor any previous owner, tenant, occupant, or user of the Subject Property used, generated, released, discharged, stored, or disposed of any hazardous waste, toxic substances, or related materials ("**Hazardous Materials**") on, under, in, or about the Subject Property, or transported any Hazardous Materials to or from the Subject Property. Grantor shall not cause or permit the presence, use, generation, release, discharge, storage, or disposal of any Hazardous Materials on, under, in, or about, or the transportation of any Hazardous Materials to or from, the Subject Property. The term "Hazardous Material" shall mean any material or substance which is (i) defined as a "hazardous waste", "extremely hazardous waste", or "restricted hazardous waste" under Section 25115, 25117 or 25122.7, or listed pursuant to Section 25140 of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law), (ii) defined as "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act), (iii) defined as a "hazardous material", "hazardous substance", or "hazardous waste" under Section 25501 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory), (iv) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances), (v) petroleum, (vi) asbestos, (vii) polychlorinated biphenyls, (viii) listed under Article 9 or defined as "hazardous" or "extremely hazardous" pursuant to Article 11 of Title 22 of the California Administrative Code, Division 4, Chapter 20, (ix) designated as a "hazardous substances" pursuant to Section 311 of the Clean Water Act, (33 U.S.C. S1317), (x) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. S6901 et seq. (42 U.S.C. S6903) or (xi) defined as a "hazardous substances" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42. U.S.C. S9601 et seq. (42 U.S.C. S9601).
12. COMPLIANCE WITH ENVIRONMENTAL LAWS. To the best of Grantor's knowledge, the Subject Property complies with all applicable laws and governmental regulations including, without limitation, all applicable federal, state, and local laws pertaining to air and water quality, hazardous waste, waste disposal, and other environmental matters, including, but not limited to, the Clean Water, Clean Air, Federal Water Pollution Control, Solid Waste Disposal, Resource Conservation Recovery and Comprehensive Environmental Response Compensation and Liability Acts, and the California Environment Quality Act, and the rules, regulations, and ordinances of the city within which the subject Property is located, the California Department of Health Services, the Regional Water Quality Control Board, the State Water Resources Control Board, the Environmental Protection Agency, and all applicable federal, state, and local agencies and bureaus.
13. INDEMNIFICATION.
 - 13.1 Indemnification by Grantor. Grantor agrees to indemnify, defend and hold SCE harmless for, from and against any and all claims, demands, liens, liabilities, costs, expenses, damages and losses; cause or causes of action and suit or suits of any nature whatsoever, arising from any misrepresentation or breach of warranty or covenant by Grantor in this Agreement. This indemnification shall include all costs and attorney fees.
 - 13.2 Indemnification by SCE. SCE agrees to indemnify, defend and hold Grantor harmless for, from and against any and all claims, demands, liabilities, costs, expenses, damages and losses, cause or causes of action and suit or suits arising out of the ownership and/or operation of the Subject Property after the completion of this Agreement or any misrepresentation or breach of warranty or covenant by SCE in this Agreement or any document delivered to Grantor pursuant to this Agreement. This indemnification shall include all costs and attorney fees.

14. COUNTERPARTS. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and all such counterparts together shall constitute one and the same instrument.
15. CONTINGENCY. It is understood and agreed between the parties hereto that the completion of this transaction is contingent upon the specific acceptance and approval of both parties. The execution of this Agreement by both parties constitutes said acceptance and approval.
16. NO BROKERS. SCE and Grantor each represents to the other that no brokers have been involved in this transaction. Any party in breach of this provision will indemnify the non-breaching party against any claim, suits, damages and costs incurred or resulting from the claims of any person for any brokerage fee or compensation due in connection with this transaction pursuant to a written agreement made with said claimant.
17. JURISDICTION AND VENUE. This Agreement shall be governed by and constructed in accordance with the laws of the State of California. The parties' consent to the jurisdiction of the Riverside County Superior Court, for any and all claims related to this Agreement or the Subject Property.
18. ASSIGNMENT. The terms and conditions, covenants, and agreements set forth herein shall apply to and bind the heirs, executors, administrators, assigns and successors of the parties hereto. Neither party shall transfer or assign its rights or responsibilities under this Agreement without the, express written consent of the other party.
19. COOPERATION. Each party agrees to cooperate with the other in the closing of this transaction and, in that regard, to sign any and all documents which may be reasonably necessary, helpful, or appropriate to carry out the purposes and intent of this Agreement including, but not limited to, additional agreements.
20. ENTIRE AGREEMENT, WAIVER AND MODIFICATION. This Agreement is the entire Agreement between the parties with respect to the subject matter of this Agreement. It supersedes all prior agreements and understandings, whether oral or written, between the parties with respect to the matters contained in this Agreement. Any waiver, modification, consent or acquiescence with respect to any provision of this Agreement shall be set forth in writing and duly executed by or on behalf of the party to be bound thereby. No waiver by any party of any breach hereunder shall be deemed a waiver of any other or subsequent breach.
21. NOTICES. Any notice that either party may or is required to give the other shall be in writing, and shall be either personally delivered or sent by regular U.S. Mail, to all of the following addresses:

As to SCE:	Elizabeth Zelaya 2 Innovation Way PIV 2, 2nd Floor Pomona, CA 91768
As to SCE:	Bradford B. Kuhn Counsel for SCE: Nossaman LLP 18101 Von Karman Avenue, Suite 1800 Irvine, CA 92612
As to Grantor:	Riverside County Flood Control and Water Conservation District Yolanda King, Supervising RPA 1995 Market Street Riverside, CA 92501-1719

As to Grantor:	Riverside County Counsel's Office Ryan Yabko, Deputy County Counsel 3960 Orange Street, Suite 500 Riverside, CA 92501-3674
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22. RECORDING. SCE shall be entitled to record the Easement Documents contemplated herein, along with any Certificate of Acceptance with the Riverside County Recorder's Office.
23. SEVERABILITY. If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected, so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner adverse to either party. Upon such determination that any term or provision is illegal or incapable of being enforced, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the greatest extent possible.
24. CONSTRUCTION. Section headings are solely for the convenience of the parties and are not a part of and shall not be used to interpret this Agreement. The singular form shall include the plural and vice versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it. Unless otherwise indicated, all references to Sections are to this Agreement.
25. AUTHORITY. Each individual executing this Agreement on behalf of an entity represents and warrants that he or she has been authorized to do so by the entity on whose behalf he or she executes this Agreement and that said entity will thereby be obligated to perform the terms of this Agreement.
26. ATTORNEY'S FEES. In the event of suit, arbitration, or other proceeding to enforce, defend, or interpret the terms of this Agreement, the prevailing party (as defined by *Civil Code* §1717) in any such proceeding shall be entitled to a reasonable award of attorneys' fees from the other party only if the prevailing party has prevailed in a judgment by a court of competent jurisdiction. As used herein, "attorneys' fees" includes all reasonable attorneys' fees actually incurred, reasonable costs for pursuit of discovery, including deposition transcripts, preparation of exhibits, and the like, and all other costs normally recoverable in civil actions.
27. IDENTIFICATION OF GRANTOR. For purposes of identifying the owner of the Subject Property being acquired by SCE for issuing IRS Form 1099, Grantor requests that said Form name the recipient of the funds paid herein.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

GRANTOR

RECOMMENED FOR APPROVAL:

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT,**
a body corporate and politic

By: _____


JASON E. UHLEY
General Manager-Chief Engineer

By: _____


KAREN SPIEGEL, Chair
Riverside County Flood Control and Water
Conservation District Board of Supervisors

Date: 8/31/2021

Date: SEP 14 2021

APPROVED AS TO FORM:
GREGORY P. PRIAMOS
County Counsel

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: _____


RYAN YABKO
Deputy County Counsel

By: _____


Deputy

GRANTEE:

SOUTHERN CALIFORNIA EDISON COMPANY

Dated: _____

By: _____

Name: _____

Its: _____

Dated: _____

APPROVED AS TO FORM:

BRADFORD B. KUHN
Counsel for SCE

**EXHIBIT A
GRANT OF EASEMENT**

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768
ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ _____
 _____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
 OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING AT TIME OF SALE

APPROVED BY: _____
BY _____ DATE ____/____/____

SERIAL NUMBER: 72584A
LOCATION: County of Riverside
APN: 331-190-057, 331-190-059, 331-190-055, 331-190-061

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

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&I.M FILE NO.: ACQ203741726

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 hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, for no additional compensation to Grantor, the right to clear and to keep clear said Right of Way Strip, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind (except for those herein provided) and the right to trim or remove any tree or shrub which in the opinion of Grantee, may endanger the Facilities or interfere with the exercise of the rights herein granted.

Grantor reserves for Grantor and Grantor's successors and assigns, on, over, across and under (but not longitudinally along) said Right of Way Strip, rights for (1) underground utilities, including water pipelines, electrical conduit, sewer lines, and telecommunications lines, (2) parkways, and (3) roads (collectively, "Reserved Rights"), provided, however, that the exercise of such Reserved Rights does not interfere with or endanger, in the reasonable opinion of Grantee, the operation or maintenance of the Facilities, or Grantee's ready access to its said Facilities, or the exercise of any of the rights herein granted to Grantee. Grantor shall not undertake the Reserved Rights without the previous written consent of the Grantee, which consent shall not be unreasonably withheld, delayed, or conditioned.

Except to the extent reasonably necessary to maintain, resurface and/or replace any means of ingress or egress and/or any utilities (for which no consent from Grantee is required provided such maintenance, resurfacing and/or replacing does not impair Grantee's use of the easement), Grantor shall not excavate or change, nor permit the excavation or changing of the surface of the ground of the above described real property without the previous written consent of the Grantee, which consent shall not be unreasonably withheld, delayed, or conditioned.

The terms, covenants and conditions of this Grant of Easement shall bind and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its officers thereunto duly authorized, this _____ day of _____, 20____.

**RIVERSIDE COUNTY FLOOD
CONTROL AND WATER
CONSERVATION DISTRICT**

By: _____

Name: _____

Its: _____

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

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 _____

EXHIBIT "A"
LEGAL DESCRIPTION
APN: 331-190-059 & 331-190-055
SERIAL NO. 72584A

THAT PORTION OF LOTS 766 AND 767 OF ROMOLA FARMS NUMBER 6A, FILED IN MAP BOOK 14, PAGES 63 THROUGH 65, INCLUSIVE OF MAPS, IN THE CITY OF MENIFEE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN "EXHIBIT C" OF THE GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, AND DESCRIBED IN "EXHIBIT B" OF THE QUITCLAIM DEED RECORDED NOVEMBER 14, 2014 AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

AERIAL OVERHANG EASEMENT 1 – (AOE 1)

BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT C";

THENCE ALONG THE SOUTHERLY LINE THEREOF, NORTH 89°25'29" WEST, 658.82 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT C", SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN "EXHIBIT B" OF SAID QUITCLAIM DEED;

THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 88°37'45" WEST, 178.48 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 88°18'29" WEST, 137.05 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 89°52'26" EAST, 974.18 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT C";

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°10'14" EAST, 8.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,694 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

AERIAL OVERHANG EASEMENT 2 – (AOE 2)

COMMENCING AT SAID **POINT "A"**;

THENCE ALONG THE SOUTHERLY LINE OF SAID "EXHIBIT B", NORTH 88°18'29" WEST, 166.62 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 88°18'29" WEST, 27.66 FEET;

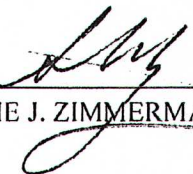
THENCE NORTHEASTERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIAL BEARS NORTH 31°53'37" WEST, THROUGH A CENTRAL ANGLE OF 67°10'17", AN ARC DISTANCE OF 29.31 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 78 SQUARE FEET, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS AND BASIS OF BEARINGS ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

THIS REAL PROPERTY DESCRIPTION AND ACCOMPANIED EXHIBIT "B" HAS BEEN PREPARED AT MARK THOMAS, BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

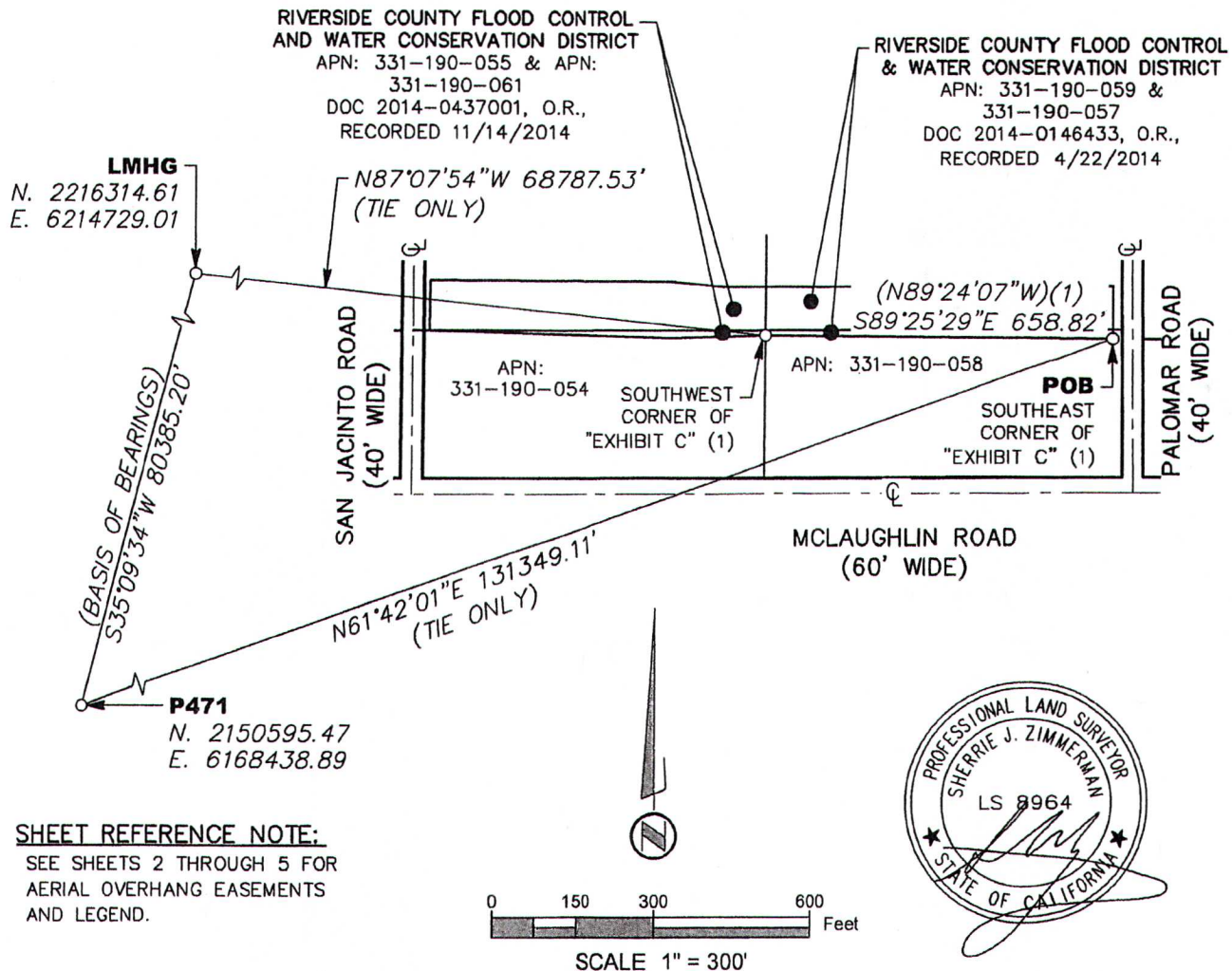


SHERRIE J. ZIMMERMAN LS. 8964

4/1/2021
DATE




THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**SHEET REFERENCE NOTE:**

SEE SHEETS 2 THROUGH 5 FOR
AERIAL OVERHANG EASEMENTS
AND LEGEND.

