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

ITEM: 11.11
(ID # 19837)
MEETING DATE:
Tuesday, August 30, 2022

FROM : FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Adopt Resolution No. F2022-27, Notice of Intention to Convey an Easement Interest in Real Property Over a Portion of Assessor's Parcel Numbers 331-190-057, 331-190-059, 331-190-055 and 331-190-061, Respectively Referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and 4310-21A, and Authorization to Convey the Easement Interest to Southern California Edison Company by Easement Deed, Romoland Line A, Project No. 4-0-00310, Nothing Further is Required Under CEQA, District 5. [$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the conveyance of 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 (CPUC) for the Valley-Ivyglen and Alberhill Projects and certified by the Lead Agency;

Continued on page 2

ACTION:Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 8/17/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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:	August 30, 2022
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. F2022-27, Notice of Intent to Convey an Easement Interest in Real Property over a Portion of Assessor's Parcel Numbers 331-190-057, 331-190-059, 331-190-055 and 331-190-061, Respectively Referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and 4310-21A ("Easement Interest"), and Authorization to Convey the Easement Interest to Southern California Edison Company by Easement Deed;
3. Authorize the Chair of the Riverside County Flood Control and Water Conservation District's ("District") Board of Supervisors ("Board") to execute the Purchase and Sale Agreement on behalf of the District;
4. Authorize the Chair of the District's Board to execute the Easement Deed in favor of Southern California Edison Company; and
5. 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:	22/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:
Summary
The District owns fee title interest in real property located in Romoland, identified as Assessor's Parcel Numbers 331-190-057, 331-190-059, 331-190-055 and 331-190-061, respectively referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and 4310-21A, ("District ROW"). These parcels are located north of McLaughlin Road, east of San Jacinto Road, west of Palomar Road in Romoland, County of Riverside, State of California, known as Romoland Line A.

Southern California Edison Company, a California publicly regulated private utility company, (SCE) is currently in the process of procuring the necessary right of way for an electric subtransmission line reaching over 27 miles from the Valley Substation in the city of Menifee 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.

SCE has offered Four Thousand Six Hundred Dollars ($4,600) to acquire an aerial overhang easement interest, being approximately 3,772 square feet of right of way, for the purposes of

constructing and operating power poles and associated transmission lines that shall be installed a minimum of fifty (50) feet above the ground.

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 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 subtransmission line.

Pursuant to the California Water Code Appendix §48-9, the District's 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 the California Water Code Appendix §48-13, the District's Board may determine any real property held by the District is no longer necessary to be retained for the uses and purposes thereof and may thereafter sell or otherwise dispose of said property or lease the same.

Pursuant to Section 15096 of the California Environmental Quality Act (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 (CPUC) 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.

The Form 11 and Resolution No. F2022-27 have been approved as to form by County Counsel.

Impact on Residents and Businesses
None.

Additional Fiscal Information
All costs shall be borne by SCE.

ATTACHMENTS:
1. Resolution No. F2022-27
2. Purchase and Sale Agreement
3. Easement Deed
4. Vicinity Map

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

YKW:amh
P8/245202

Jason Farin, Principal Management Analyst	8/24/2022	Aaron Gettis, Deputy County Counsel	8/18/2022

245203

BOARD OF SUPERVISORS **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

RESOLUTION NO. F2022-27

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

WHEREAS, the Riverside County Flood Control and Water Conservation District, a body corporate and politic ("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, respectively referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and 4310-21A ("EASEMENT INTEREST"), located in Romoland, County of Riverside, State of California; and

WHEREAS, the Southern California Edison Company, a California publicly regulated private utility company ("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 Valley Substation in the city of Menifee 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 from the District an aerial overhang easement interest approximately 3,772 square feet over portions of the referenced right of way ("ROW"), hereinafter described in Exhibits "A", "B" and "C", for the purpose of construction and maintenance of power poles and transmission lines, for the appraised value of Four Thousand Six Hundred Dollars ($4,600); and

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

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

FORM APPROVED COUNTY COUNSEL
BY RYAN D. YABKO 8/18/22 DATE

AUG 30 2022 11.11

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

WHEREAS, pursuant to the California Water Code Appendix, Ch. 48, Section 13, the District's Board may determine any real property held by the District is no longer necessary to be retained for the uses and purposes thereof and may thereafter sell or otherwise dispose of said property or lease the same; and

WHEREAS, pursuant to Section 15096 of the California Environmental Quality Act ("CEQA") Statutes and Guidelines, the District, in its limited capacity as a Responsible Agency, has considered the Environmental Impact Report ("EIR") (SCH# 2008011082) certified by the Lead Agency (CPUC) for the Valley-Ivyglen and Alberhill projects, and based on its limited review as a Responsible Agency, the District has determined that the EIR adequately addresses any potential significant adverse impacts that may result from this action and that this action will not have a significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the District's Board, in regular session assembled on or after August 30, 2022, at or after 9:30 a.m., in its meeting room located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, with at least four-fifths of all members concurring, that the proposed environmental impacts of the proposed actions have been sufficiently assessed by the EIR prepared and certified by the Lead Agency, and that the proposed easement transaction will not have a significant impact on the environment, and, therefore, nothing further is required under CEQA for these actions as the District is merely conveying an easement interest to a utility company for facility construction and maintenance purposes.

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

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that this Board approves the Purchase and Sale Agreement for the acquisition of easement between the District and SCE and authorizes the Chair of the Board to execute the same on behalf of the District.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that this Board authorizes the conveyance of an easement for construction and operation of electric subtransmission lines and associated poles right of way to SCE, more particularly described in Exhibits "A", "B" and "C".

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chair of the District's Board is authorized to execute the Easement Deed on behalf of the District.

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

ROLL CALL:

Ayes:	Spiegel, Jeffries, Washington, Perez and Hewitt
Nays:	None
Absent:	None
Abstained:	None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

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.

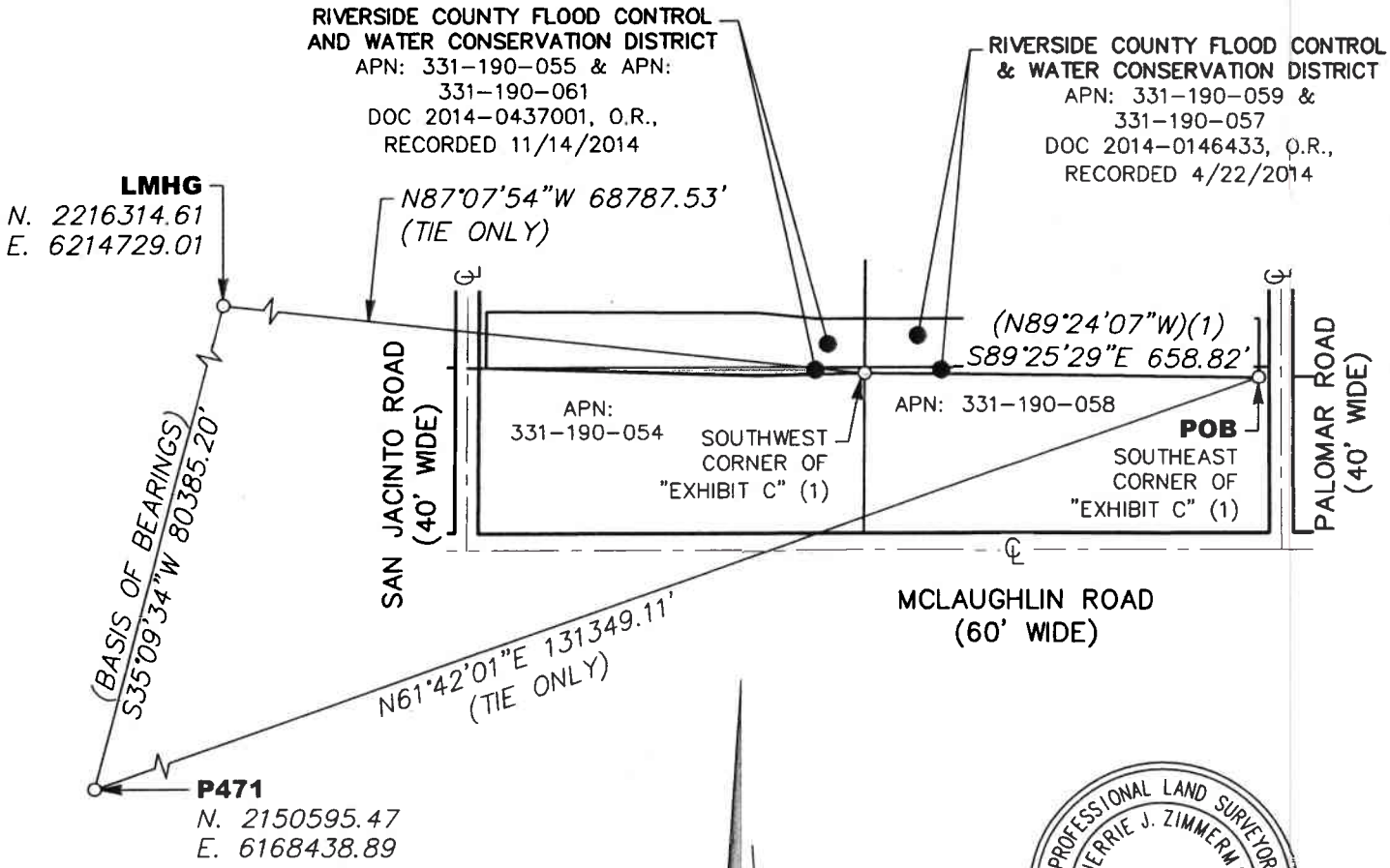
SHERRIE J. ZIMMERMAN LS. 8964

4/1/2021
DATE

PROFESSIONAL LAND SURVEYOR
SHERRIE J. ZIMMERMAN
LS 8964
STATE OF CALIFORNIA

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.



SHEET REFERENCE NOTE:

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

0 150 300 600 Feet

SCALE 1" = 300'

PROFESSIONAL LAND SURVEYOR
SHERRIE J. ZIMMERMAN
LS 8964
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	

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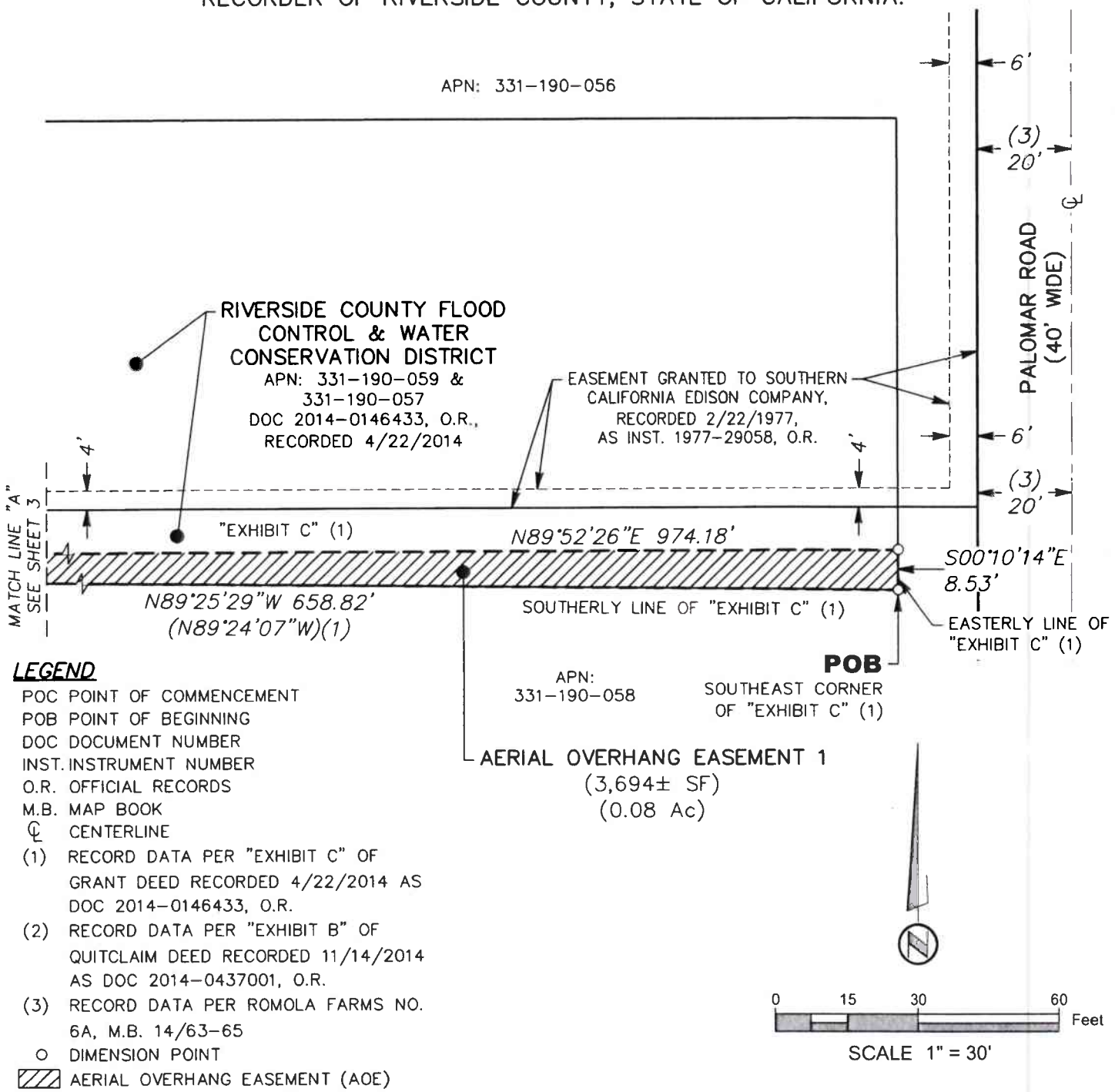

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
DOC DOCUMENT NUMBER
INST. INSTRUMENT NUMBER
O.R. OFFICIAL RECORDS
M.B. MAP BOOK
℄ CENTERLINE
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○ DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

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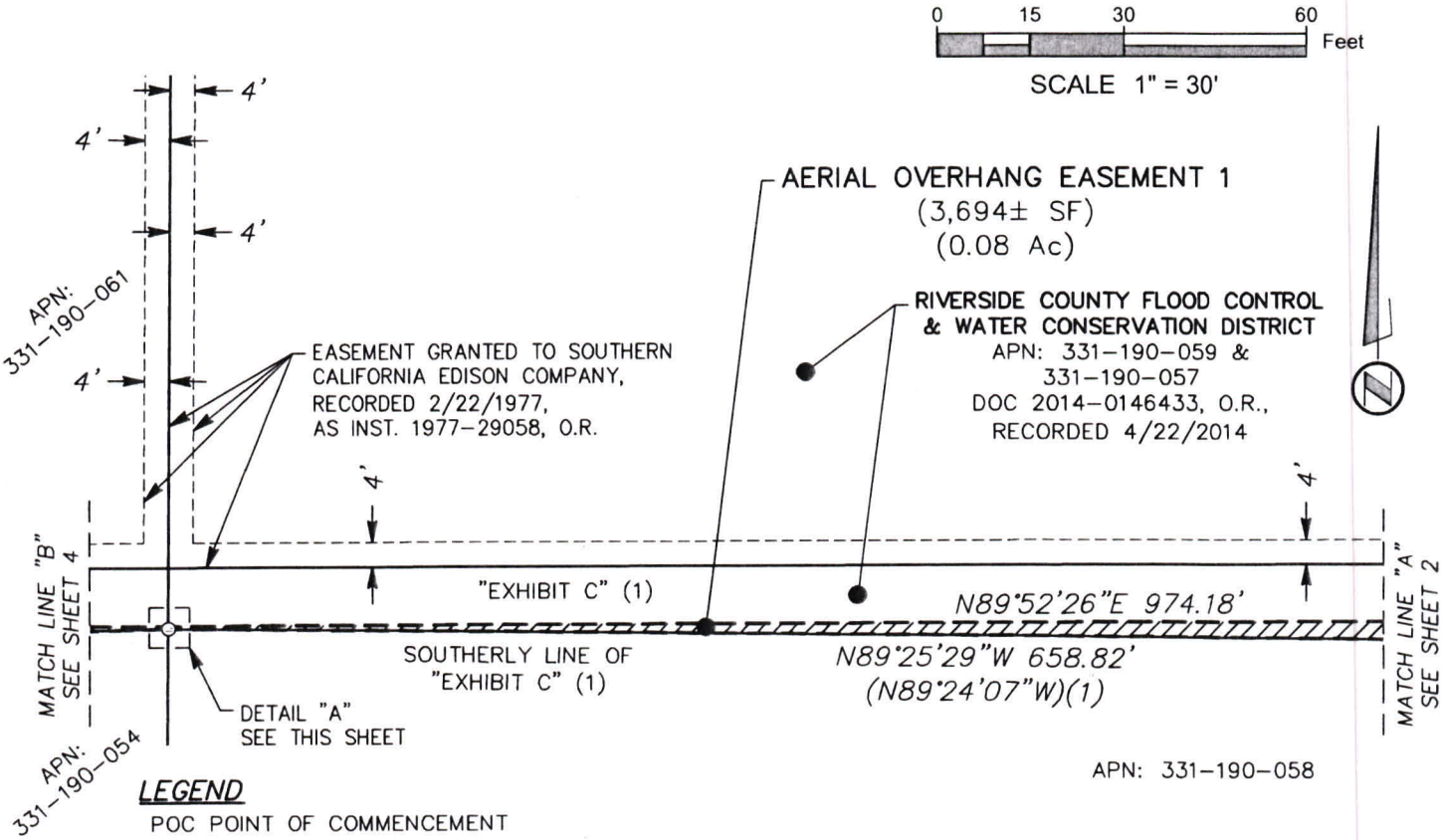

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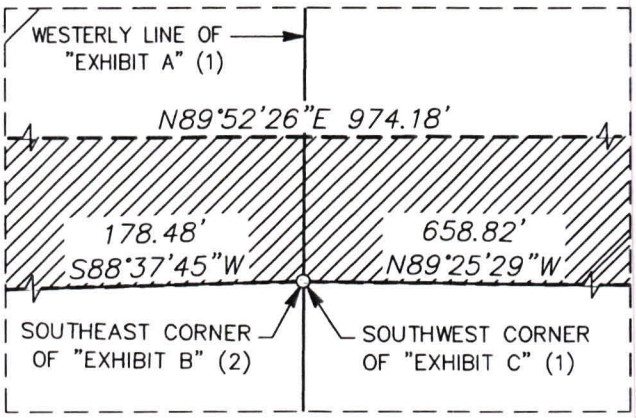
DETAIL "A"

(NOT TO SCALE)



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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		
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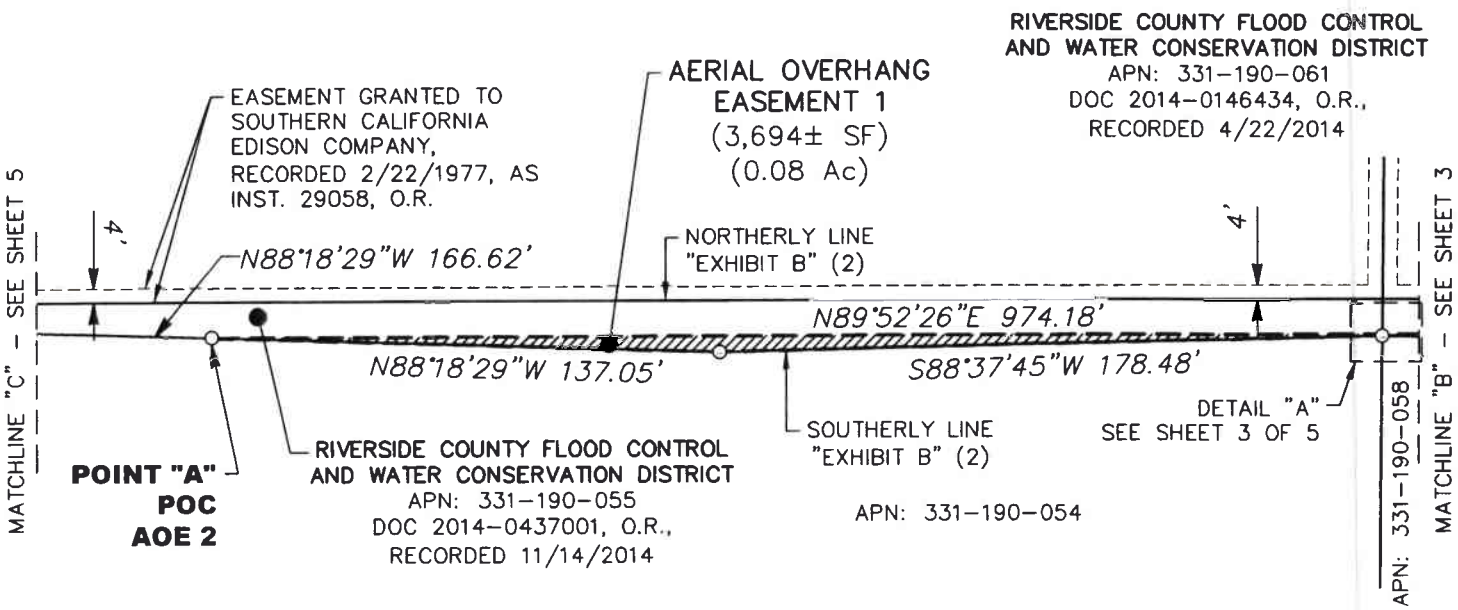