BASIS OF BEARINGS

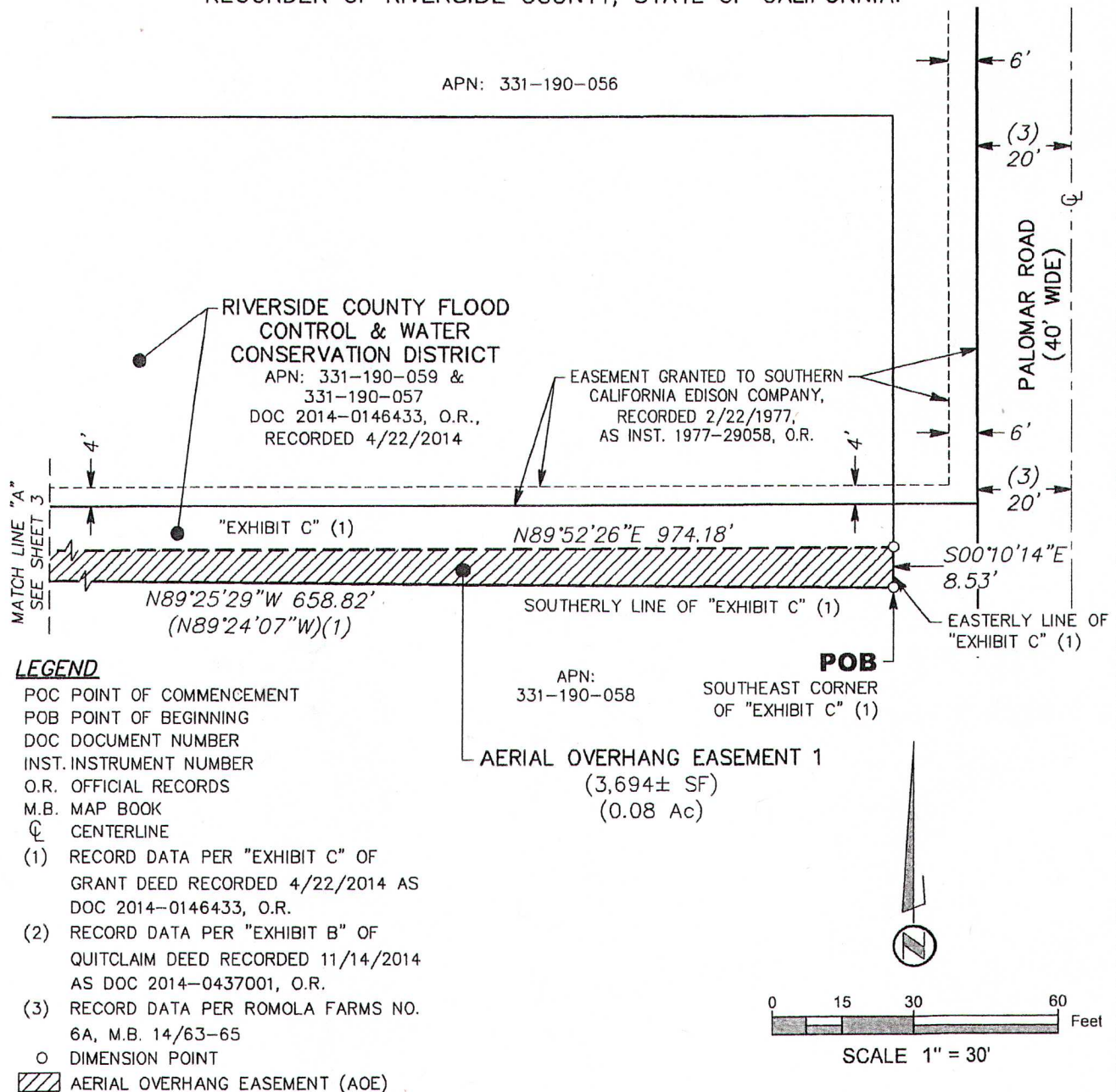
BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983 (2011), ZONE 6, EPOCH 2017.50, AS ESTABLISHED USING THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) STATIONS: LMHG, WITH A REPORTED 3D ACCURACY OF 0.005m CALCULATED AT A 95% CONFIDENCE LEVEL, AND P471, WITH A REPORTED 3D ACCURACY OF 0.004m CALCULATED AT A 95% CONFIDENCE LEVEL, WITH STATIC OBSERVATIONS TO A LOCAL POINT #3122 WITH A GPS DERIVED NAVD88 ELEVATION OF 1497 FEET GEOID12B (CONUS), A MAPPING ANGLE OF -00°33'25" AND A COMBINED SCALE FACTOR OF 0.9999124, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. DISTANCES SHOWN ARE GRID DISTANCES, DIVIDE US SURVEY FOOT DISTANCES SHOWN BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES.

PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT							M.S.: 044—105		
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON <small>An EDISON INTERNATIONAL® Company</small>	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72584A		FILE NAME:		RCFC & WCD.DWG

SHEET 2 OF 5

EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT

M.S.: 044-105

ORDER NO.: 801882275

NOT. NO.: 203741726

CITY: MENIFEE

COUNTY: RIVERSIDE

STATE: CA

SURVEYED BY: MARK THOMAS

SCE F.B. REF.: N/A

DATE: 4/1/2021

DRAWN BY: BPK

MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65



CHECKED BY: SJZ

TRES: S.F.

SERIAL NO.: 72584A

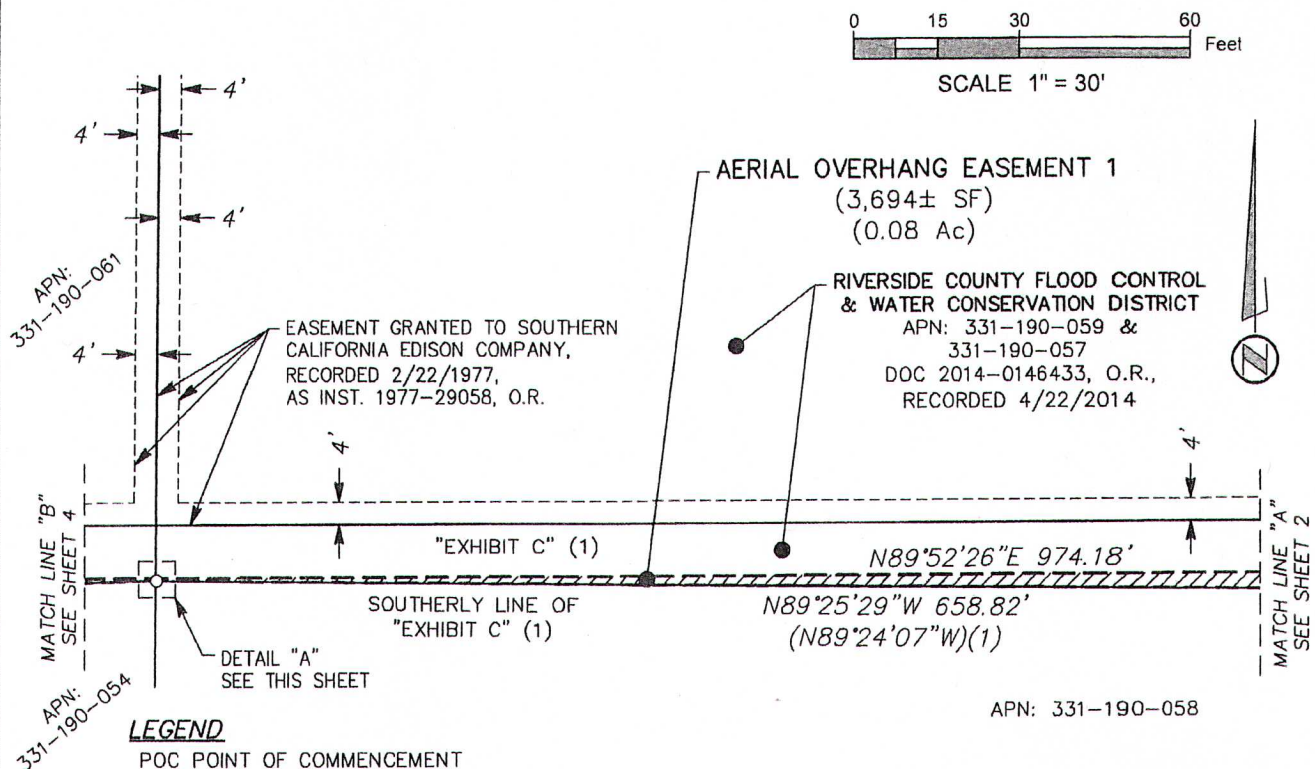
FILE NAME:

RCFC & WCD.DWG

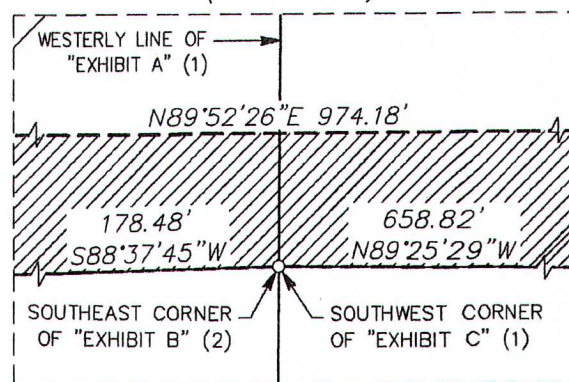
SHEET 3 OF 5

EXHIBIT "B"

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**LEGEND**

- POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 DOC DOCUMENT NUMBER
 INST. INSTRUMENT NUMBER
 O.R. OFFICIAL RECORDS
 M.B. MAP BOOK
 CL CENTERLINE
 (1) RECORD DATA PER "EXHIBIT C" OF GRANT DEED RECORDED 4/22/2014 AS DOC 2014-0146433, O.R.
 (2) RECORD DATA PER "EXHIBIT B" OF QUITCLAIM DEED RECORDED 11/14/2014 AS DOC 2014-0437001, O.R.
 (3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
 ○ DIMENSION POINT
 ▨ AERIAL OVERHANG EASEMENT (AOE)

DETAIL "A"
(NOT TO SCALE)

PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT

M.S.: 044-105

ORDER NO.: 801882275

NOT. NO.: 203741726

CITY: MENIFEE

COUNTY: RIVERSIDE

STATE: CA

SURVEYED BY: MARK THOMAS

SCE F.B. REF.: N/A

DATE: 4/1/2021



DRAWN BY: BPK

MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65

CHECKED BY: SJZ

TRES: S.F.

SERIAL NO.: 72584A

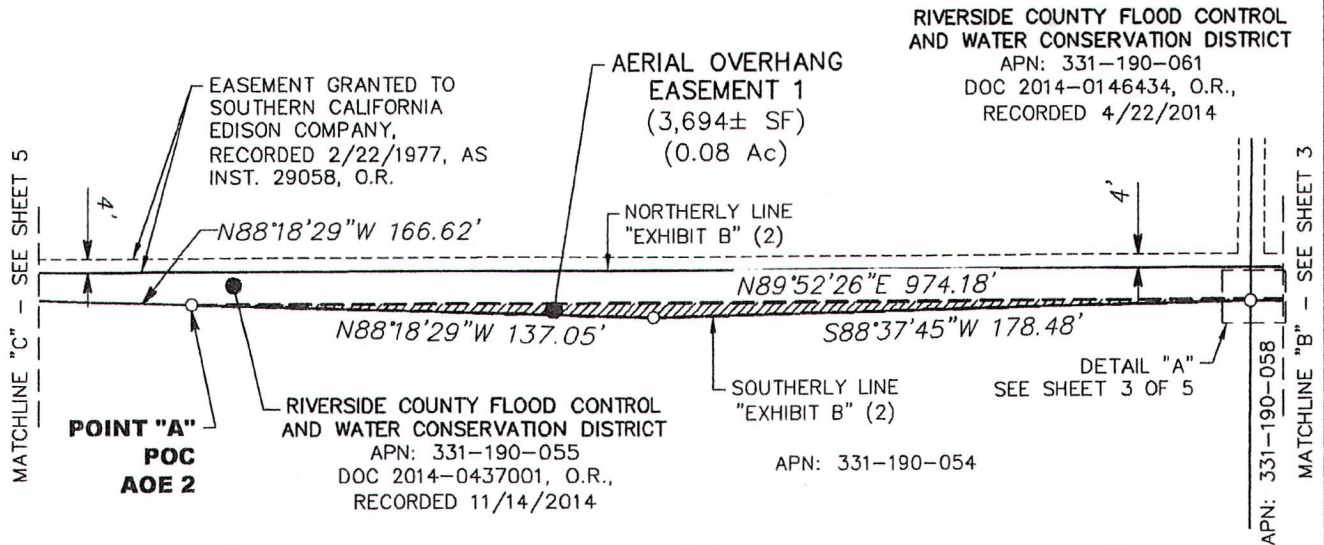
FILE NAME:

RCFC & WCD.DWG

SHEET 4 OF 5

EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**LEGEND**

POC POINT OF COMMENCEMENT

POB POINT OF BEGINNING

DOC DOCUMENT NUMBER

INST. INSTRUMENT NUMBER

O.R. OFFICIAL RECORDS

M.B. MAP BOOK

C CENTERLINE

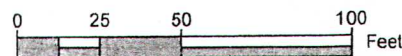
(1) RECORD DATA PER "EXHIBIT C" OF GRANT DEED RECORDED 4/22/2014 AS DOC 2014-0146433, O.R.

(2) RECORD DATA PER "EXHIBIT B" OF QUITCLAIM DEED RECORDED 11/14/2014 AS DOC 2014-0437001, O.R.

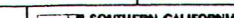
(3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65

O DIMENSION POINT

AERIAL OVERHANG EASEMENT (AOE)



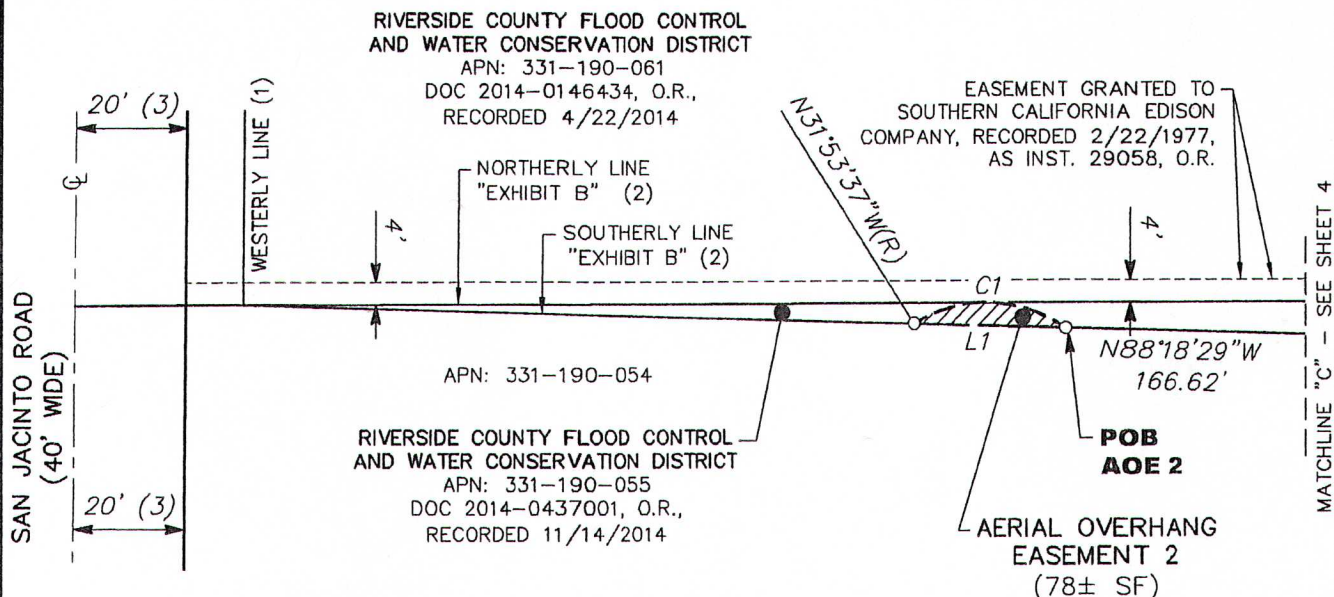
SCALE 1" = 50'

PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT					M.S.: 044-105					
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA		
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL Company		
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63-65						
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72584A		FILE NAME:		RCFC & WCD.DWG	

SHEET 5 OF 5

EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**LEGEND**

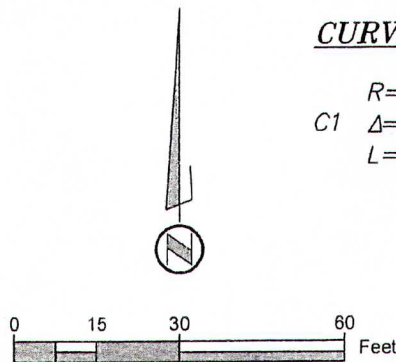
- POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 DOC DOCUMENT NUMBER
 INST. INSTRUMENT NUMBER
 O.R. OFFICIAL RECORDS
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 (1) RECORD DATA PER "EXHIBIT C" OF GRANT DEED RECORDED 4/22/2014 AS DOC 2014-0146433, O.R.
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 (3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
 O DIMENSION POINT
 AERIAL OVERHANG EASEMENT (AOE)

LINE TABLE

L1 N88°18'29"W 27.66'

CURVE TABLE

R=25.00'
 C1 Δ=67°10'17"
 L=29.31'



PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT

M.S.: 044-105

ORDER NO.: 801882275

NOT. NO.: 203741726

CITY: MENIFEE

COUNTY: RIVERSIDE

STATE: CA

SURVEYED BY: MARK THOMAS

SCE F.B. REF.: N/A

DATE: 4/1/2021



DRAWN BY: BPK

MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65

CHECKED BY: SJZ

TRES: S.F.