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O DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

0 25 50 100 Feet

SCALE 1" = 50'

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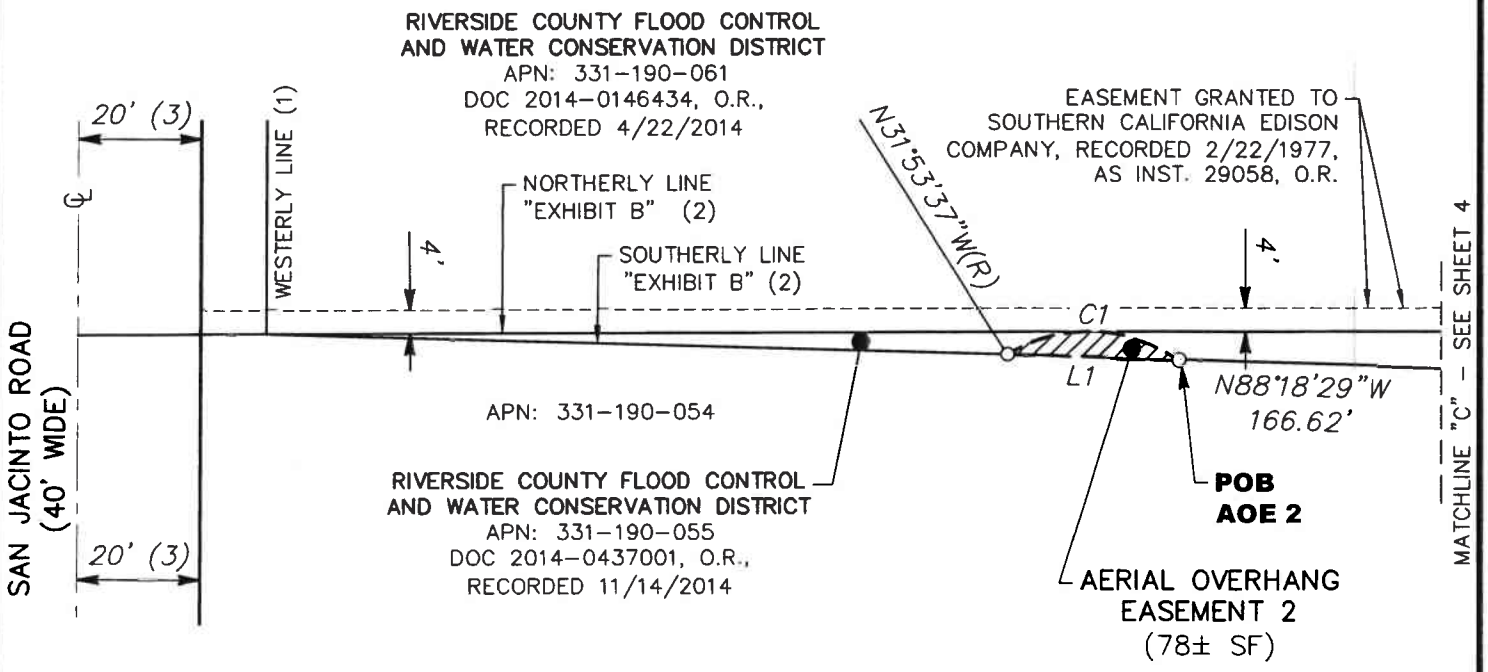

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○ DIMENSION POINT
▨ AERIAL OVERHANG EASEMENT (AOE)

LINE TABLE

L1 N88°18'29"W 27.66'

CURVE TABLE

C1 R=25.00' Δ=67°10'17" L=29.31'

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.: 72584A	FILE NAME: RCFC & WCD.DWG	

4/1/2021 4:33 PM, J:\BRI-SA-19171-VIG T02\SURVEY\PRODUCTION FILES\LEGAL DESCRIPTIONS & PLATS\SEGMENT 1\72584A_72585A\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;

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

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;

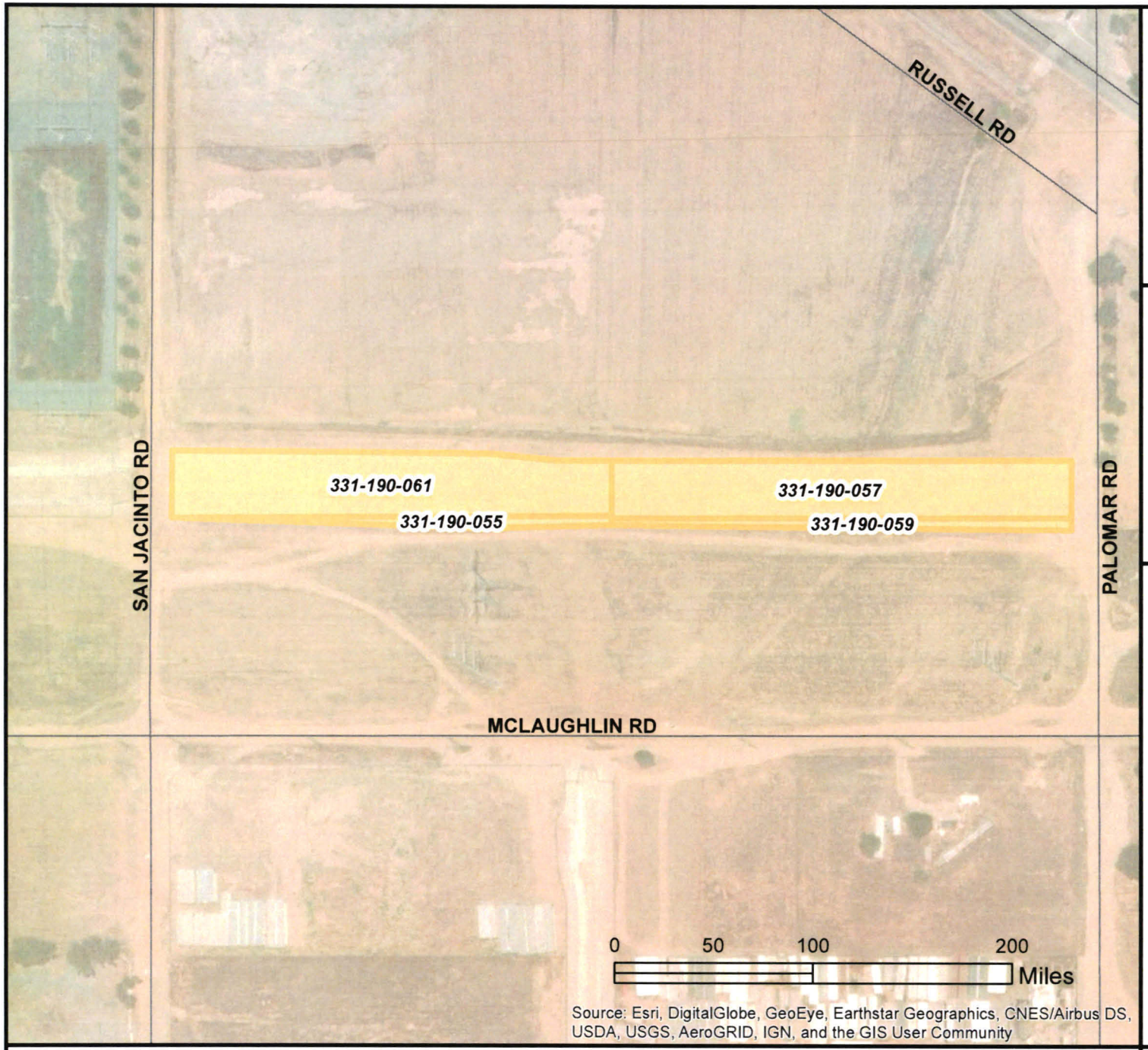
THENCE NORTH 00° 26' 06" EAST ALONG THE EASTERLY LINE OF SAID LOT 765, A DISTANCE OF 82.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHERLY 82.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID SOUTHERLY LINE OF LOT 765;

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



Supervisorial Districts

Legend

- Assessor_Parcels
- Supervisorial District

Description

Subject Properties APNs

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

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 to Southern California Edison Company
Romoland Line A Project #4-0-00431

N
W E
S

Vicinity Map

SERIAL NO: 72584A

APN(s): 331-190-057, 331-190-059, 331-190-055, 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 an easement on portions of Grantor's property, identified as Assessor Parcel Number(s) 331-190-057, 331-190-059, 331-190-055, 331-190-061, commonly known as North of Mclaughlin Rd, East of San Jacinto Rd, West of Palomar Rd, 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 an easement on 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, Grantor acknowledges that SCE has the constitutional and statutory power to acquire an easement on the Subject Property for a public use and purpose under its statutory right of eminent domain and that this Agreement, and the negotiated purchase and sale made herein, is in lieu of SCE's exercise of its statutory right to employ the power of eminent domain and obtain a judicial Order of Immediate Possession under *Code of Civil Procedure* §§ 1255.10-1255.480 and a subsequent Final Order of Condemnation to acquire such easement.

WHEREAS, SCE and Grantor wish to, by this Agreement, resolve all interests, rights, claims and other issues related to the Project and SCE's acquisition of the easement on the Subject Property.

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 grant to SCE, and SCE agrees to purchase from Grantor, an easement on the Subject Property, substantially in the form of Exhibit A attached hereto and incorporated herein (the "**Easement**") on the terms and for the consideration set forth in this Agreement.

2. PURCHASE PRICE. The total purchase price for the Easement shall be the sum of **FOUR THOUSAND, SIX HUNDRED DOLLARS AND NO CENTS ($4,600) ("Purchase Price")**. The Purchase Price shall be payable as set forth below.

AUG 30 2022 11.11

3. CONVEYANCE OF TITLE. Grantor agrees to convey the Easement, to SCE 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 the 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 the Easement in recordable form to SCE's title department concurrently with this Agreement, or as soon as possible thereafter when the Easement is available. SCE's title department shall handle the process of recording the Easement. SCE shall send payment referenced in Paragraph 2 above concurrently with the recording of the Easement. 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.

   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, 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 use 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 to Grantor using the information contained in Section 23 below. SCE and Grantor agree that upon the Effective Date, SCE shall be entitled to use 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.

8. FULL AND COMPLETE SETTLEMENT IN LIEU OF CONDEMNATION. Grantor and SCE acknowledge that this transaction is a negotiated settlement in lieu of SCE exercising its power of eminent domain. Grantor and SCE further acknowledge that SCE is acquiring the Easement set forth herein under the threat of the power of eminent domain. Grantor acknowledges that SCE's acquisition of the Easement for the Project is a valid public use. Grantor hereby acknowledges that the compensation paid to Grantor through this Agreement constitutes the full and complete settlement of any and all claims against SCE related to SCE's acquisition of the Easement, including but not limited to full payment of just compensation in eminent domain by reason of SCE's acquisition of the Easement, specifically including, but not limited to, any and all rights or claims that Grantor has, may have or may in the future have under Article 1, Section 19 of the California Constitution, the Eminent

Domain Law, or any other law or regulation, except as provided herein. Grantor, on behalf of itself and its successors and assigns, further knowingly and voluntarily waives and expressly releases and discharges SCE and any and all of SCE's employees, agents, officers, servants, representatives, contractors, attorneys, partner agencies and assigns, from liability in regard to any claims for the acquisition of the Easement and the construction of the Project as proposed, to include the following: compensation for the fair market value of the real property taken, pre-condemnation damages, damages arising out of or related to the planning activities for the Project, loss of business goodwill, relocation and displacement claims under the California Relocation Assistance Law, lost profits, lost rents, business operation impacts, damage to improvements or structures, severance damages, any impact on future development of the Grantor's remainder property, the impact on access rights, the impact on circulation rights, the value of any leasehold interest, claims related to signage, claims related to views or viewshed, any right to repurchase or leaseback from SCE, any right to receive any notices pursuant to *Code of Civil Procedure* §1245.235, any right to enforce any other obligation placed upon SCE pursuant to *Code of Civil Procedure* §§ 1230.020 through 1273.050, any other rights conferred upon Grantor pursuant to *Code of Civil Procedure* §§ 1245.245 and 1263.615 and 1263.025, and any and all claims for litigation expenses, attorney's fees, statutory interest and/or costs arising out of the acquisition of the Easement and/or construction of the Project as proposed.

9. PARCEL SOLD "AS-IS". SCE hereby acknowledges that its use of the Subject Property is offered and sold in its "As-Is" condition 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

10. 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 related to the Subject Property so as to be consistent with this Agreement.

11. 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 priority of title to 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.

12. 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 byphenyls, (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).

13. 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.

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 1995 Market Street Riverside, CA 92501-1719

As to Grantor:	Ryan Yabko, Deputy County Counsel Riverside County Counsel's Office 3960 Orange Street, Suite 500 Riverside, CA 92501-3674

22. RECORDING. SCE shall record the Easement 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.

ML

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

GRANTOR

RECOMMENDED FOR APPROVAL:

By: _____
JASON E. UHLEY
General Manager-Chief Engineer

Date: 8/18/2022

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

By: Karen S. Spiegel
KAREN SPIEGEL, Chair

Date: AUG 30 2022

APPROVED AS TO FORM:
County Counsel

By: _____
RYAN YABKO
Deputy County Counsel

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: _____
Deputy

57314493.v1

AUG 30 2022 11.11

GRANTEE:

SOUTHERN CALIFORNIA EDISON COMPANY

Dated: 8/17/22

By: _____

Name: ELIZABETH ZELAYA

Its: LAND ACQUISITION MANAGER

57314493.v1

EXHIBIT A
GRANT OF 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 & VALUATION

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF AERIAL OVERHANG 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 _____, SO. CAL. EDISON CO. SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX, FIRM NAME	APPROVED BY: BY _____ DATE 8 / 17 / 22 PROJECT: VALLEY SOUTH SERVICE ORDER: 801882275 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 referred to as **"Grantor"**), hereby grants to **SOUTHERN CALIFORNIA EDISON COMPANY, a corporation,** its successors and assigns (hereinafter referred to as **"Grantee"**), an aerial overhang easement and right of way to construct, operate, use, maintain, alter, add to, reconstruct, enlarge, repair, renew, replace, inspect, improve, relocate, and/or remove, at any time and from time to time, electrical systems and communication systems (hereinafter referred to as **"systems"**) consisting of crossarms, wires and other fixtures and appliances, with necessary appurtenances, for conveying electric energy to be used for light, heat, power and for transmitting intelligence by electrical means and/or other purposes, over, along and across a strip of land varying width, lying within that certain real property of the Grantor, situated in the County of Riverside, State of California, and more particularly described in the attached Exhibit "C".

Said varying feet wide strip of land is more particularly described on the Exhibit "A" and depicted on Exhibit "B" both attached hereto and by this reference made a part hereof.

In no event shall any portion of the systems be located on or under the surface of Grantor's Property. Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents and employees, the right of free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted, and for no additional compensation to Grantor, the right to clear and to keep clear the above described real property, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind, and the right to trim or remove any tree or shrub which, in the opinion of Grantee, may endanger said systems, or any part thereof, or interfere with the exercise of the rights herein granted.

Grantee's systems shall be installed a minimum of fifty (50) feet above the ground. Grantor reserves the right to utilize the areas under Grantee's systems provided the exercise of such rights does not unreasonably interfere with Grantee's exercise of the rights granted herein. Plans for improvements under the systems shall first be approved by Grantee, such approval not to be unreasonably conditioned, withheld, or delayed.

EXECUTED this _____ day of _____, 2019.

Riverside County Flood Control and Water Conservation District

By:_____

Name:_____

Its:_____

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.

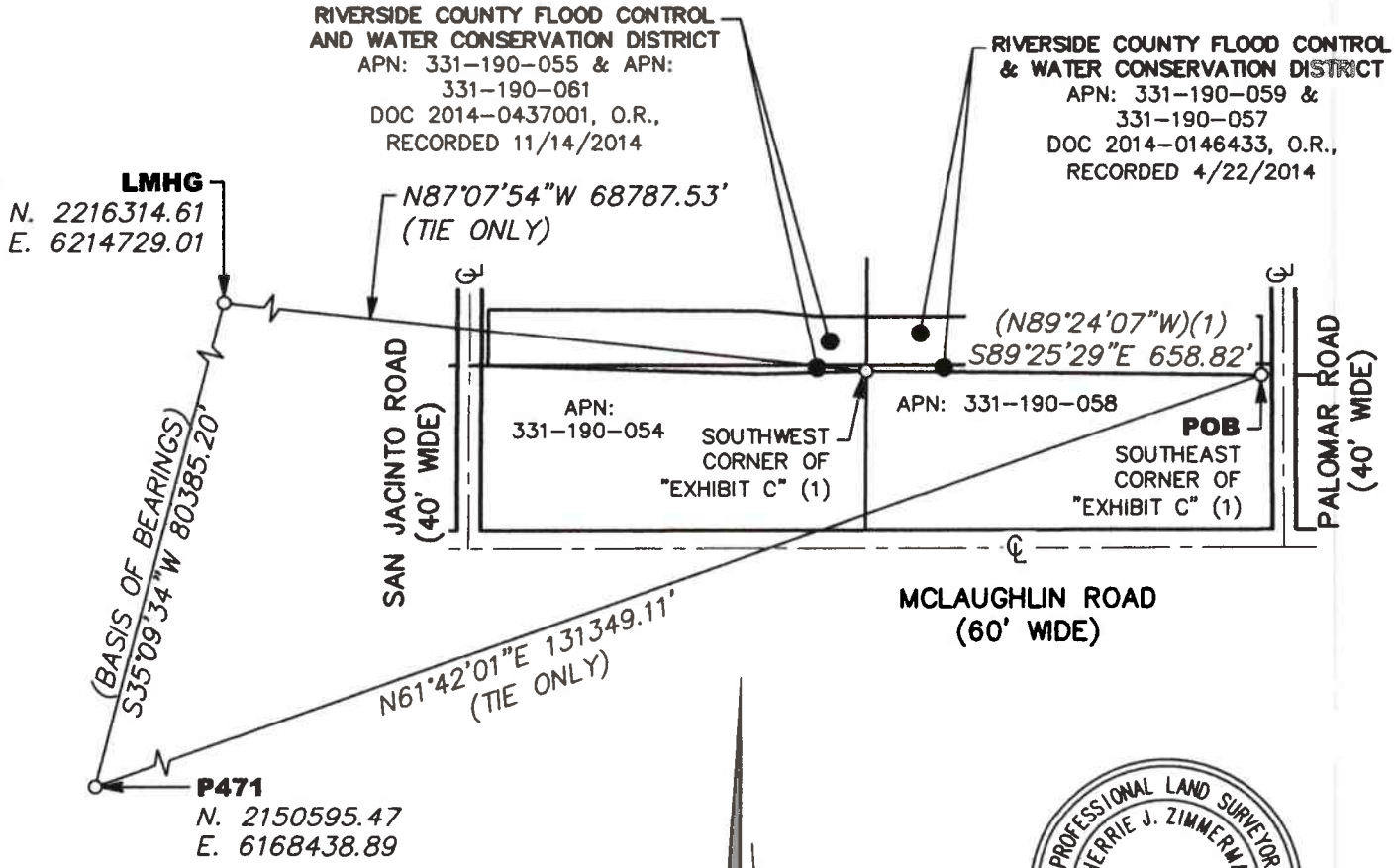
SHERRIE J. ZIMMERMAN LS. 8964

4/1/2021
DATE

PROFESSIONAL LAND SURVEYOR
SHERRIE J. ZIMMERMAN
LS 8964
STATE OF CALIFORNIA

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.