SERIAL NO.: 72584A

FILE NAME:

RCFC & WCD.DWG

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

EXHIBIT "C"
LEGAL DESCRIPTION
LANDS OF THE GRANTOR

APN: 331-190-055

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 766 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 766, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN JACINTO ROAD (40.00 FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56'08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 766, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 629.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 766;

THENCE SOUTH 00° 26' 06" WEST ALONG THE EASTERLY LINE OF SAID LOT 766, DISTANCE OF 10.00 FEET;

THENCE SOUTH 88° 39'05" WEST, A DISTANCE OF 178.48 FEET; THENCE NORTH 88° 17'09" WEST, A DISTANCE OF 451.01 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-055

APNS: 331-190-059 & 331-190-057

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 331-190-059

THAT PORTION OF LOT 767 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 767;

THENCE NORTH 89° 56' 08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 767, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 767, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE SOUTH 00° 07' 09" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 17.61 FEET;

THENCE NORTH 89° 24' 07" WEST, A DISTANCE OF 658.27 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 767;

THENCE NORTH 00° 26' 06" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: APN: 331-190-057

THAT PORTION OF LOT 768 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 768;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 768, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 768, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE NORTH 00° 07' 09" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF LOT 768;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 657.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 768;

THENCE SOUTH 00° 26' 06" WEST ALONG SAID WESTERLY LINE, DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-059 & 331-190-057

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&L.M FILE NO.: ACQ203741726

APN: 331-190-061

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 765 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 765, SAID CORNER BEING ON THE EASTERLY RIGHT OF-WAY LINE OF SAN JACINTO ROAD (40.00 FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 765, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID SOUTHERLY LINE OF LOT 765, A DISTANCE OF 629.32 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00° 26' 06" EAST ALONG THE EASTERLY LINE OF SAID LOT 765, A DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF LOT 765;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 79.74 FEET; THENCE NORTH 84° 19' 31" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 40' 57" WEST, A DISTANCE OF 450.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT EASTERLY 10.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE WESTERLY LINE OF SAID LOT 765;

THENCE SOUTH 00° 25' 17" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 95.00 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-061

EXHIBIT B
GRANT OF TEMPORARY CONSTRUCTION EASEMENT

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768
ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

DOCUMENTARY TRANSFER TAX \$ _____ _____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED _____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBERANCES REMAINING AT TIME OF SALE _____, <u>SO. CAL. EDISON CO.</u> SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX, FIRM NAME	APPROVED BY _____ DATE ____/____/____ PROJECT: VALLEY IVYGLEN SERVICE ORDER: 801882275 V&LM FILE NUMBER: ACQ203741726 SCE DOCUMENT NUMBER: 522385
SERIAL NUMBER: 72585A LOCATION: County of Riverside APN: 331-190-057, 331-190-059, 331-190-055, 331-190-061	

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, hereinafter referred to as "**Grantor**", does hereby grant to **SOUTHERN CALIFORNIA EDISON COMPANY**, a corporation, hereinafter referred to as "**Grantee**", a temporary, non-exclusive easement for construction-related purposes ("**Temporary Construction Easement**") in, over, under and across those portions of real property located in the County of Riverside, State of California, and more particularly described in Exhibit "C" attached hereto and by this reference made a part hereof.

Those parcels legally described in the attached Exhibit "A" and depicted in the attached Exhibit "B", as said Exhibits are incorporated herein by this reference (collectively, the "**Easement Areas**").

1. Use of the Easement Areas. Use of the Easement Areas, and exercise of the easement rights granted herein, shall be limited solely to those activities which are related to and necessary for Grantee's development and installation of electrical generation, transmission and/or distribution facilities (and improvements related thereto collectively, the "**Utility Facilities**") on properties that are located adjacent and/or proximate to the Easement Areas. Specifically, during the Term of this Temporary Construction Easement (as defined below), Grantee shall have the following rights relative to the Easement Areas:
 - a. The right to enter upon and pass and repass over and along the Easement Areas for the construction, reconstruction, enlargement, repair and maintenance of such improvements as are required for, or otherwise necessitated by, Grantee's development and installation of the Utility Facilities.
 - b. The right to transport personnel, trucks, cars, equipment and materials over, through and across all portions of the Easement Areas for purposes of facilitating the development and installation of the Utility Facilities.

- c. The right to store, maintain and operate on the Easement Areas such equipment, tools, machinery, inventory, implements and other materials as are necessary or convenient in connection with Grantee's development and installation of the Utility Facilities.
- d. The right to install, operate, maintain and replace on, over, under and within the Easement Areas such temporary poles, footings, lines and other improvements as are necessary or convenient in connection with Grantee's development and installation of the Utility Facilities.
2. Term of Temporary Construction Easement. The Temporary Construction Easement shall continue for a period of eighteen (18) months. Construction within the Temporary Construction Easement Area shall commence seven (7) days after written notice is given prior to the start of construction, and shall terminate on the earliest of (a) the date upon which Grantee notifies Grantor that it no longer needs the Temporary Construction Easement, (b) eighteen (18) months from the commencement date of the Temporary Construction Easement, or (c) July 31, 2022 ("**Expiration Date**").
3. Use of Gates; Removal of Materials Impeding the Easement. Grantee shall have the right to use gates in all of Grantor's fences which presently or hereafter cross the Easement Areas, and to remove, trim, cut and clear away any trees and brush within the Easement Areas (and relocate any other materials situated, placed or appearing within the Easement Areas) whenever in Grantee's reasonable judgment the same shall be necessary for the convenient and safe exercise of the rights granted hereby.
4. Obligation to Restore Easement Areas. After completion of any work performed by Grantee or its agents, contractors or employees which disturbs the surface of the Easement Areas, Grantee shall, at its sole cost and expense, restore the surface of such area as close as reasonably possible to its original character (as existing/measured at the time of the Effective Date of this Temporary Construction Easement, but specifically excluding the obligation to replace/replant any trees or shrubs trimmed, cut or cleared in connection with the provisions of Section 3, above).
5. Obligation to Obtain Applicable Approvals. Prior to engaging in any activity upon the Easement Areas, Grantee shall, at its sole cost and expense, apply for and obtain all applicable permits, authorizations, licenses and approvals (collectively, "**Approvals**") which are or may be required from anybody, agency, or department with jurisdiction over the Easement Areas.
6. Rights Retained by Grantor. The easement rights acquired by Grantee pursuant to this instrument are acquired subject to the right of Grantor, its successors and assigns to use the surface and subsurface of the land within the Easement Areas to the extent that such use is compatible and does not unreasonably interfere with the full and free exercise of the Temporary Construction Easement by Grantee.
7. General Provisions.
 - a. *Covenants Running with the Land.* Grantee and Grantor acknowledge and agree that the rights conferred by this Temporary Construction Easement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective Grantees, heirs, successors and assigns.
 - b. *Authorized Representative.* Each individual signing on behalf of a party to this Temporary Construction Easement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Temporary Construction Easement has been duly authorized by,

and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

- c. *Attorney's Fees.* In the event of any dispute between the parties regarding the enforcement or effect of this Temporary Construction Easement, the non-prevailing party in any such dispute shall pay the prevailing party's reasonable attorney's fees and costs actually incurred. In the event that neither party wholly prevails, the court may apportion the costs or fees as the court deems appropriate.
- d. *Further Cooperation.* Each of the signatories to this Temporary Construction Easement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Temporary Construction Easement.

EXECUTED this _____ day of _____, 20____.

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

By: _____

Name: _____

Its: _____

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

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 _____

EXHIBIT "A"
LEGAL DESCRIPTION
APN: 331-190-055, 331-190-061,
331-190-059 & 331-190-057
SERIAL NO. 72585A

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF LOTS 765, 766, 767, AND 768 OF ROMOLA FARMS NUMBER 6A, IN THE CITY OF MENIFEE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE MAP ON FILE IN BOOK 14, PAGES 63 THROUGH 65, INCLUSIVE OF MAPS, MORE PARTICULARLY DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" OF THE GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THAT PORTION OF LAND DESCRIBED IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, AND THAT PORTION OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN "EXHIBIT C" OF SAID GRANT DEED;

THENCE ALONG THE EASTERLY LINE THEREOF, NORTH 00°10'14" WEST, 8.53 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 00°10'14" WEST, 18.36 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT A";

THENCE LEAVING SAID EASTERLY LINE, SOUTH 89°36'00" WEST, 658.60 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT A", ALSO BEING A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED RECORDED AS DOCUMENT NUMBER 2014-0146434;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°25'27" EAST, 8.80 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 89°33'07" WEST, 629.30 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED RECORDED AS DOCUMENT NUMBER 2014-0146434;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°23'58" WEST, 20.36 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE WESTERLY CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT B";

THENCE ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT B", SOUTH 88°18'29" EAST, 119.68 FEET;

THENCE NORTHEASTERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIAL BEARS NORTH 31°53'36" WEST, THROUGH A CENTRAL ANGLE OF 67°10'14", AN ARC DISTANCE OF 29.31 FEET TO A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT B";

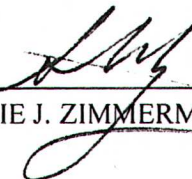
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 88°18'29" EAST, 166.62 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 89°52'26" EAST, 974.18 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 26,510 SQUARE FEET OR 0.61 ACRES, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS AND BASIS OF BEARINGS ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA. THIS REAL PROPERTY DESCRIPTION AND ACCOMPANIED EXHIBIT "B" HAS BEEN PREPARED AT MARK THOMAS, BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



SHERRIE J. ZIMMERMAN LS. 8964

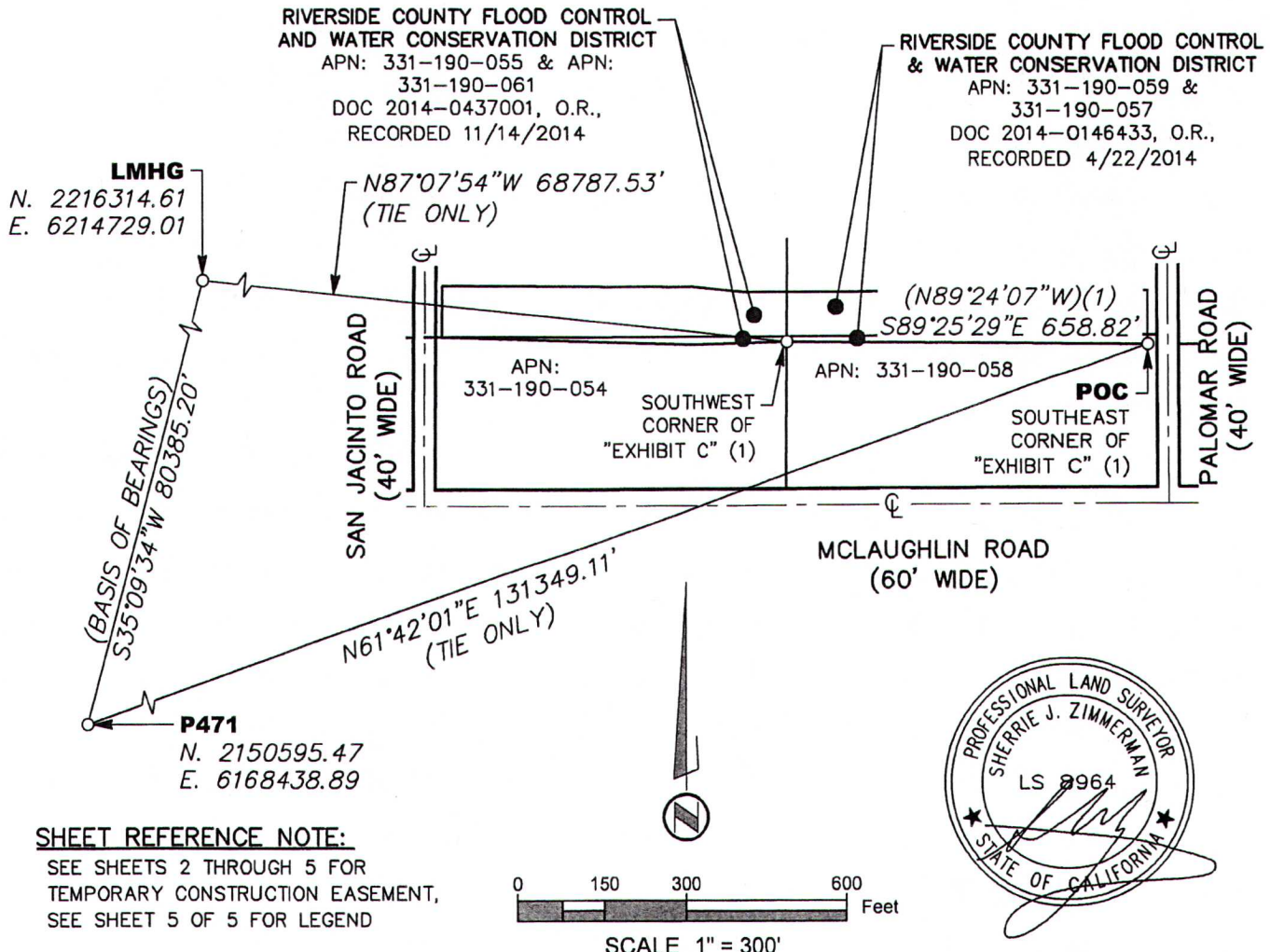


4/1/2021
DATE

SHEET 1 OF 5

EXHIBIT "B"

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.




SHEET REFERENCE NOTE:

SEE SHEETS 2 THROUGH 5 FOR
TEMPORARY CONSTRUCTION EASEMENT,
SEE SHEET 5 OF 5 FOR LEGEND

BASIS OF BEARINGS

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983 (2011), ZONE 6, EPOCH 2017.50, AS ESTABLISHED USING THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) STATIONS: LMHG, WITH A REPORTED 3D ACCURACY OF 0.005m CALCULATED AT A 95% CONFIDENCE LEVEL, AND P471, WITH A REPORTED 3D ACCURACY OF 0.004m CALCULATED AT A 95% CONFIDENCE LEVEL, WITH STATIC OBSERVATIONS TO A LOCAL POINT #3122 WITH A GPS DERIVED NAVD88 ELEVATION OF 1497 FEET GEOID12B (CONUS), A MAPPING ANGLE OF -00°33'25" AND A COMBINED SCALE FACTOR OF 0.9999124, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. DISTANCES SHOWN ARE GRID DISTANCES, DIVIDE US SURVEY FOOT DISTANCES SHOWN BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES.

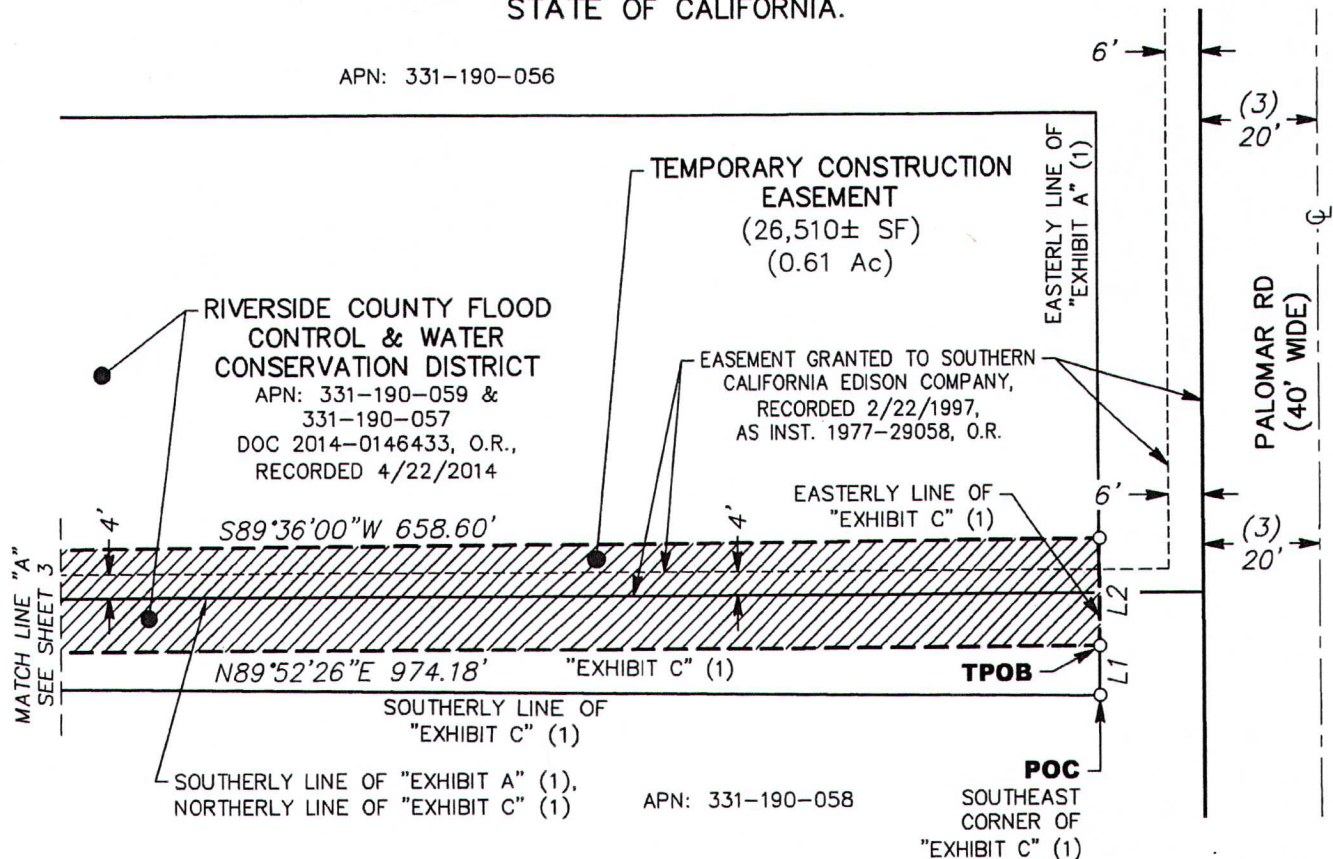
PROJECT NAME: VALLEY — IVYGLEN SUB-TRANSMISSION PROJECT							M.S.: 044-105		
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021			
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63-65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72585A		FILE NAME:		RCFC & WCD.DWG