SHEET REFERENCE NOTE:

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

0 150 300 600 Feet

SCALE 1" = 300'

PROFESSIONAL LAND SURVEYOR
SHERRIE J. ZIMMERMAN
LS 8964
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	

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EXHIBIT "B"

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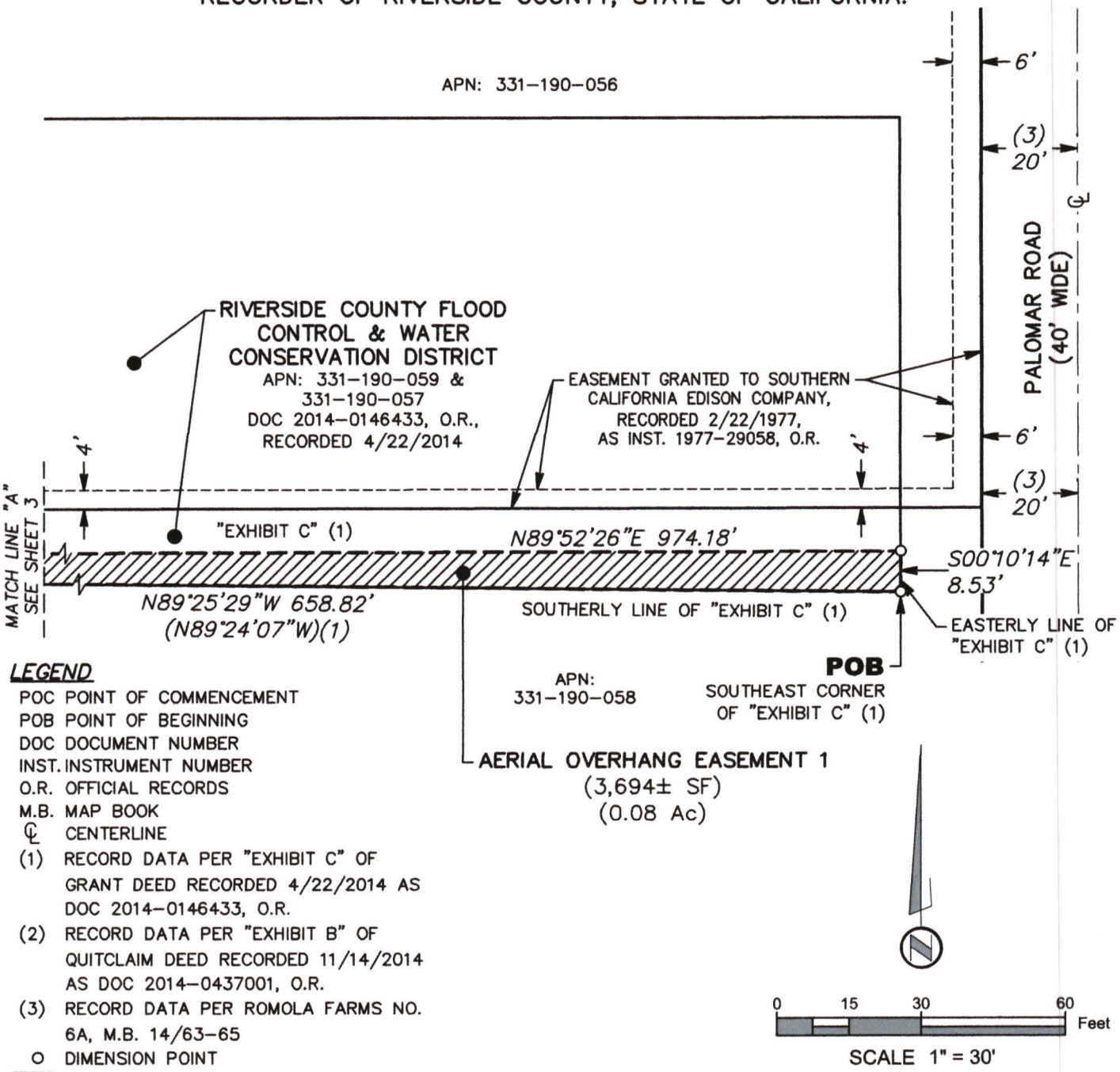

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
DOC DOCUMENT NUMBER
INST. INSTRUMENT NUMBER
O.R. OFFICIAL RECORDS
M.B. MAP BOOK
℄ CENTERLINE
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(3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
○ 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	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

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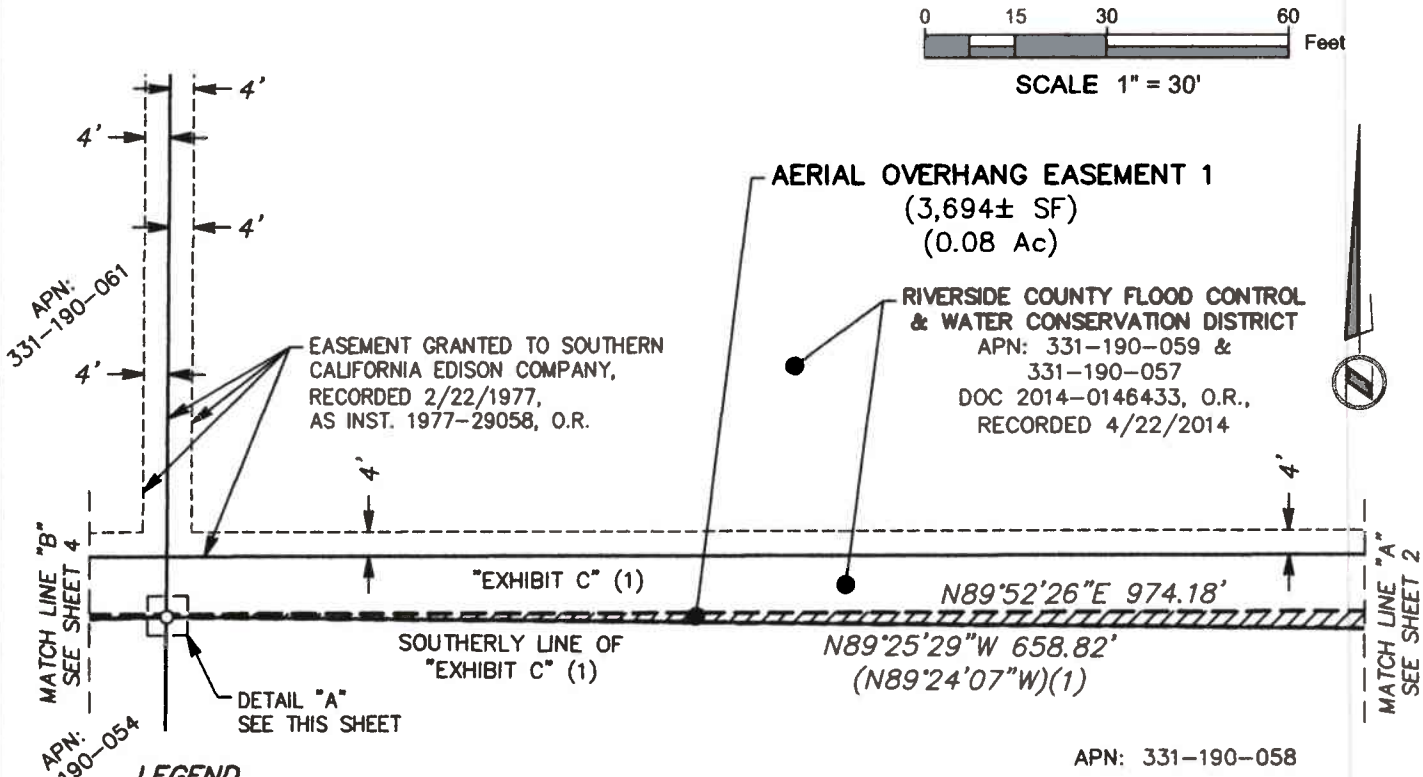

LEGEND

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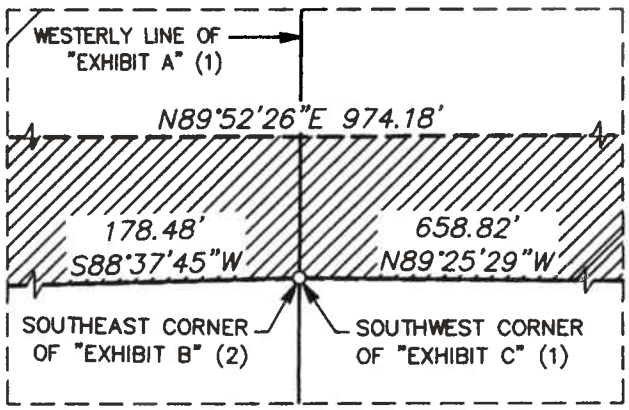
○ DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

DETAIL "A"

(NOT TO SCALE)



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DRAWN BY: BPK		MAP REF.: ROMOLA FARMS NO. 6A – M.B. 14/63-65		
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EXHIBIT "B"

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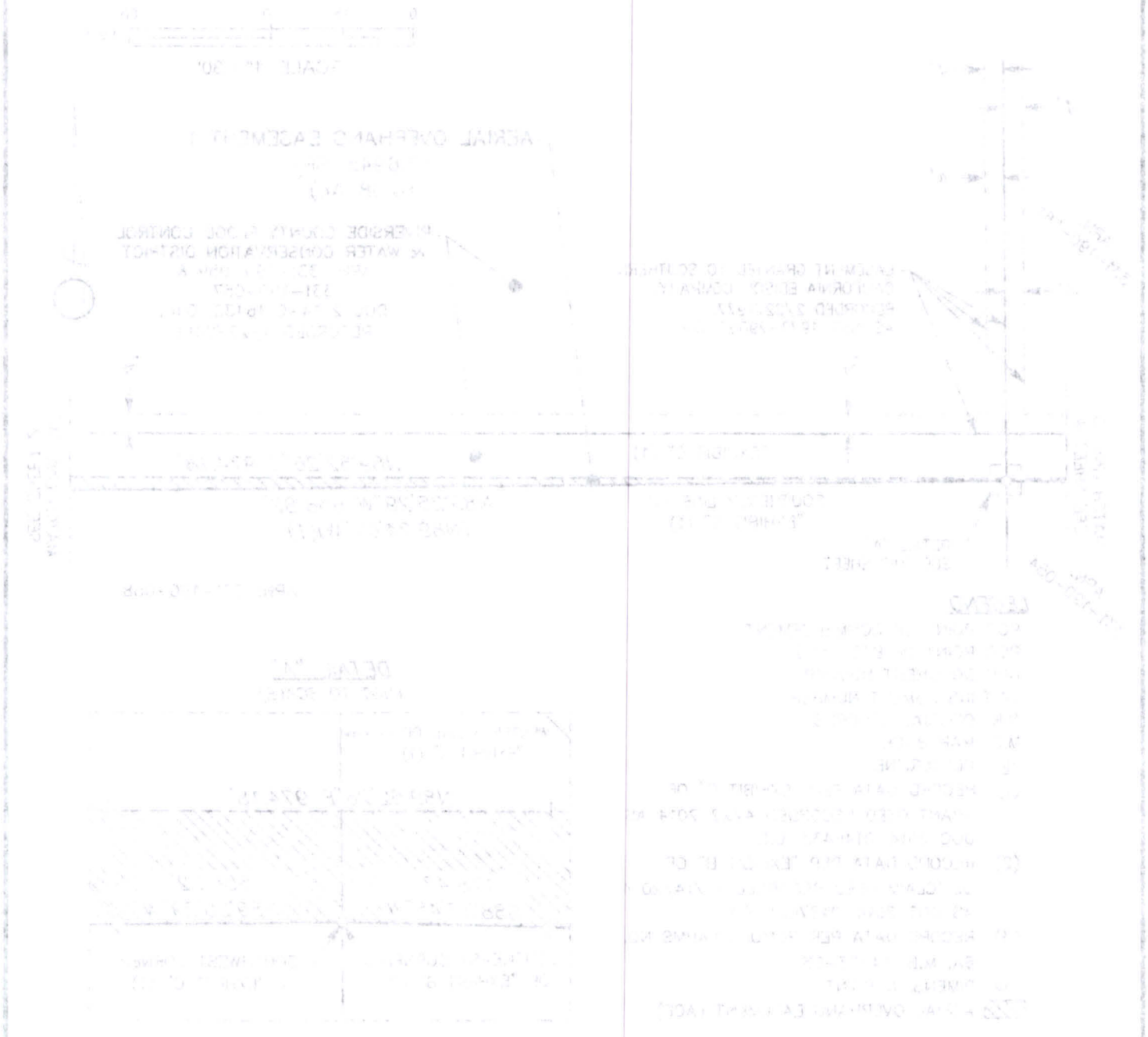

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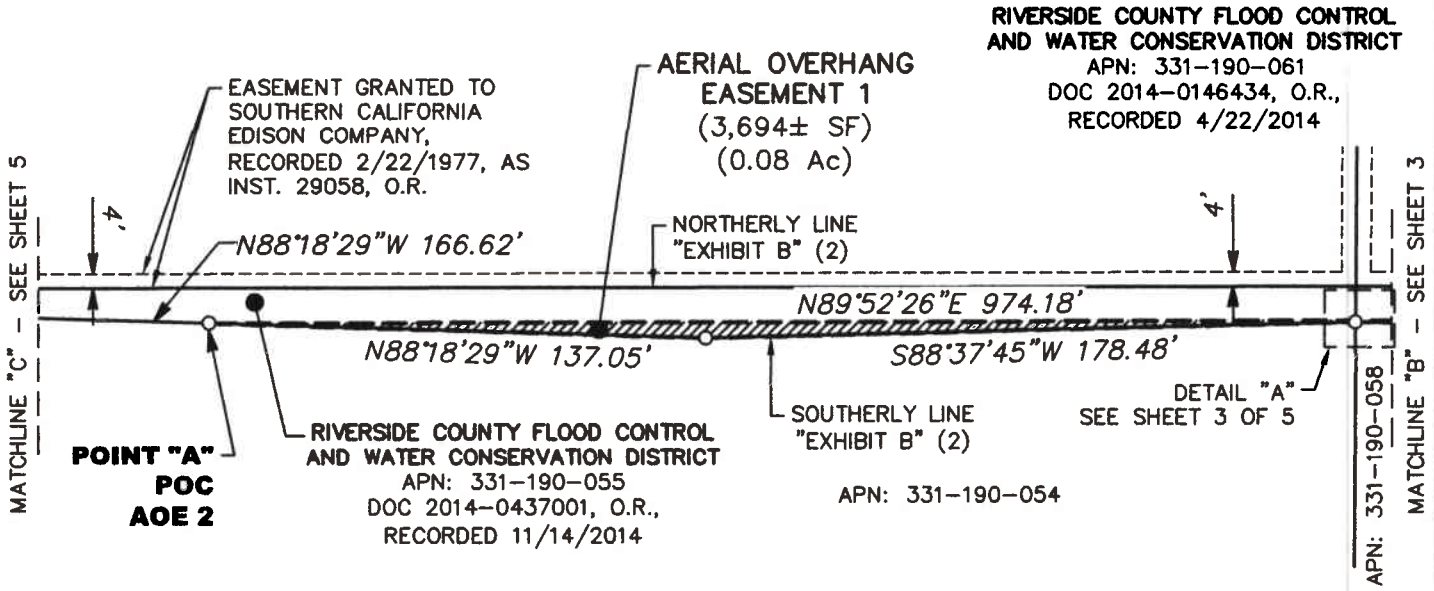

LEGEND

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o DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

0 25 50 100 Feet

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

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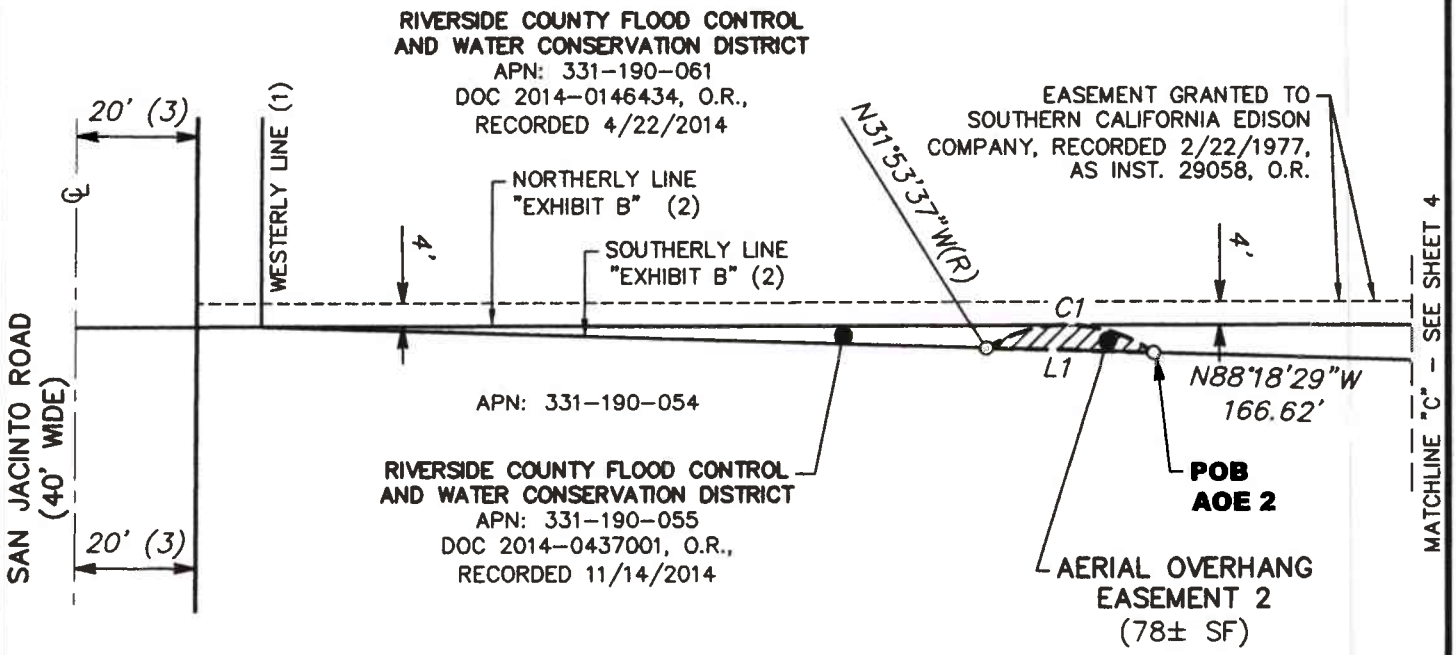

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(3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
O DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

LINE TABLE

L1 N88°18'29"W 27.66'

CURVE TABLE

C1 R=25.00' Δ=67°10'17" L=29.31'

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.: 72584A	FILE NAME:	RCFC & WCD.DWG

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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;

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

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 & VALUATION

COPY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF AERIAL OVERHANG 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 _____, SO. CAL. EDISON CO. SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX, FIRM NAME	APPROVED BY: BY _____ DATE ____/____/_____ PROJECT: VALLEY SOUTH SERVICE ORDER: 801882275 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 referred to as **"Grantor"**), hereby grants to **SOUTHERN CALIFORNIA EDISON COMPANY, a corporation,** its successors and assigns (hereinafter referred to as **"Grantee"**), an aerial overhang easement and right of way to construct, operate, use, maintain, alter, add to, reconstruct, enlarge, repair, renew, replace, inspect, improve, relocate, and/or remove, at any time and from time to time, electrical systems and communication systems (hereinafter referred to as **"systems"**) consisting of crossarms, wires and other fixtures and appliances, with necessary appurtenances, for conveying electric energy to be used for light, heat, power and for transmitting intelligence by electrical means and/or other purposes, over, along and across a strip of land varying width, lying within that certain real property of the Grantor, situated in the County of Riverside, State of California, and more particularly described in the attached Exhibit "C".

Said varying feet wide strip of land is more particularly described on the Exhibit "A" and depicted on Exhibit "B" both attached hereto and by this reference made a part hereof.

In no event shall any portion of the systems be located on or under the surface of Grantor's Property. Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents and employees, the right of free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted, and for no additional compensation to Grantor, the right to clear and to keep clear the above described real property, free from explosives, buildings, equipment, brush, combustible material and any and all other obstructions of any kind, and the right to trim or remove any tree or shrub which, in the opinion of Grantee, may endanger said systems, or any part thereof, or interfere with the exercise of the rights herein granted.

Grantee's systems shall be installed a minimum of fifty (50) feet above the ground. Grantor reserves the right to utilize the areas under Grantee's systems provided the exercise of such rights does not unreasonably interfere with Grantee's exercise of the rights granted herein. Plans for improvements under the systems shall first be approved by Grantee, such approval not to be unreasonably conditioned, withheld, or delayed.

AUG 30 2022 11:11

GRANT OF AERIAL OVERHANG EASEMENT
SERIAL NUMBER: 72584A
PROJECT: VALLEY SOUTH
RP FILE NO.: ACQ203741726

EXECUTED this 30 day of August, 2022.

Riverside County Flood Control and Water Conservation District

By: Karen S. Spiegel

Name: KAREN SPIEGEL

Its: Chair

FORM APPROVED COUNTY COUNSEL
BY _____ 8/18/22
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 August 30, 2022, before me, Priscilla Rasso, Board Assistant, personally appeared, Karen S. Spiegel, who provided 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 she executed the same in her authorized capacity, and that by her 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 Priscilla Rasso
Deputy Clerk

(SEAL)

THIS ACKNOWLEDGEMENT IS SUBMITTED PURSUANT TO GOVERNMENT CODE § 25103

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.