SHEET 2 OF 5

EXHIBIT "B"

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

APN: 331-190-056

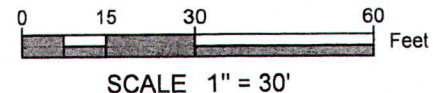
LINE TABLE


L1 N00°10'14"W 8.53'

L2 N00°10'14"W 18.36'

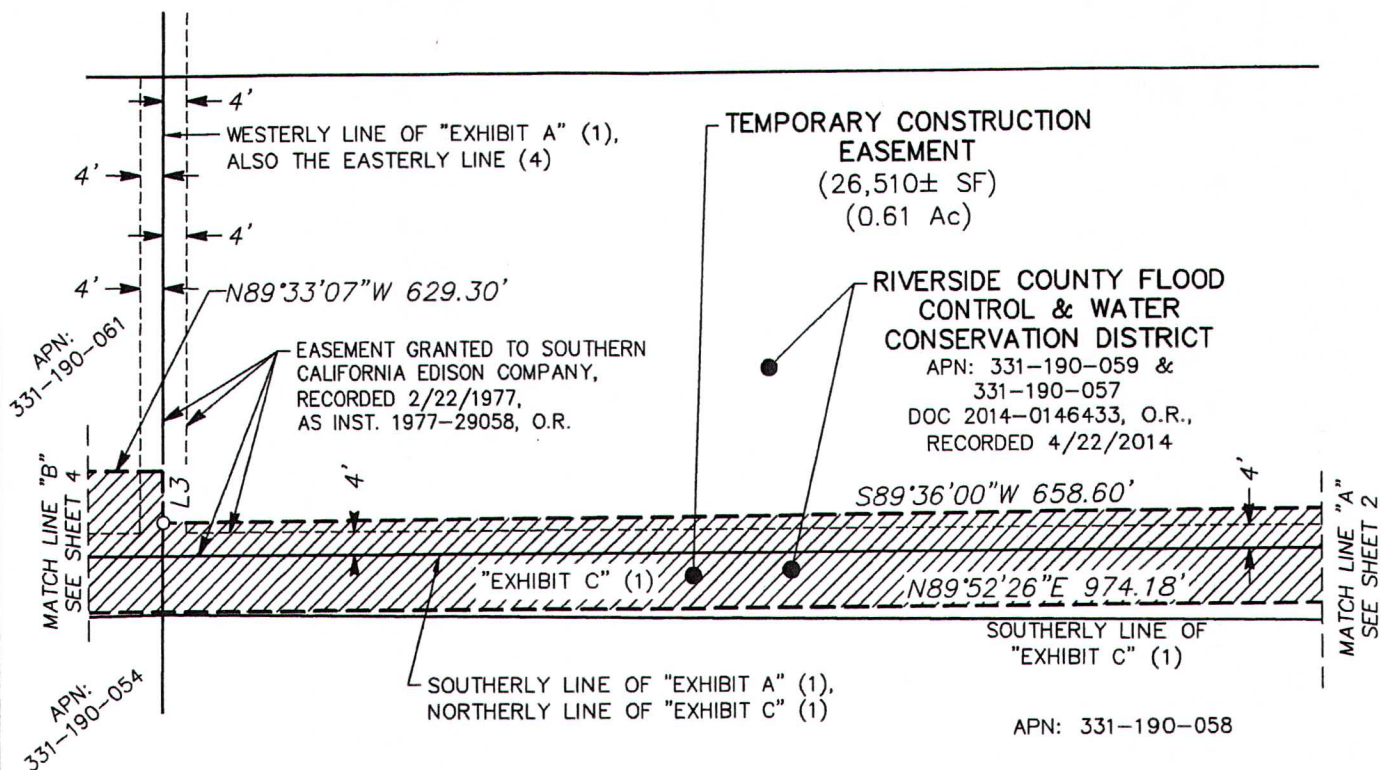
SHEET REFERENCE NOTE:

SEE SHEET 5 OF 5 FOR LEGEND



PROJECT NAME: VALLEY – IVYGLEN SUB–TRANSMISSION PROJECT					M.S.: 044–105				
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON® An EDISON INTERNATIONAL® Company	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A – M.B. 14/63–65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72585A		FILE NAME:		RCFC & WCD.DWG

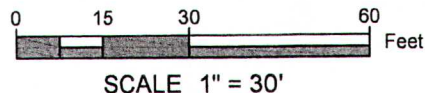
THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.


**LINE TABLE**

L3 N00°25'27"E 8.80'

SHEET REFERENCE NOTE:

SEE SHEET 5 OF 5 FOR LEGEND.

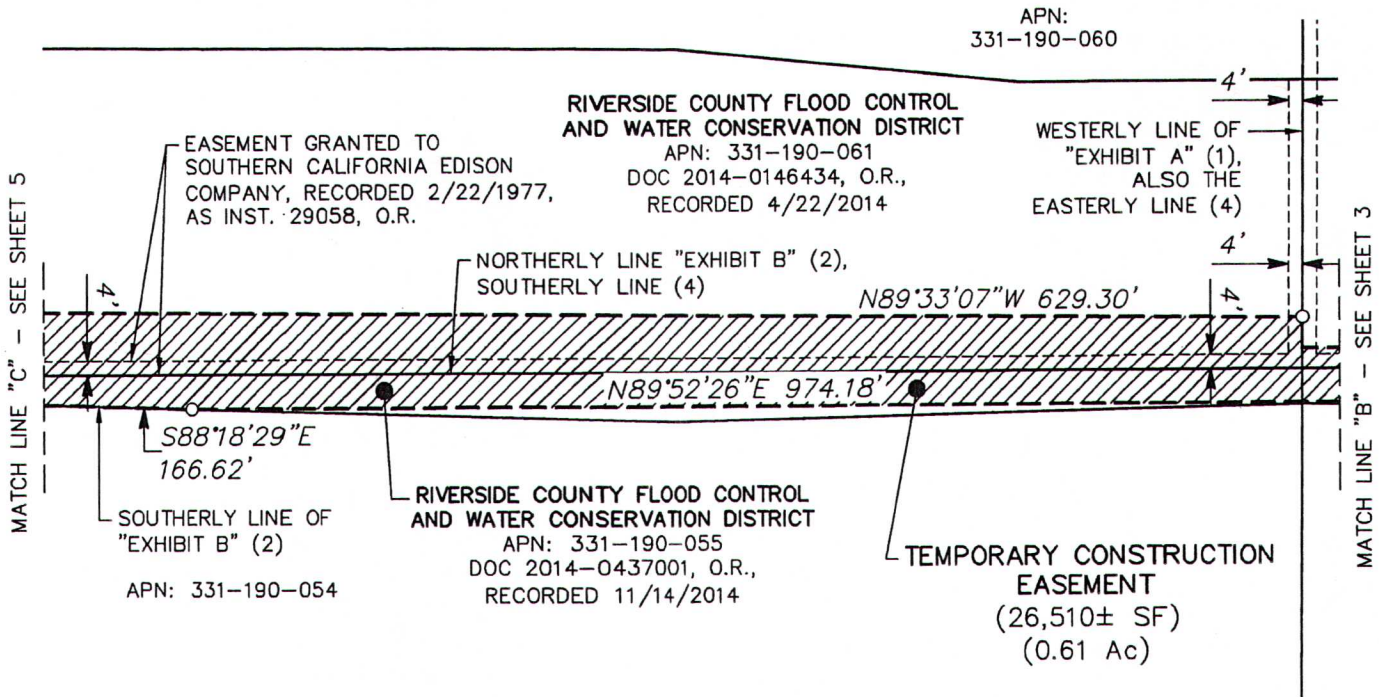


PROJECT NAME: VALLEY – IVYGLEN SUB–TRANSMISSION PROJECT						M.S.: 044–105			
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A – M.B. 14/63–65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72585A		FILE NAME:		RCFC & WCD.DWG

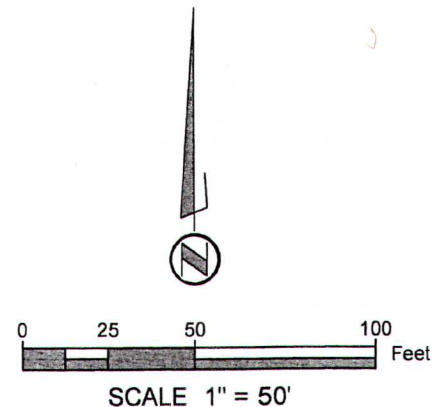
SHEET 4 OF 5


EXHIBIT "B"

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

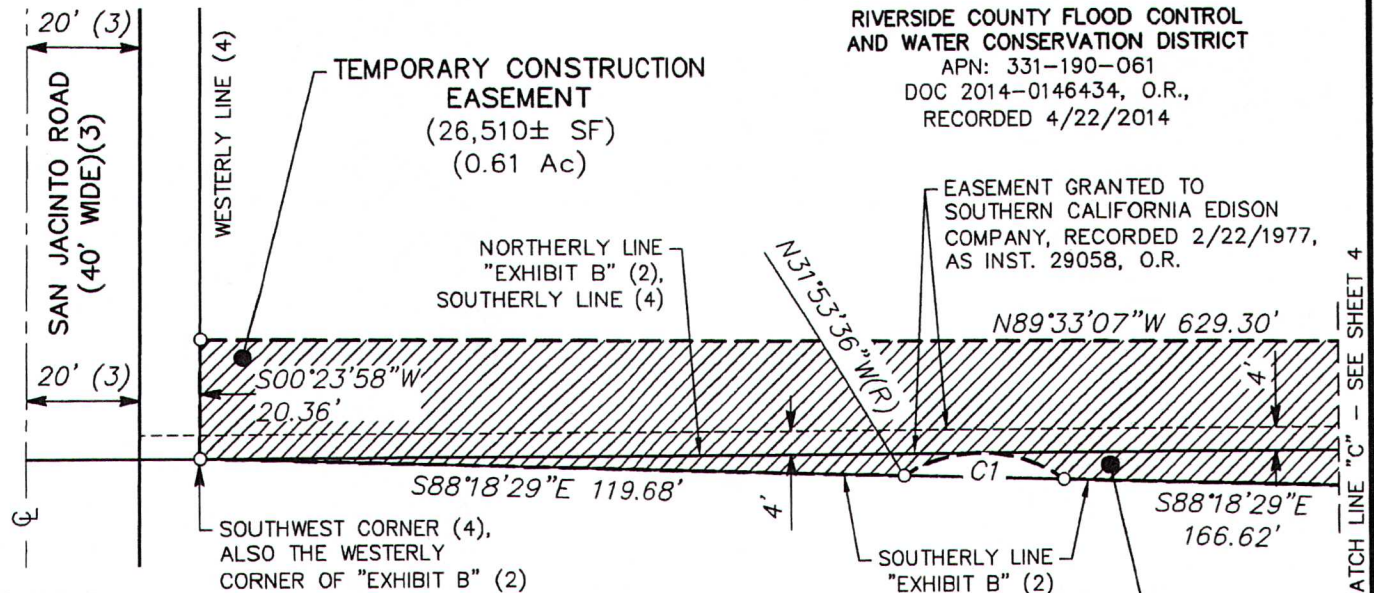


SHEET REFERENCE NOTE:
SEE SHEET 5 OF 5 FOR LEGEND.



PROJECT NAME: VALLEY — IVYGLEN SUB-TRANSMISSION PROJECT						M.S.: 044-105			
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON <small>An EDISON INTERNATIONAL® Company</small>	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63-65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72585A		FILE NAME: RCFC & WCD.DWG		

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**LEGEND**

- POC POINT OF COMMENCEMENT
 TPOB TRUE POINT OF BEGINNING
 DOC DOCUMENT NUMBER
 INST. INSTRUMENT NUMBER
 O.R. OFFICIAL RECORDS
 M.B. MAP BOOK
 CL CENTERLINE
 (1) RECORD DATA PER GRANT DEED
 RECORDED 4/22/2014 AS
 DOC 2014-0146433, O.R.
 (2) RECORD DATA PER QUITCLAIM DEED
 RECORDED 11/14/2014 AS
 DOC 2014-0437001, O.R.
 (3) RECORD DATA PER ROMOLA FARMS
 NO. 6A, M.B. 14/63-65
 (4) RECORD DATA PER GRANT DEED
 RECORDED 4/22/2014 AS
 DOC 2014-0146434, O.R.
 O DIMENSION POINT
 TEMPORARY CONSTRUCTION EASEMENT (TCE)

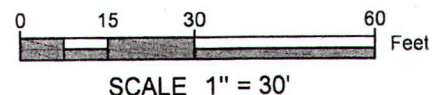
RIVERSIDE COUNTY FLOOD CONTROL
 AND WATER CONSERVATION DISTRICT
 APN: 331-190-055
 DOC 2014-0437001, O.R.,
 RECORDED 11/14/2014

LINE TABLE

- L1 N00°10'14"W 8.53'
 L2 N00°10'14"W 18.36'
 L3 N00°25'27"E 8.80'

CURVE TABLE

- R=25.00'
 C1 Δ=67°10'14"
 L=29.31'




PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT					M.S.: 044—105				
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON An EDISON INTERNATIONAL® Company	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72585A		FILE NAME: RCFC & WCD.DWG		

EXHIBIT "C"
LEGAL DESCRIPTION
LANDS OF THE GRANTOR

APN: 331-190-055

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 766 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 766, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN JACINTO ROAD (40.00 FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56'08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 766, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 629.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 766;

THENCE SOUTH 00° 26' 06" WEST ALONG THE EASTERLY LINE OF SAID LOT 766, DISTANCE OF 10.00 FEET;

THENCE SOUTH 88° 39'05" WEST, A DISTANCE OF 178.48 FEET; THENCE NORTH 88° 17'09" WEST, A DISTANCE OF 451.01 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-055

APNS: 331-190-059 & 331-190-057

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 331-190-059

THAT PORTION OF LOT 767 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTIONS BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 767;

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

THENCE NORTH 89° 56' 08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 767, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 767, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE SOUTH 00° 07' 09" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 17.61 FEET;

THENCE NORTH 89° 24' 07" WEST, A DISTANCE OF 658.27 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 767;

THENCE NORTH 00° 26' 06" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: APN: 331-190-057

THAT PORTION OF LOT 768 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 768;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 768, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 768, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE NORTH 00° 07' 09" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF LOT 768;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 657.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 768;

THENCE SOUTH 00° 26' 06" WEST ALONG SAID WESTERLY LINE, DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-059 & 331-190-057

APN: 331-190-061

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 765 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON
FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5
SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 765, SAID CORNER
BEING ON THE EASTERLY RIGHT OF-WAY LINE OF SAN JACINTO ROAD (40.00
FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 765,
A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID SOUTHERLY LINE OF
LOT 765, A DISTANCE OF 629.32 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00° 26' 06" EAST ALONG THE EASTERLY LINE OF SAID LOT 765, A
DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT
NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY
LINE OF LOT 765;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF
79.74 FEET; THENCE NORTH 84° 19' 31" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 40' 57" WEST, A DISTANCE OF 450.00 FEET TO A POINT ON A
LINE PARALLEL WITH AND DISTANT EASTERLY 10.00 FEET, MEASURED AT A
RIGHT ANGLE, FROM THE WESTERLY LINE OF SAID LOT 765;

THENCE SOUTH 00° 25' 17" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF
95.00 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-061

**Request for Taxpayer
Identification Number and Certification**

► Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give Form to the
requester. Do not
send to the IRS.**

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign
Here**

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768
ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

DOCUMENTARY TRANSFER TAX \$ _____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBERANCES REMAINING AT TIME OF SALE _____, <u>SO. CAL. EDISON CO.</u> SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX, FIRM NAME	APPROVED BY: BY _____ DATE ____/____/____ PROJECT: VALLEY IVYGLEN SERVICE ORDER: 801882275 V&LM FILE NUMBER: ACQ203741726 SCE DOCUMENT NUMBER: 522384
SERIAL NUMBER: 72584A LOCATION: County of Riverside APN: 331-190-057, 331-190-059, 331-190-055, 331-190-061	

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, hereinafter called "Grantor", hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, hereinafter called "Grantee", a permanent easement and right of way to construct, use, maintain, alter, add to, enlarge, repair, replace, inspect, and/or remove, at any time and from time to time, electric lines, consisting of poles and towers made of various materials, "H" frame structures, guy wires and anchors, crossarms, wires and other fixtures and appliances and communication circuits with necessary appurtenances, both overhead and underground, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes (collectively, "Facilities"), in, under, on, over, along and across a strip of land of varying width, hereinafter described and designated as "Right of Way Strip," lying within that certain real property of the Grantor, situated in the County of Riverside, State of California, and more particularly described in Exhibit "C" attached hereto and by this reference made a part hereof.