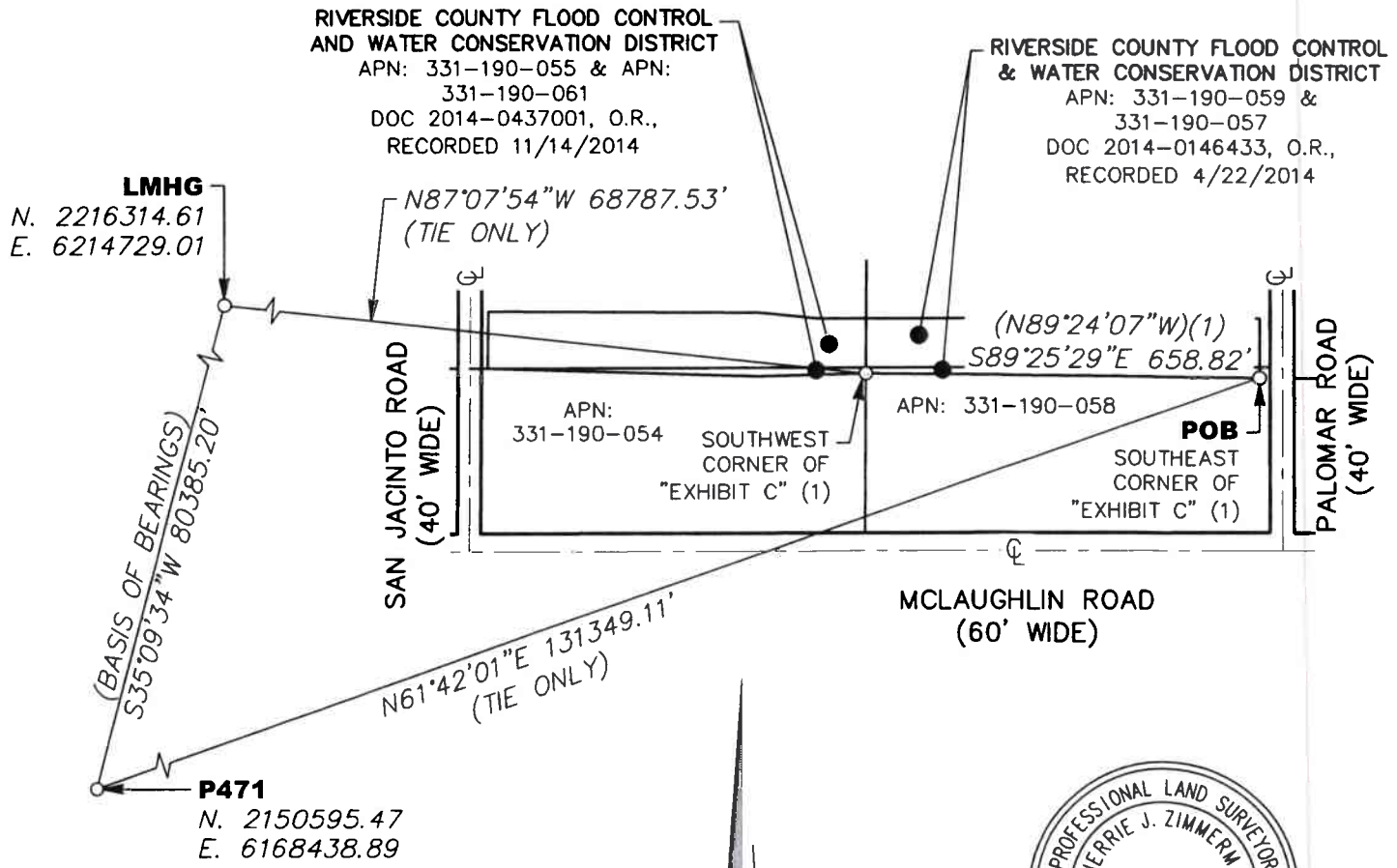
SHERRIE J. ZIMMERMAN LS. 8964

4/1/2021
DATE

PROFESSIONAL LAND SURVEYOR
SHERRIE J. ZIMMERMAN
LS 8964
STATE OF CALIFORNIA

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.



SHEET REFERENCE NOTE:

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

0 150 300 600 Feet

SCALE 1" = 300'

PROFESSIONAL LAND SURVEYOR
SHERRIE J. ZIMMERMAN
LS 8964
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	

EXHIBIT "B"

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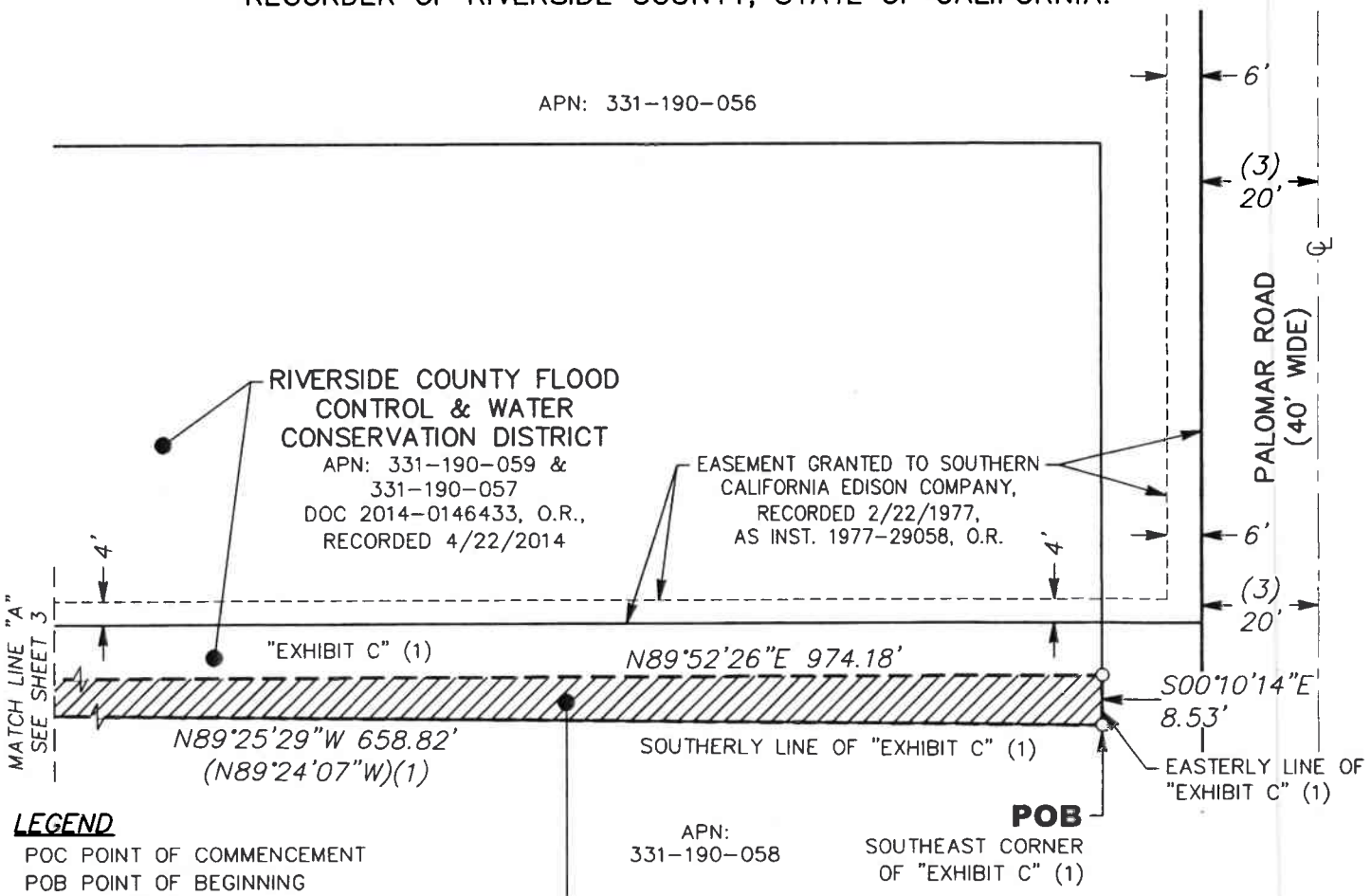

LEGEND

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

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.: 72584A	FILE NAME:	RCFC & WCD.DWG

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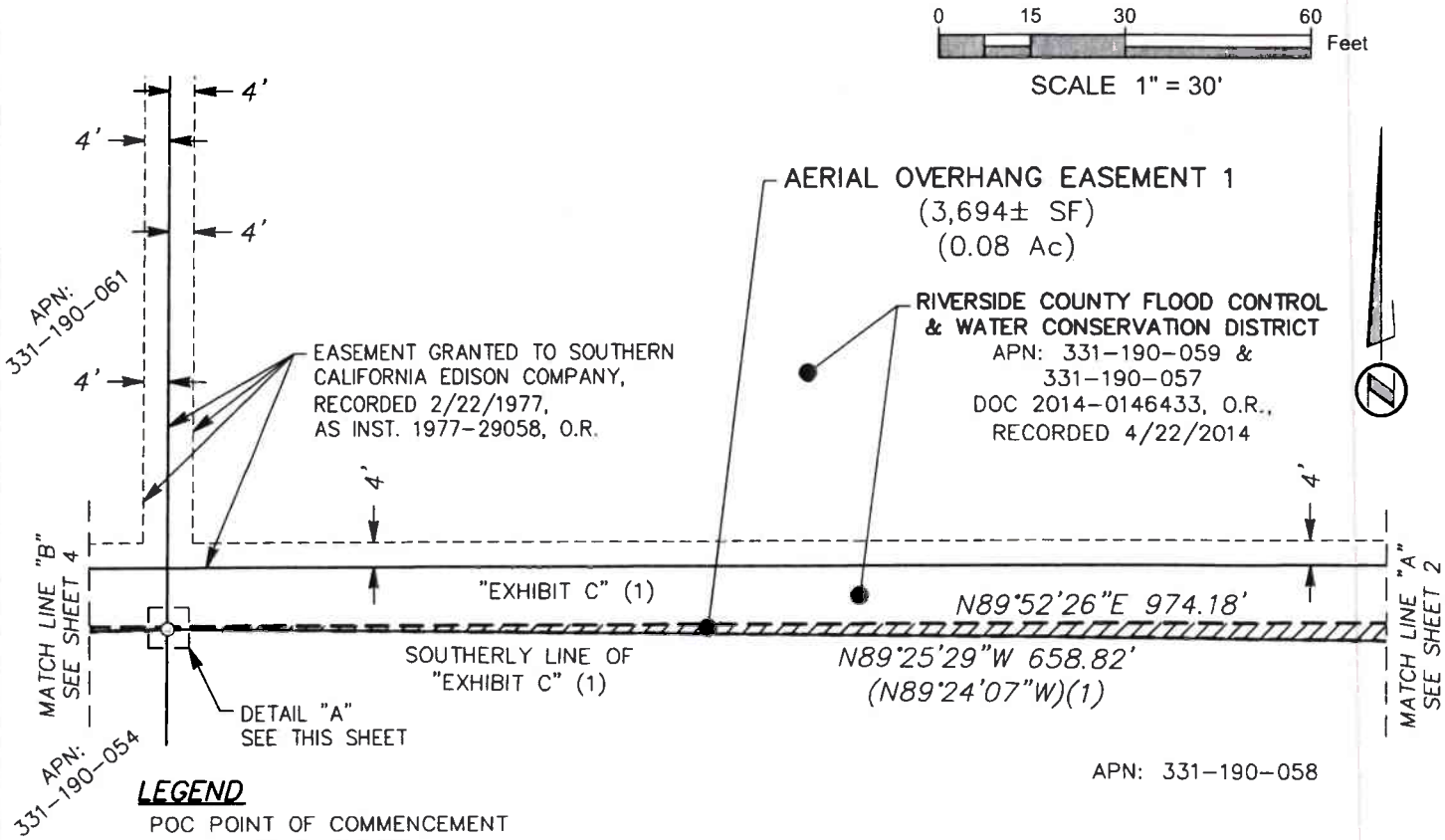