The said Right of Way Strip is more particularly described on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached hereto and by this reference made a part hereof.

Grantee shall have the right to construct roads, use existing roads and make such additions thereto, on lands of Grantor within and/or adjoining said Right of Way Strip, as shall be necessary or convenient to Grantee's access to and use of its Right of Way Strip located on the lands of the Grantor or on lands of others, and the right to use all necessary and convenient means of ingress to and egress from said Right of Way Strip from the public highway most convenient thereto, for the uses and purposes and the exercising of the rights herein granted. In the event alternate public roads are constructed which, in the opinion of Grantee, will provide Grantee with access to said Right of Way Strip as convenient and adequate as that which Grantee may then be using, Grantee agrees to quitclaim any such portion or portions of the access roads no longer required hereunder as may be determined by Grantee.

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

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

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 hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, for no additional compensation to Grantor, the right to clear and to keep clear said Right of Way Strip, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind (except for those herein provided) and the right to trim or remove any tree or shrub which in the opinion of Grantee, may endanger the Facilities or interfere with the exercise of the rights herein granted.

Grantor reserves for Grantor and Grantor's successors and assigns, on, over, across and under (but not longitudinally along) said Right of Way Strip, rights for (1) underground utilities, including water pipelines, electrical conduit, sewer lines, and telecommunications lines, (2) parkways, and (3) roads (collectively, "Reserved Rights"), provided, however, that the exercise of such Reserved Rights does not interfere with or endanger, in the reasonable opinion of Grantee, the operation or maintenance of the Facilities, or Grantee's ready access to its said Facilities, or the exercise of any of the rights herein granted to Grantee. Grantor shall not undertake the Reserved Rights without the previous written consent of the Grantee, which consent shall not be unreasonably withheld, delayed, or conditioned.

Except to the extent reasonably necessary to maintain, resurface and/or replace any means of ingress or egress and/or any utilities (for which no consent from Grantee is required provided such maintenance, resurfacing and/or replacing does not impair Grantee's use of the easement), Grantor shall not excavate or change, nor permit the excavation or changing of the surface of the ground of the above described real property without the previous written consent of the Grantee, which consent shall not be unreasonably withheld, delayed, or conditioned.

The terms, covenants and conditions of this Grant of Easement shall bind and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its officers thereunto duly authorized, this 14th day of September, 20 21.

**RIVERSIDE COUNTY FLOOD
CONTROL AND WATER
CONSERVATION DISTRICT**

By: Karen S. Spiegel

Name: KAREN SPIEGEL

Its: CHAIR, BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY [Signature] 9/1/21
RYAND YABKO DATE

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 RIVERSIDE

}
§
}

On September 14, 2021, before me, Priscilla Rasso, Board Assistant, personally appeared Karen S. Spiegel, Chair of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia R. Harper
Clerk of the Board of Supervisors

By: 
Deputy Clerk

(SEAL)

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

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 _____

EXHIBIT "A"
LEGAL DESCRIPTION
APN: 331-190-059 & 331-190-055
SERIAL NO. 72584A

THAT PORTION OF LOTS 766 AND 767 OF ROMOLA FARMS NUMBER 6A, FILED IN MAP BOOK 14, PAGES 63 THROUGH 65, INCLUSIVE OF MAPS, IN THE CITY OF MENIFEE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN "EXHIBIT C" OF THE GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, AND DESCRIBED IN "EXHIBIT B" OF THE QUITCLAIM DEED RECORDED NOVEMBER 14, 2014 AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

AERIAL OVERHANG EASEMENT 1 – (AOE 1)

BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT C";

THENCE ALONG THE SOUTHERLY LINE THEREOF, NORTH 89°25'29" WEST, 658.82 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT C", SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN "EXHIBIT B" OF SAID QUITCLAIM DEED;

THENCE ALONG THE SOUTHERLY LINE THEREOF, SOUTH 88°37'45" WEST, 178.48 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 88°18'29" WEST, 137.05 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 89°52'26" EAST, 974.18 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT C";

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°10'14" EAST, 8.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,694 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

AERIAL OVERHANG EASEMENT 2 – (AOE 2)

COMMENCING AT SAID **POINT "A"**;

THENCE ALONG THE SOUTHERLY LINE OF SAID "EXHIBIT B", NORTH 88°18'29" WEST, 166.62 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 88°18'29" WEST, 27.66 FEET;

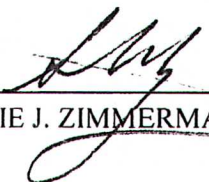
THENCE NORTHEASTERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIAL BEARS NORTH 31°53'37" WEST, THROUGH A CENTRAL ANGLE OF 67°10'17", AN ARC DISTANCE OF 29.31 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 78 SQUARE FEET, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS AND BASIS OF BEARINGS ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

THIS REAL PROPERTY DESCRIPTION AND ACCOMPANIED EXHIBIT "B" HAS BEEN PREPARED AT MARK THOMAS, BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

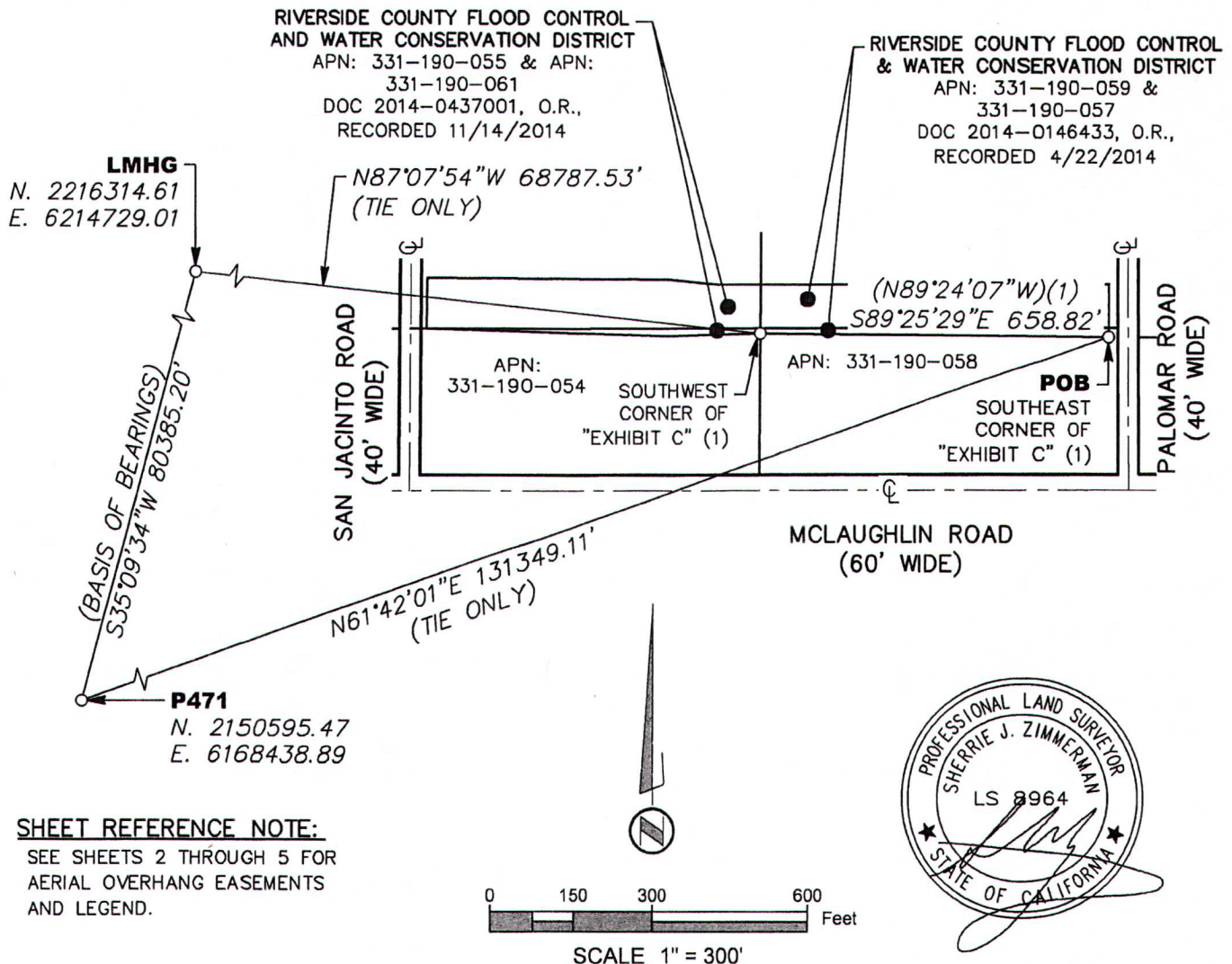


SHERRIE J. ZIMMERMAN LS. 8964

4/1/2021
DATE



THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT

M.S.: 044-105

ORDER NO.: 801882275

NOT. NO.: 203741726

CITY: MENIFEE

COUNTY: RIVERSIDE

STATE: CA

SURVEYED BY: MARK THOMAS

SCE F.B. REF.: N/A

DATE: 4/1/2021

DRAWN BY: BPK

MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65



CHECKED BY: SJZ

TRES: S.F.

SERIAL NO.: 72584A

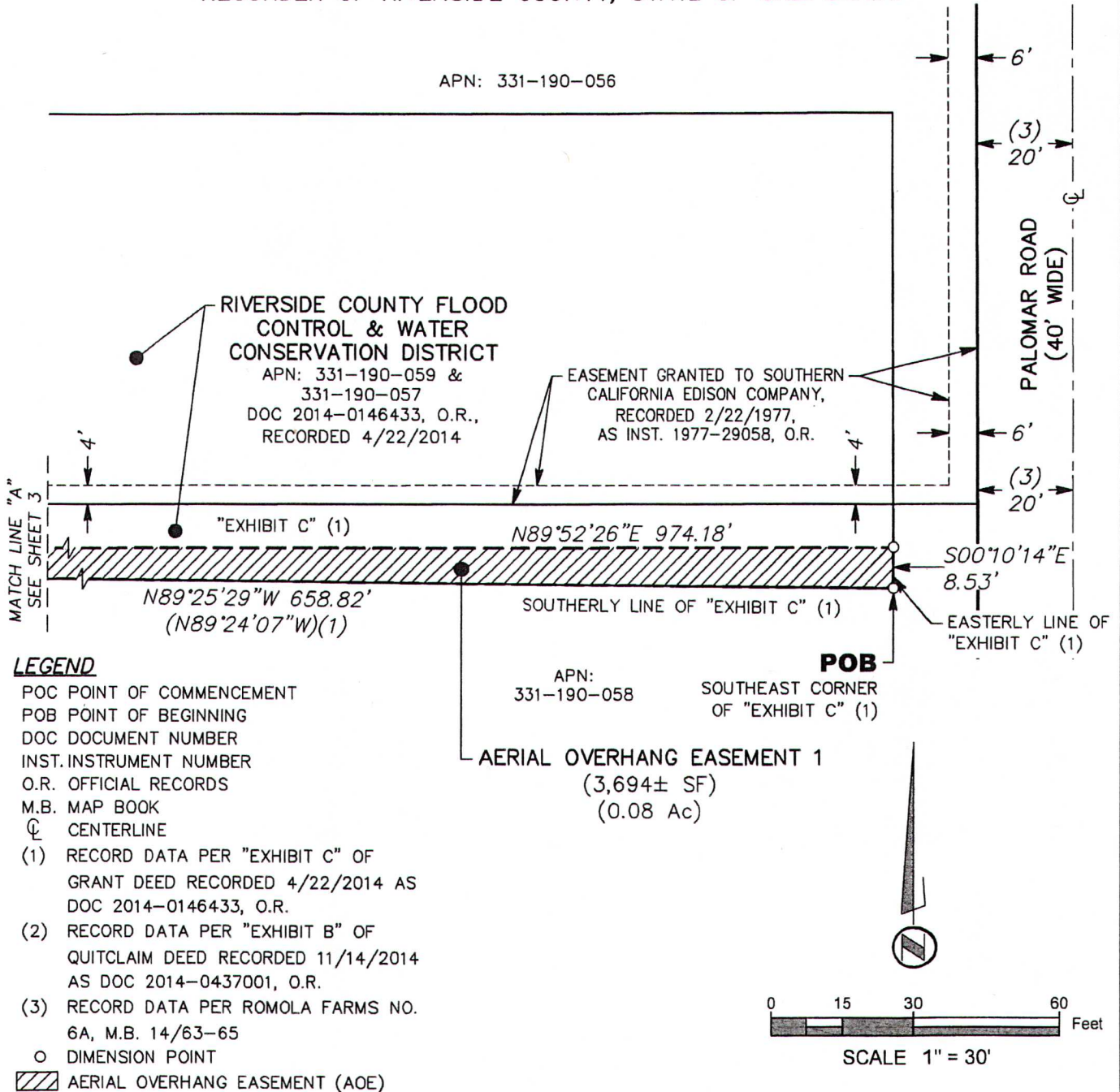
FILE NAME:

RCFC & WCD.DWG

SHEET 2 OF 5

EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



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SURVEYED BY: MARK THOMAS

SCE F.B. REF.: N/A

DATE: 4/1/2021

DRAWN BY: BPK

MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65



CHECKED BY: SJZ

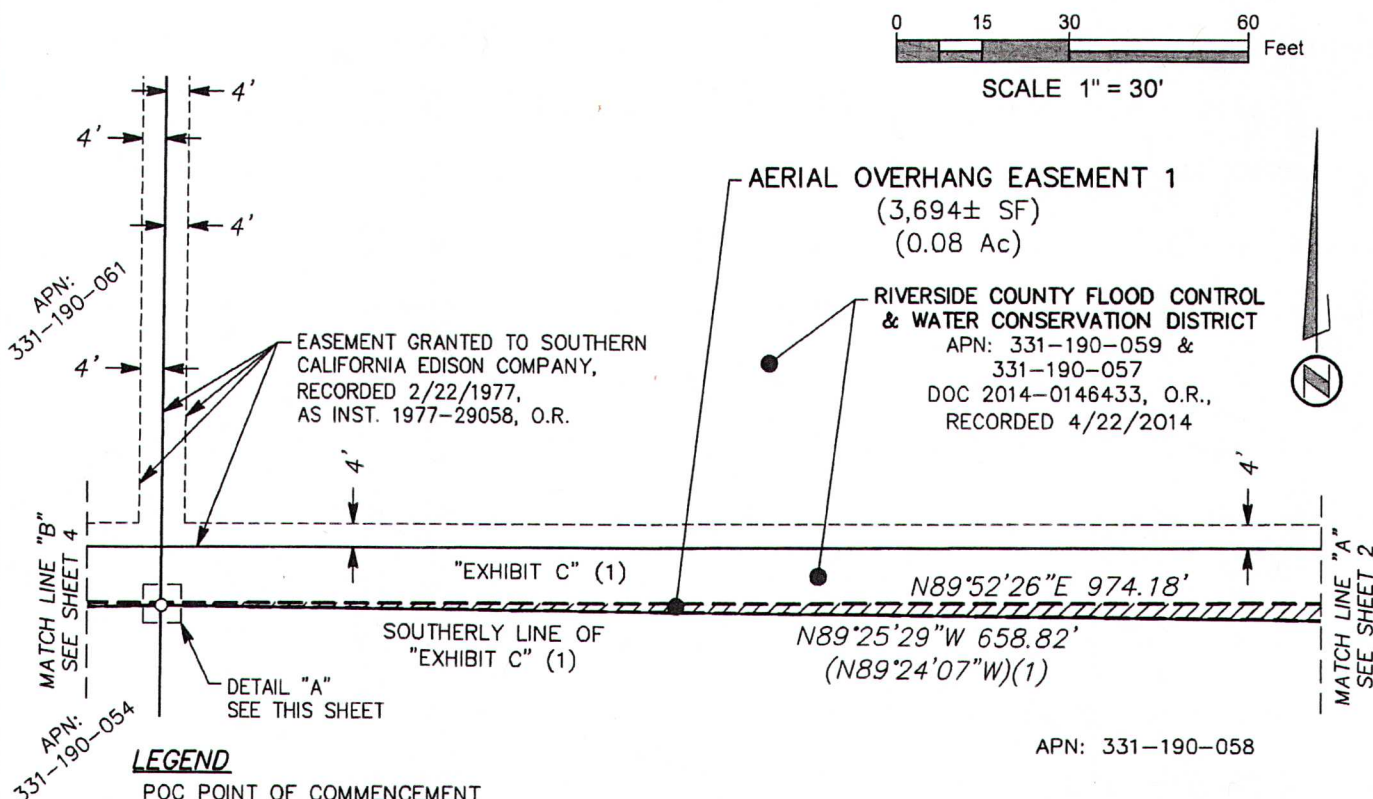
TRES: S.F.

SERIAL NO.: 72584A

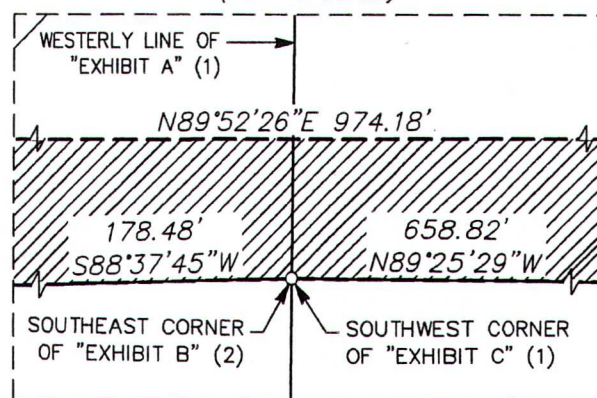
FILE NAME:


RCFC & WCD.DWG

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**LEGEND**

- POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 DOC DOCUMENT NUMBER
 INST. INSTRUMENT NUMBER
 O.R. OFFICIAL RECORDS
 M.B. MAP BOOK
 CL CENTERLINE
 (1) RECORD DATA PER "EXHIBIT C" OF GRANT DEED RECORDED 4/22/2014 AS DOC 2014-0146433, O.R.
 (2) RECORD DATA PER "EXHIBIT B" OF QUITCLAIM DEED RECORDED 11/14/2014 AS DOC 2014-0437001, O.R.
 (3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
 ○ DIMENSION POINT
 ▨ AERIAL OVERHANG EASEMENT (AOE)

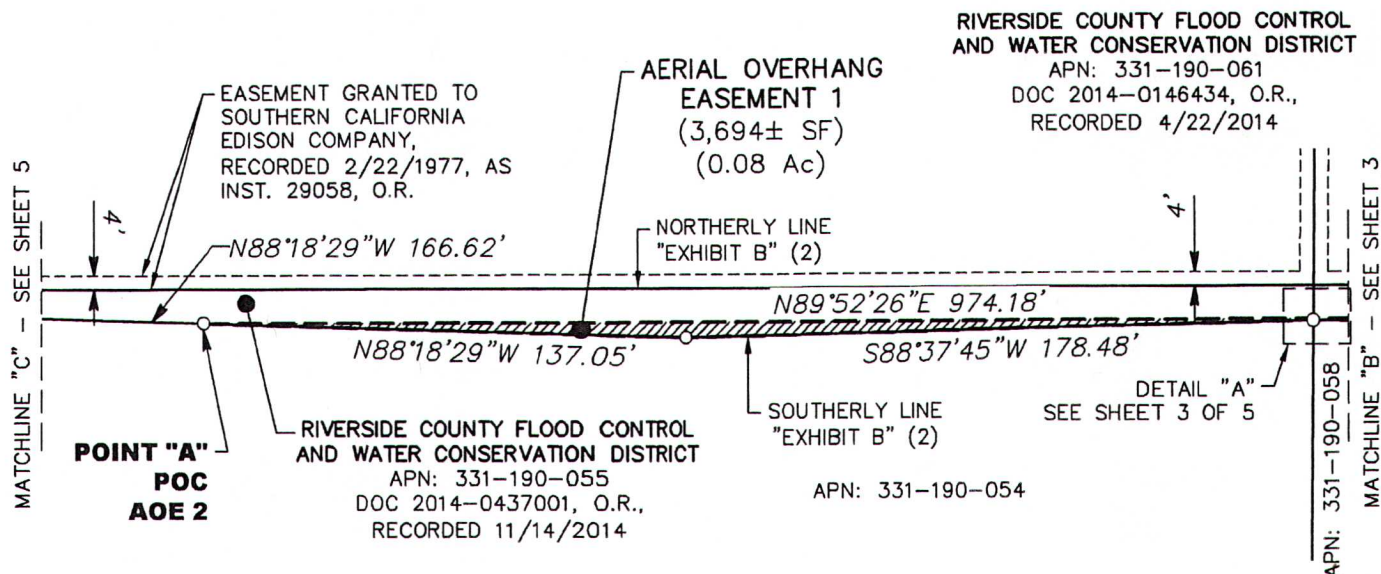
DETAIL "A"
(NOT TO SCALE)

PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT					M.S.: 044—105
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: MENIFEE		COUNTY: RIVERSIDE	STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A		DATE: 4/1/2021	
DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65			
CHECKED BY: SJZ	TRES: S.F.	SERIAL NO.: 72584A	FILE NAME:	RCFC & WCD.DWG	

SHEET 4 OF 5

EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

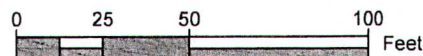
**LEGEND**

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 DOC DOCUMENT NUMBER
 INST. INSTRUMENT NUMBER
 O.R. OFFICIAL RECORDS
 M.B. MAP BOOK
 ☉ CENTERLINE


- (1) RECORD DATA PER "EXHIBIT C" OF GRANT DEED RECORDED 4/22/2014 AS DOC 2014-0146433, O.R.
- (2) RECORD DATA PER "EXHIBIT B" OF QUITCLAIM DEED RECORDED 11/14/2014 AS DOC 2014-0437001, O.R.
- (3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65

○ DIMENSION POINT

▨ AERIAL OVERHANG EASEMENT (AOE)



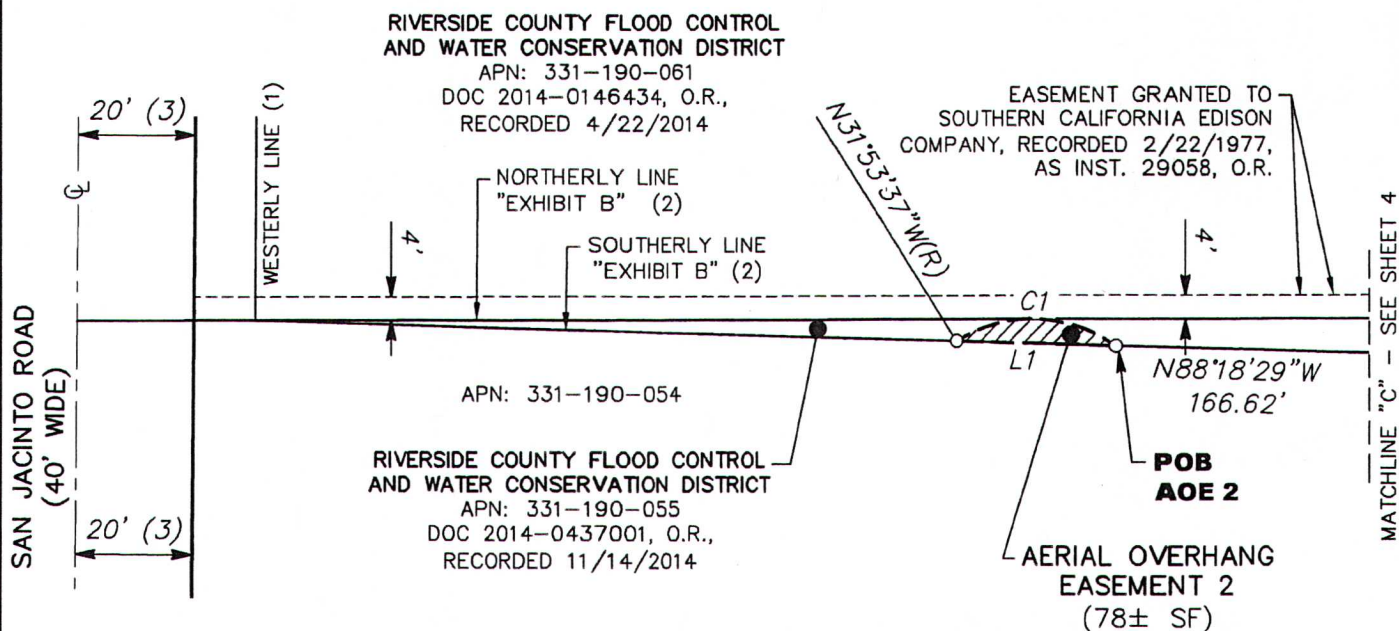
SCALE 1" = 50'

PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT							M.S.: 044—105		
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 An EDISON INTERNATIONAL® Company	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72584A		FILE NAME:		RCFC & WCD.DWG

SHEET 5 OF 5

EXHIBIT "B"

THAT PORTION OF THE LAND DESCRIBED IN "EXHIBIT C" OF THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THOSE PORTIONS OF THE LAND DESCRIBED IN "EXHIBIT B" OF THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**LEGEND**

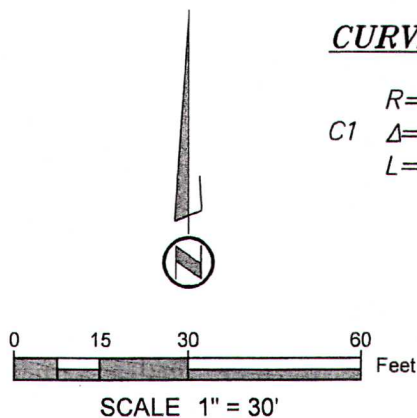
- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
DOC DOCUMENT NUMBER
INST. INSTRUMENT NUMBER
O.R. OFFICIAL RECORDS
M.B. MAP BOOK
CL CENTERLINE
(1) RECORD DATA PER "EXHIBIT C" OF GRANT DEED RECORDED 4/22/2014 AS DOC 2014-0146433, O.R.
(2) RECORD DATA PER "EXHIBIT B" OF QUITCLAIM DEED RECORDED 11/14/2014 AS DOC 2014-0437001, O.R.
(3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
O DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

LINE TABLE

L1 N88°18'29"W 27.66'

CURVE TABLE

R=25.00'
C1 Δ=67°10'17"
L=29.31'



PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT

M.S.: 044-105

ORDER NO.: 801882275

NOT. NO.: 203741726

CITY: MENIFEE

COUNTY: RIVERSIDE

STATE: CA

SURVEYED BY: MARK THOMAS

SCE F.B. REF.: N/A

DATE: 4/1/2021

DRAWN BY: BPK

MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65



CHECKED BY: SJZ

TRES: S.F.

SERIAL NO.: 72584A

FILE NAME:

RCFC & WCD.DWG

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

EXHIBIT "C"
LEGAL DESCRIPTION
LANDS OF THE GRANTOR

APN: 331-190-055

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 766 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 766, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN JACINTO ROAD (40.00 FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56'08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 766, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 629.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 766;

THENCE SOUTH 00° 26' 06" WEST ALONG THE EASTERLY LINE OF SAID LOT 766, DISTANCE OF 10.00 FEET;

THENCE SOUTH 88° 39'05" WEST, A DISTANCE OF 178.48 FEET; THENCE NORTH 88° 17'09" WEST, A DISTANCE OF 451.01 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-055

APNS: 331-190-059 & 331-190-057

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 331-190-059

THAT PORTION OF LOT 767 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 767;

THENCE NORTH 89° 56' 08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 767, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 767, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE SOUTH 00° 07' 09" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 17.61 FEET;

THENCE NORTH 89° 24' 07" WEST, A DISTANCE OF 658.27 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 767;

THENCE NORTH 00° 26' 06" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: APN: 331-190-057

THAT PORTION OF LOT 768 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 768;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 768, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 768, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE NORTH 00° 07' 09" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF LOT 768;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 657.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 768;

THENCE SOUTH 00° 26' 06" WEST ALONG SAID WESTERLY LINE, DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-059 & 331-190-057

GRANT OF EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

APN: 331-190-061

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 765 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 765, SAID CORNER BEING ON THE EASTERLY RIGHT OF-WAY LINE OF SAN JACINTO ROAD (40.00 FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 765, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID SOUTHERLY LINE OF LOT 765, A DISTANCE OF 629.32 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00° 26' 06" EAST ALONG THE EASTERLY LINE OF SAID LOT 765, A DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF LOT 765;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 79.74 FEET; THENCE NORTH 84° 19' 31" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 40' 57" WEST, A DISTANCE OF 450.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT EASTERLY 10.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE WESTERLY LINE OF SAID LOT 765;

THENCE SOUTH 00° 25' 17" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 95.00 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-061

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768
ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

DOCUMENTARY TRANSFER TAX \$ _____ _____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED _____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE _____, <u>SO. CAL. EDISON CO.</u> SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX, FIRM NAME	APPROVED BY _____ DATE ____/____/____ PROJECT: VALLEY IVYGLEN SERVICE ORDER: 801882275 V&LM FILE NUMBER: ACQ203741726 SCE DOCUMENT NUMBER: 522385
SERIAL NUMBER: 72585A LOCATION: County of Riverside APN: 331-190-057, 331-190-059, 331-190-055, 331-190-061	

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, hereinafter referred to as "**Grantor**", does hereby grant to **SOUTHERN CALIFORNIA EDISON COMPANY**, a corporation, hereinafter referred to as "**Grantee**", a temporary, non-exclusive easement for construction-related purposes ("**Temporary Construction Easement**") in, over, under and across those portions of real property located in the County of Riverside, State of California, and more particularly described in Exhibit "C" attached hereto and by this reference made a part hereof.

Those parcels legally described in the attached Exhibit "A" and depicted in the attached Exhibit "B", as said Exhibits are incorporated herein by this reference (collectively, the "**Easement Areas**").

1. Use of the Easement Areas. Use of the Easement Areas, and exercise of the easement rights granted herein, shall be limited solely to those activities which are related to and necessary for Grantee's development and installation of electrical generation, transmission and/or distribution facilities (and improvements related thereto collectively, the "**Utility Facilities**") on properties that are located adjacent and/or proximate to the Easement Areas. Specifically, during the Term of this Temporary Construction Easement (as defined below), Grantee shall have the following rights relative to the Easement Areas:
 - a. The right to enter upon and pass and repass over and along the Easement Areas for the construction, reconstruction, enlargement, repair and maintenance of such improvements as are required for, or otherwise necessitated by, Grantee's development and installation of the Utility Facilities.
 - b. The right to transport personnel, trucks, cars, equipment and materials over, through and across all portions of the Easement Areas for purposes of facilitating the development and installation of the Utility Facilities.

- c. The right to store, maintain and operate on the Easement Areas such equipment, tools, machinery, inventory, implements and other materials as are necessary or convenient in connection with Grantee's development and installation of the Utility Facilities.
- d. The right to install, operate, maintain and replace on, over, under and within the Easement Areas such temporary poles, footings, lines and other improvements as are necessary or convenient in connection with Grantee's development and installation of the Utility Facilities.
2. Term of Temporary Construction Easement. The Temporary Construction Easement shall continue for a period of eighteen (18) months. Construction within the Temporary Construction Easement Area shall commence seven (7) days after written notice is given prior to the start of construction, and shall terminate on the earliest of (a) the date upon which Grantee notifies Grantor that it no longer needs the Temporary Construction Easement, (b) eighteen (18) months from the commencement date of the Temporary Construction Easement, or (c) July 31, 2022 ("**Expiration Date**").
3. Use of Gates; Removal of Materials Impeding the Easement. Grantee shall have the right to use gates in all of Grantor's fences which presently or hereafter cross the Easement Areas, and to remove, trim, cut and clear away any trees and brush within the Easement Areas (and relocate any other materials situated, placed or appearing within the Easement Areas) whenever in Grantee's reasonable judgment the same shall be necessary for the convenient and safe exercise of the rights granted hereby.
4. Obligation to Restore Easement Areas. After completion of any work performed by Grantee or its agents, contractors or employees which disturbs the surface of the Easement Areas, Grantee shall, at its sole cost and expense, restore the surface of such area as close as reasonably possible to its original character (as existing/measured at the time of the Effective Date of this Temporary Construction Easement, but specifically excluding the obligation to replace/replant any trees or shrubs trimmed, cut or cleared in connection with the provisions of Section 3, above).
5. Obligation to Obtain Applicable Approvals. Prior to engaging in any activity upon the Easement Areas, Grantee shall, at its sole cost and expense, apply for and obtain all applicable permits, authorizations, licenses and approvals (collectively, "**Approvals**") which are or may be required from anybody, agency, or department with jurisdiction over the Easement Areas.
6. Rights Retained by Grantor. The easement rights acquired by Grantee pursuant to this instrument are acquired subject to the right of Grantor, its successors and assigns to use the surface and subsurface of the land within the Easement Areas to the extent that such use is compatible and does not unreasonably interfere with the full and free exercise of the Temporary Construction Easement by Grantee.
7. General Provisions.
 - a. *Covenants Running with the Land.* Grantee and Grantor acknowledge and agree that the rights conferred by this Temporary Construction Easement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective Grantees, heirs, successors and assigns.
 - b. *Authorized Representative.* Each individual signing on behalf of a party to this Temporary Construction Easement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Temporary Construction Easement has been duly authorized by,

and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

- c. *Attorney's Fees.* In the event of any dispute between the parties regarding the enforcement or effect of this Temporary Construction Easement, the non-prevailing party in any such dispute shall pay the prevailing party's reasonable attorney's fees and costs actually incurred. In the event that neither party wholly prevails, the court may apportion the costs or fees as the court deems appropriate.
- d. *Further Cooperation.* Each of the signatories to this Temporary Construction Easement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Temporary Construction Easement.

EXECUTED this 14th day of September, 2021.

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

By: Karen S. Spiegel

Name: KAREN SPIEGEL

Its: CHAIR, BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY [Signature] 9/1/21
RYAN D YABKO DATE

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 RIVERSIDE

}
§
}


On September 14, 2021, before me, Priscilla Rasso, Board Assistant, personally appeared Karen S. Spiegel, Chair of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia R. Harper
Clerk of the Board of Supervisors

By:


Deputy Clerk

(SEAL)

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

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 _____

EXHIBIT "A"
LEGAL DESCRIPTION
APN: 331-190-055, 331-190-061,
331-190-059 & 331-190-057
SERIAL NO. 72585A

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF LOTS 765, 766, 767, AND 768 OF ROMOLA FARMS NUMBER 6A, IN THE CITY OF MENIFEE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE MAP ON FILE IN BOOK 14, PAGES 63 THROUGH 65, INCLUSIVE OF MAPS, MORE PARTICULARLY DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" OF THE GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND THAT PORTION OF LAND DESCRIBED IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, AND THAT PORTION OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN "EXHIBIT C" OF SAID GRANT DEED;

THENCE ALONG THE EASTERLY LINE THEREOF, NORTH 00°10'14" WEST, 8.53 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 00°10'14" WEST, 18.36 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT A";

THENCE LEAVING SAID EASTERLY LINE, SOUTH 89°36'00" WEST, 658.60 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT A", ALSO BEING A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED RECORDED AS DOCUMENT NUMBER 2014-0146434;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°25'27" EAST, 8.80 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 89°33'07" WEST, 629.30 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED RECORDED AS DOCUMENT NUMBER 2014-0146434;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°23'58" WEST, 20.36 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE WESTERLY CORNER OF THE LAND DESCRIBED IN SAID "EXHIBIT B";

THENCE ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT B", SOUTH 88°18'29" EAST, 119.68 FEET;

THENCE NORTHEASTERLY, LEAVING SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIAL BEARS NORTH 31°53'36" WEST, THROUGH A CENTRAL ANGLE OF 67°10'14", AN ARC DISTANCE OF 29.31 FEET TO A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID "EXHIBIT B";

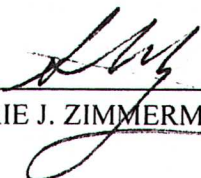
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 88°18'29" EAST, 166.62 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 89°52'26" EAST, 974.18 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 26,510 SQUARE FEET OR 0.61 ACRES, MORE OR LESS.

ALL FOUND MONUMENT DESCRIPTIONS AND BASIS OF BEARINGS ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA. THIS REAL PROPERTY DESCRIPTION AND ACCOMPANIED EXHIBIT "B" HAS BEEN PREPARED AT MARK THOMAS, BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



SHERRIE J. ZIMMERMAN LS. 8964

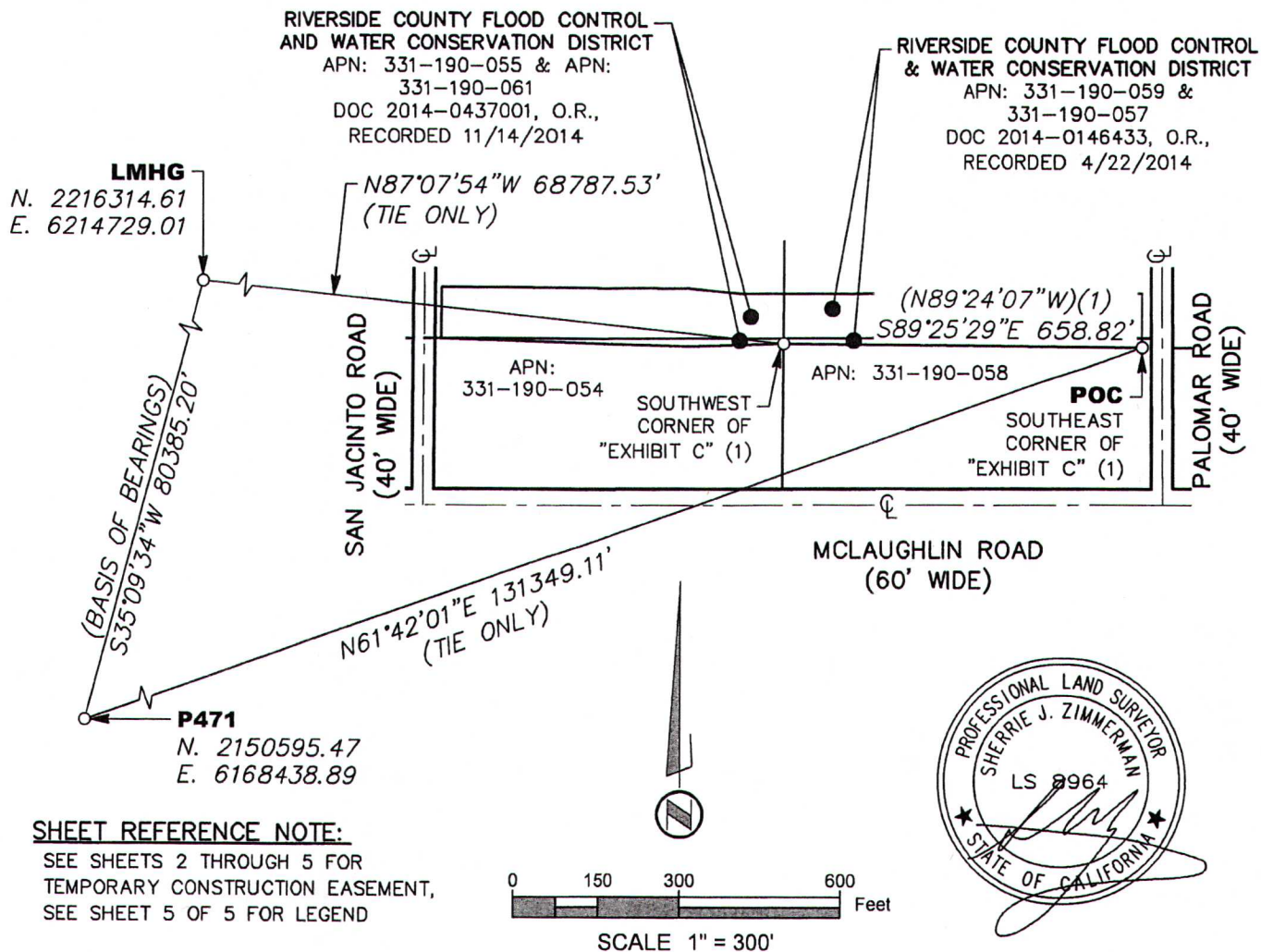


4/1/2021
DATE

SHEET 1 OF 5

EXHIBIT "B"


THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**SHEET REFERENCE NOTE:**

SEE SHEETS 2 THROUGH 5 FOR
 TEMPORARY CONSTRUCTION EASEMENT,
 SEE SHEET 5 OF 5 FOR LEGEND

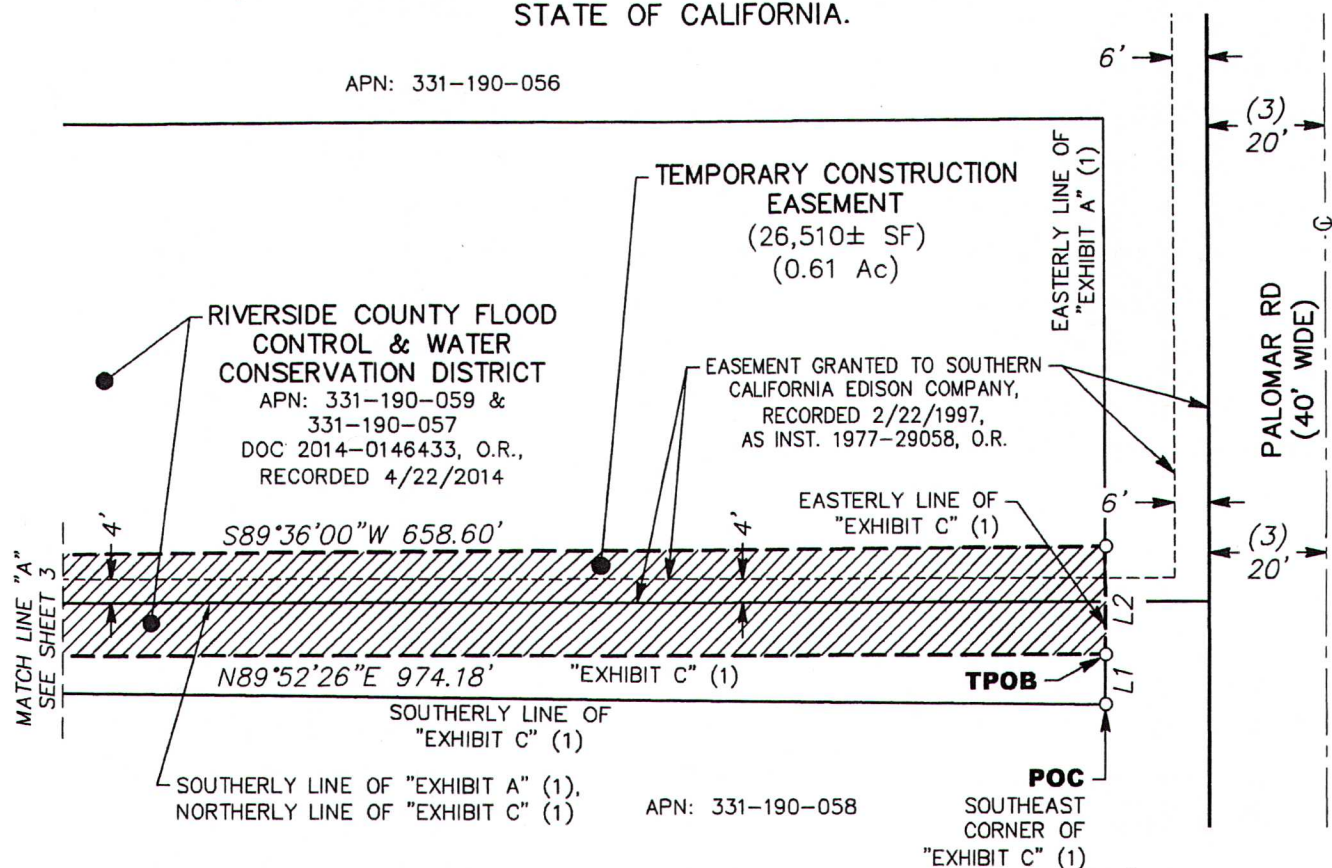
BASIS OF BEARINGS

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983 (2011), ZONE 6, EPOCH 2017.50, AS ESTABLISHED USING THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) STATIONS: LMHG, WITH A REPORTED 3D ACCURACY OF 0.005m CALCULATED AT A 95% CONFIDENCE LEVEL, AND P471, WITH A REPORTED 3D ACCURACY OF 0.004m CALCULATED AT A 95% CONFIDENCE LEVEL, WITH STATIC OBSERVATIONS TO A LOCAL POINT #3122 WITH A GPS DERIVED NAVD88 ELEVATION OF 1497 FEET GEOID12B (CONUS), A MAPPING ANGLE OF -00°33'25" AND A COMBINED SCALE FACTOR OF 0.9999124, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. DISTANCES SHOWN ARE GRID DISTANCES, DIVIDE US SURVEY FOOT DISTANCES SHOWN BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES.

PROJECT NAME: VALLEY — IVYGLEN SUB—TRANSMISSION PROJECT							M.S.: 044—105		
ORDER NO.: 801882275		NOT. NO.: 203741726		CITY: MENIFEE		COUNTY: RIVERSIDE		STATE: CA	
SURVEYED BY: MARK THOMAS				SCE F.B. REF.: N/A		DATE: 4/1/2021		 SOUTHERN CALIFORNIA EDISON <small>An EDISON INTERNATIONAL® Company</small>	
DRAWN BY: BPK				MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63—65					
CHECKED BY: SJZ			TRES: S.F.		SERIAL NO.: 72585A		FILE NAME:		RCFC & WCD.DWG

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

APN: 331-190-056

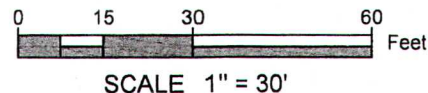
**LINE TABLE**

L1 N00°10'14"W 8.53'

L2 N00°10'14"W 18.36'

SHEET REFERENCE NOTE:

SEE SHEET 5 OF 5 FOR LEGEND



PROJECT NAME: VALLEY - IVYGLEN SUB-TRANSMISSION PROJECT

M.S.: 044-105

ORDER NO.: 801882275

NOT. NO.: 203741726

CITY: MENIFEE

COUNTY: RIVERSIDE

STATE: CA

SURVEYED BY: MARK THOMAS

SCE F.B. REF.: N/A

DATE: 4/1/2021



DRAWN BY: BPK

MAP REF.: ROMOLA FARMS NO. 6A - M.B. 14/63-65

CHECKED BY: SJZ

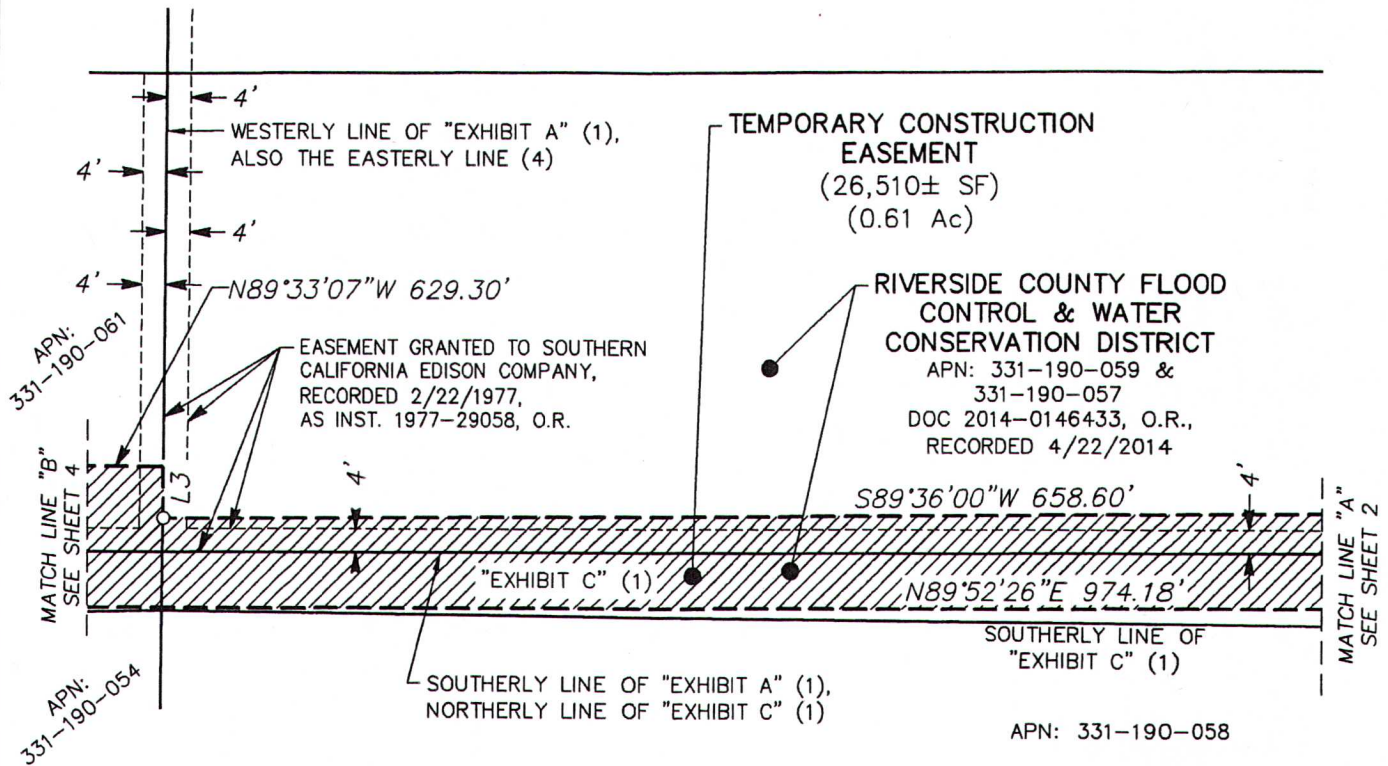
TRES: S.F.

SERIAL NO.: 72585A

FILE NAME:

RCFC & WCD.DWG

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

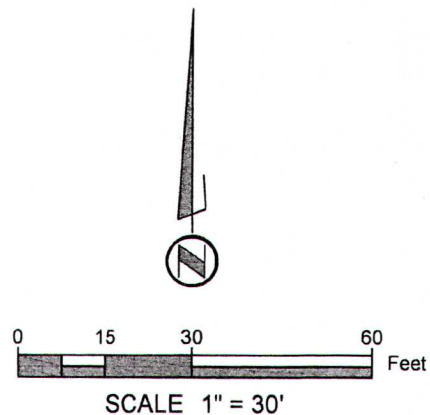



LINE TABLE

L3 N00°25'27"E 8.80'

SHEET REFERENCE NOTE:

SEE SHEET 5 OF 5 FOR LEGEND.

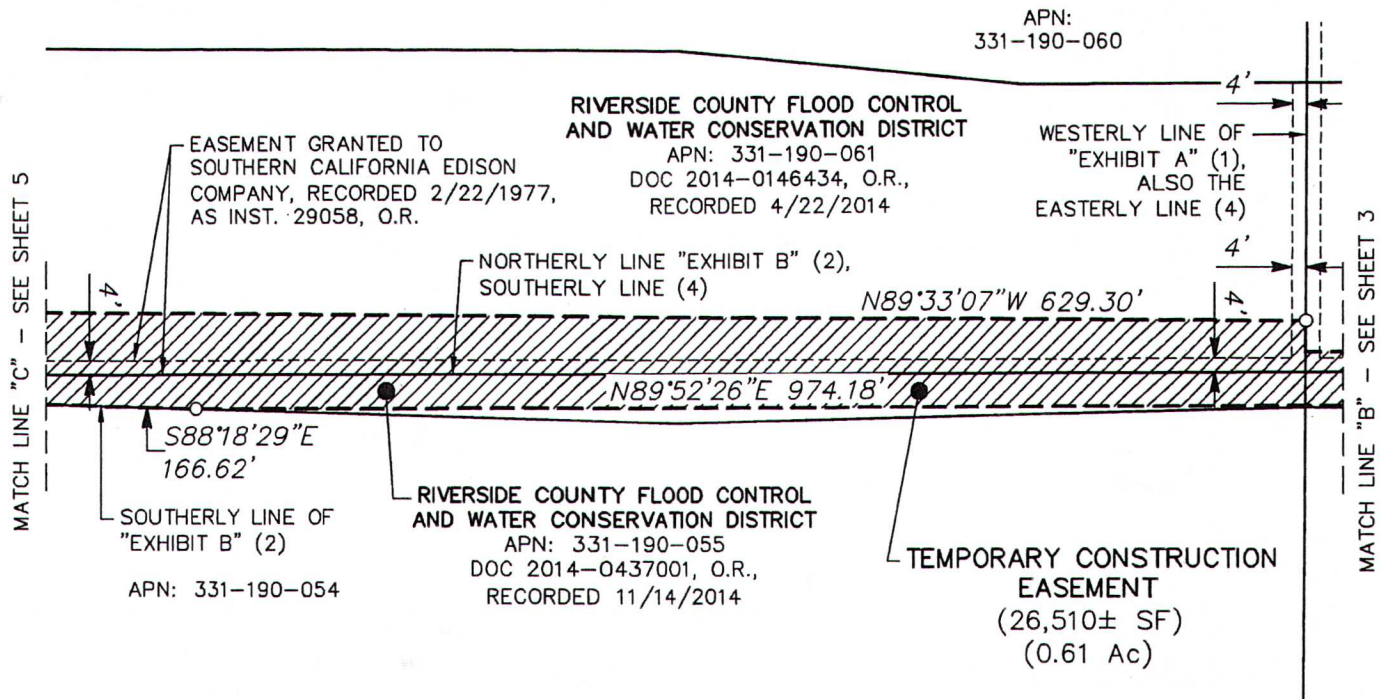


PROJECT NAME: VALLEY – IVYGLEN SUB–TRANSMISSION PROJECT¹					M.S.: 044–105
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: MENIFEE		COUNTY: RIVERSIDE	STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A		DATE: 4/1/2021	
DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A – M.B. 14/63–65			
CHECKED BY: SJZ		TRES: S.F.	SERIAL NO.: 72585A	FILE NAME:	RCFC & WCD.DWG

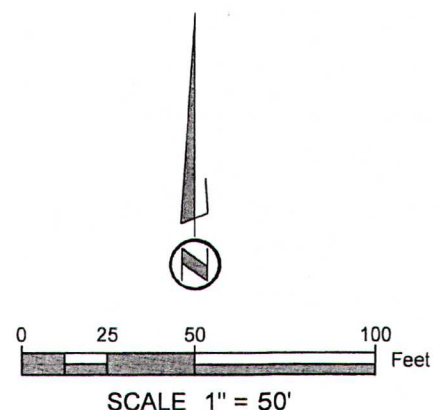
SHEET 4 OF 5

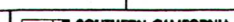
EXHIBIT "B"

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

**SHEET REFERENCE NOTE:**

SEE SHEET 5 OF 5 FOR LEGEND.



PROJECT NAME: VALLEY — IVYGLEN SUB-TRANSMISSION PROJECT					M.S.: 044-105
ORDER NO.: 801882275	NOT. NO.: 203741726	CITY: MENIFEE		COUNTY: RIVERSIDE	STATE: CA
SURVEYED BY: MARK THOMAS		SCE F.B. REF.: N/A		DATE: 4/1/2021	 SOUTHERN CALIFORNIA EDISON <small>An EDISON INTERNATIONAL® Company</small>
DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A — M.B. 14/63-65			
CHECKED BY: SJZ		TRES: S.F.	SERIAL NO.: 72585A	FILE NAME:	RCFC & WCD.DWG

THAT PORTION OF LAND DESCRIBED IN "EXHIBIT A" AND "EXHIBIT C" IN THAT CERTAIN GRANT DEED, RECORDED APRIL 22, 2014, AS DOCUMENT NUMBER 2014-0146433, OF OFFICIAL RECORDS, AND IN THAT CERTAIN GRANT DEED RECORDED APRIL 22, 2014 AS DOCUMENT NUMBER 2014-0146434, OF OFFICIAL RECORDS, AND IN "EXHIBIT B" IN THAT CERTAIN QUITCLAIM DEED, RECORDED NOVEMBER 14, 2014, AS DOCUMENT NUMBER 2014-0437001, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

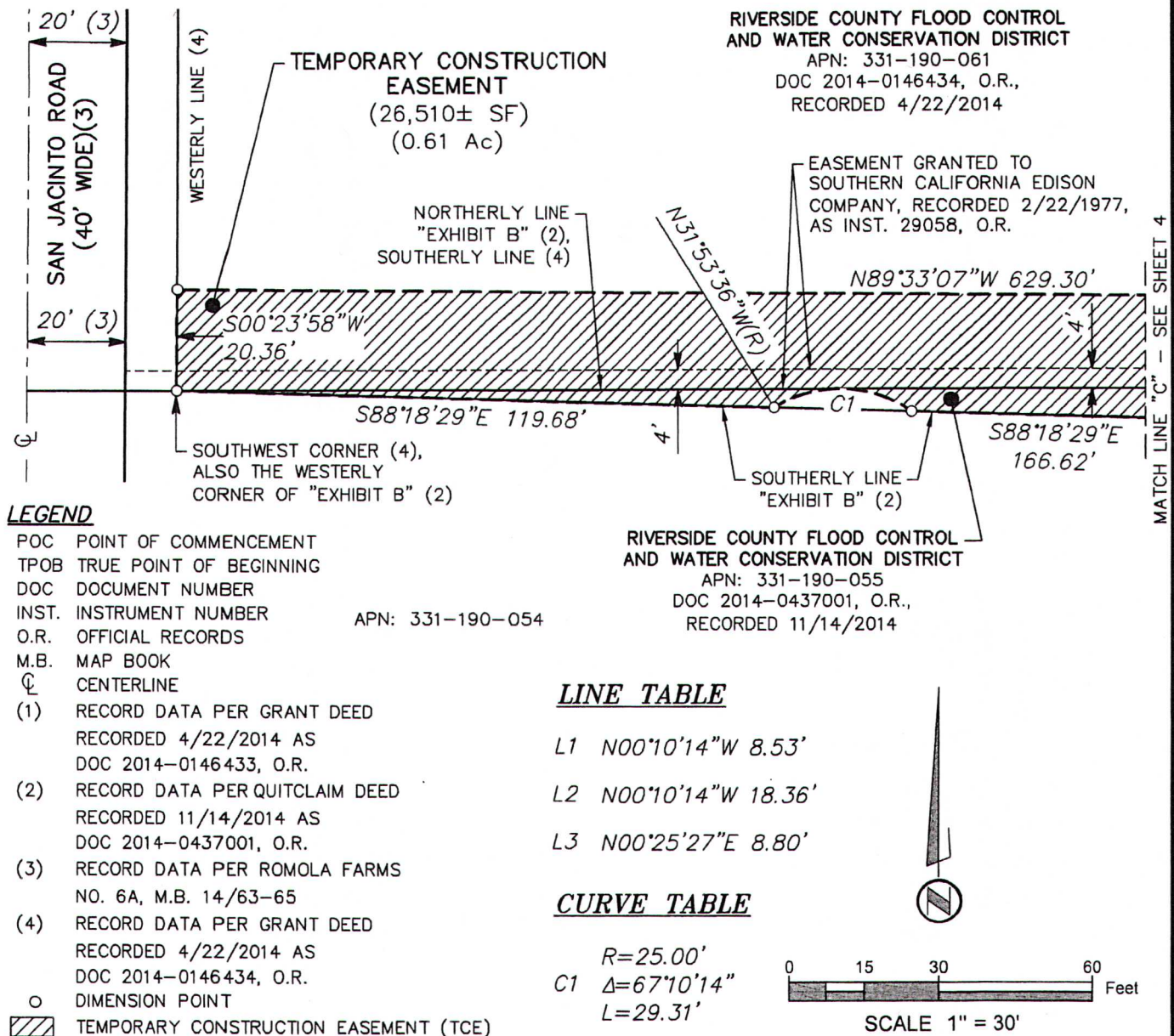


EXHIBIT "C"
LEGAL DESCRIPTION
LANDS OF THE GRANTOR

APN: 331-190-055

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 766 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 766, SAID CORNER BEING ON
THE EASTERLY RIGHT-OF-WAY LINE OF SAN JACINTO ROAD (40.00 FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56'08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 766, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 629.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 766;

THENCE SOUTH 00° 26' 06" WEST ALONG THE EASTERLY LINE OF SAID LOT 766, DISTANCE OF 10.00 FEET;

THENCE SOUTH 88° 39'05" WEST, A DISTANCE OF 178.48 FEET; THENCE NORTH 88° 17'09" WEST, A DISTANCE OF 451.01 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-055

APNS: 331-190-059 & 331-190-057

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 331-190-059

THAT PORTION OF LOT 767 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 767;

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

THENCE NORTH 89° 56' 08" EAST ALONG THE NORTHERLY LINE OF SAID LOT 767, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 767, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE SOUTH 00° 07' 09" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 17.61 FEET;

THENCE NORTH 89° 24' 07" WEST, A DISTANCE OF 658.27 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 767;

THENCE NORTH 00° 26' 06" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: APN: 331-190-057

THAT PORTION OF LOT 768 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 768;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 768, A DISTANCE OF 658.12 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT WESTERLY 17.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE EASTERLY LINE OF SAID LOT 768, SAID EASTERLY LINE BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALOMAR ROAD (40.00 FEET IN WIDTH);

THENCE NORTH 00° 07' 09" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF LOT 768;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 657.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 768;

THENCE SOUTH 00° 26' 06" WEST ALONG SAID WESTERLY LINE, DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-059 & 331-190-057

APN: 331-190-061

GRANT OF TEMPORARY CONSTRUCTION EASEMENT
SERIAL NUMBER: 72585A
PROJECT: VALLEY IVYGLEN
V&LM FILE NO.: ACQ203741726

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 765 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP ON
FILE IN BOOK 14 OF MAPS AT PAGES 63, 64 AND 65 THEREOF, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN SECTION 14, TOWNSHIP 5
SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION BEING
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 765, SAID CORNER
BEING ON THE EASTERLY RIGHT OF-WAY LINE OF SAN JACINTO ROAD (40.00
FEET IN WIDTH) OF SAID MAP;

THENCE NORTH 89° 56' 08" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 765,
A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 56' 08" EAST ALONG SAID SOUTHERLY LINE OF
LOT 765, A DISTANCE OF 629.32 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00° 26' 06" EAST ALONG THE EASTERLY LINE OF SAID LOT 765, A
DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT
NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY
LINE OF LOT 765;

THENCE SOUTH 89° 56' 08" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF
79.74 FEET; THENCE NORTH 84° 19' 31" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 40' 57" WEST, A DISTANCE OF 450.00 FEET TO A POINT ON A
LINE PARALLEL WITH AND DISTANT EASTERLY 10.00 FEET, MEASURED AT A
RIGHT ANGLE, FROM THE WESTERLY LINE OF SAID LOT 765;

THENCE SOUTH 00° 25' 17" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF
95.00 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 331-190-061

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - _____

or

Employer identification number

____ - _____

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

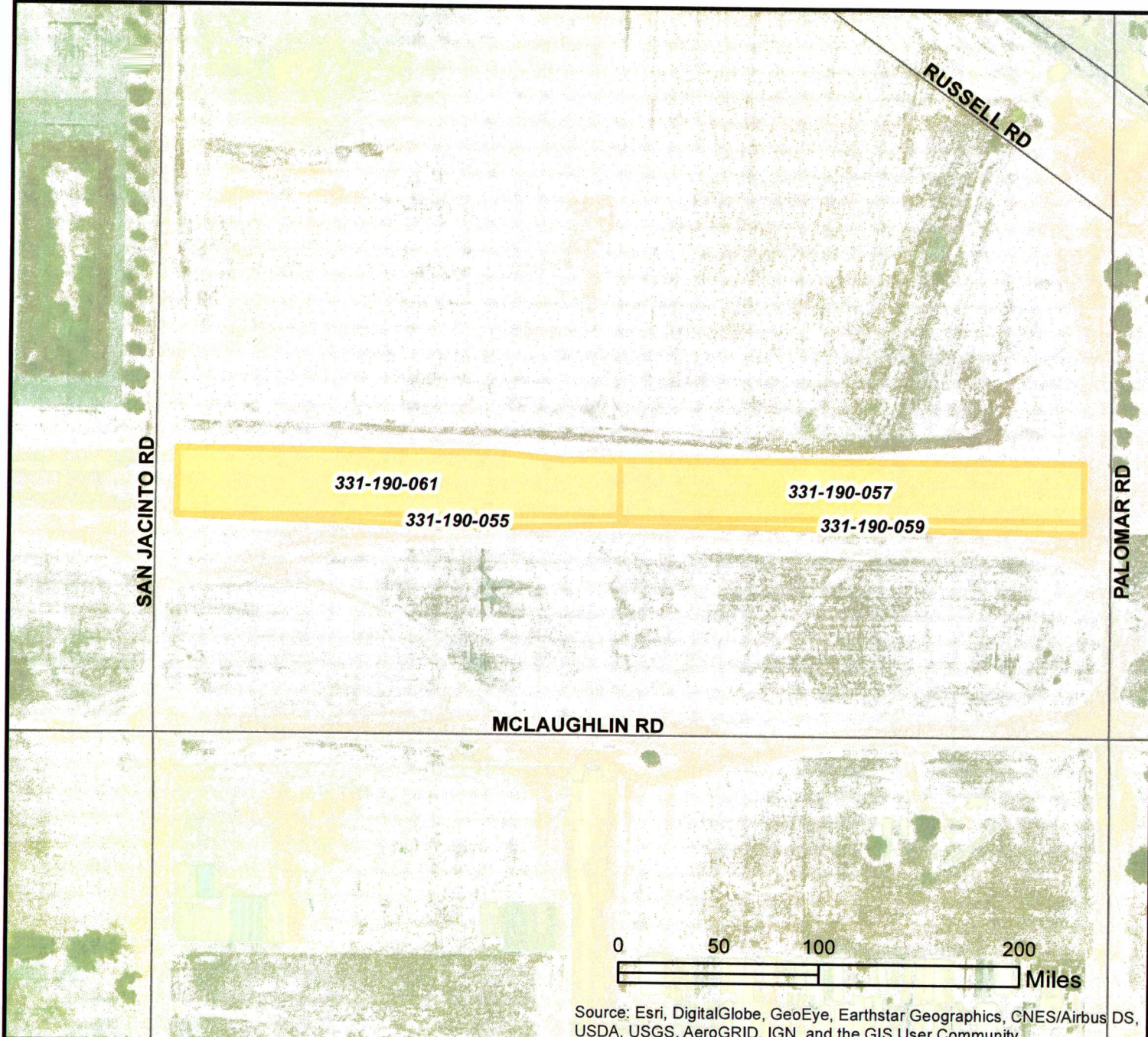
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)



Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



Supervisorial Districts

Legend

-  Assessor_Parcels
-  Supervisorial District

Description

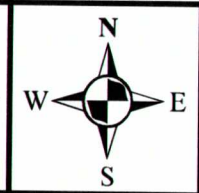
Resolution # F2021-33
Subject Properties APNs

331-190-055, 331-190-057,
331-190-059, 331-190-061

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
Authorization to Convey an Easement Interest in Real Property over a Portion of
Assessor Parcel Nos. 331-190-055, 331-190-057, 331-190-059, 331-190-061
Resolution # F2021-33 to Southern California Edison Company by
Easement Deed, Romoland Line A Project #4-0-00431



Vicinity Map