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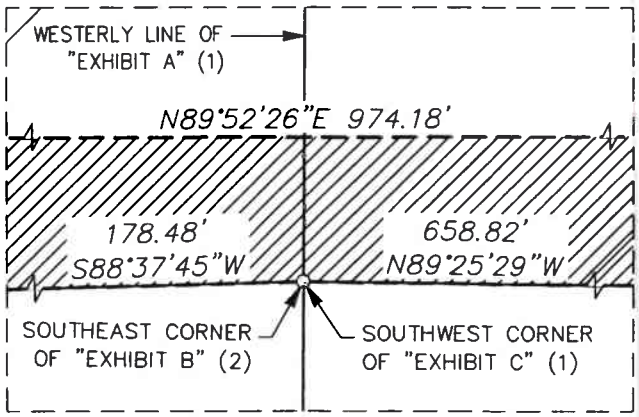
○ DIMENSION POINT
▨ AERIAL OVERHANG EASEMENT (AOE)

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

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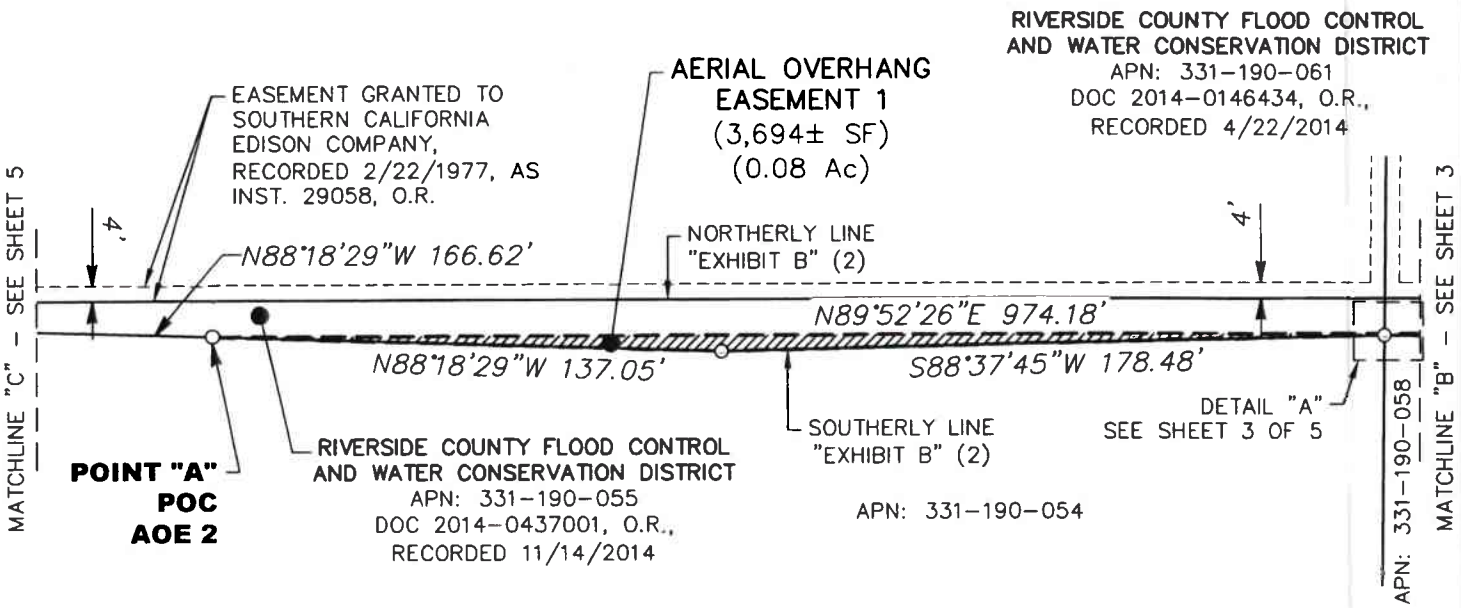

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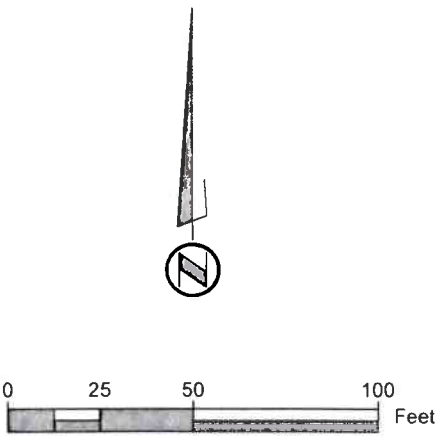

SCALE 1" = 50'

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		
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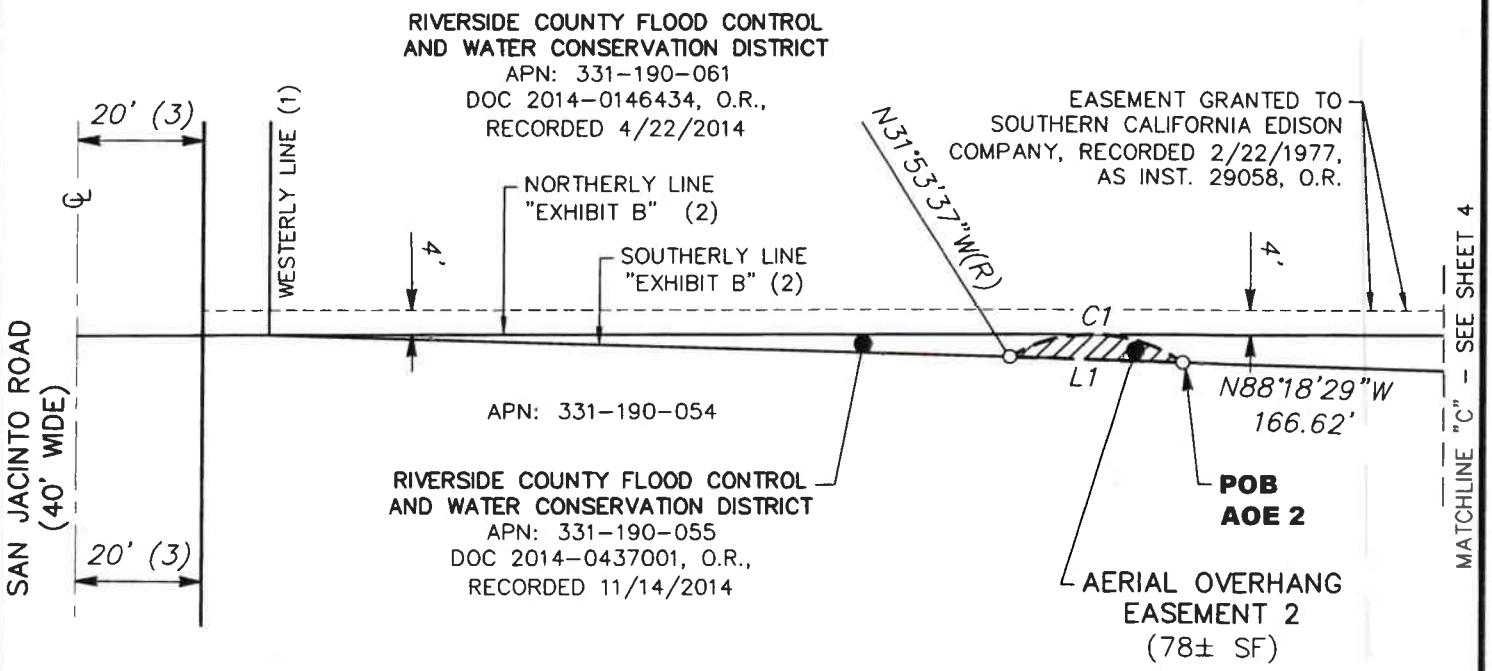

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(3) RECORD DATA PER ROMOLA FARMS NO. 6A, M.B. 14/63-65
○ DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

LINE TABLE

L1 N88°18'29"W 27.66'

CURVE TABLE

C1 R=25.00' Δ=67°10'17" L=29.31'

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.: 72584A	FILE NAME: RCFC & WCD.DWG	

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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;

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

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

245203

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2022-27

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

WHEREAS, the Riverside County Flood Control and Water Conservation District, a body corporate and politic ("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, respectively referenced as RCFC Parcel Numbers 4310-22A, 4310-24A, 4310-23 and 4310-21A ("EASEMENT INTEREST"), located in Romoland, County of Riverside, State of California; and

WHEREAS, the Southern California Edison Company, a California publicly regulated private utility company ("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 Valley Substation in the city of Menifee 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 from the District an aerial overhang easement interest approximately 3,772 square feet over portions of the referenced right of way ("ROW"), hereinafter described in Exhibits "A", "B" and "C", for the purpose of construction and maintenance of power poles and transmission lines, for the appraised value of Four Thousand Six Hundred Dollars ($4,600); and

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

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

FORM APPROVED COUNTY COUNSEL
BY RYAN D. YABKO DATE 8/18/22

AUG 30 2022 11.11

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

WHEREAS, pursuant to the California Water Code Appendix, Ch. 48, Section 13, the District's Board may determine any real property held by the District is no longer necessary to be retained for the uses and purposes thereof and may thereafter sell or otherwise dispose of said property or lease the same; and

WHEREAS, pursuant to Section 15096 of the California Environmental Quality Act ("CEQA") Statutes and Guidelines, the District, in its limited capacity as a Responsible Agency, has considered the Environmental Impact Report ("EIR") (SCH# 2008011082) certified by the Lead Agency (CPUC) for the Valley-Ivyglen and Alberhill projects, and based on its limited review as a Responsible Agency, the District has determined that the EIR adequately addresses any potential significant adverse impacts that may result from this action and that this action will not have a significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the District's Board, in regular session assembled on or after August 30, 2022, at or after 9:30 a.m., in its meeting room located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, with at least four-fifths of all members concurring, that the proposed environmental impacts of the proposed actions have been sufficiently assessed by the EIR prepared and certified by the Lead Agency, and that the proposed easement transaction will not have a significant impact on the environment, and, therefore, nothing further is required under CEQA for these actions as the District is merely conveying an easement interest to a utility company for facility construction and maintenance purposes.

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

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that this Board approves the Purchase and Sale Agreement for the acquisition of easement between the District and SCE and authorizes the Chair of the Board to execute the same on behalf of the District.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that this Board authorizes the conveyance of an easement for construction and operation of electric subtransmission lines and associated poles right of way to SCE, more particularly described in Exhibits "A", "B" and "C".

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chair of the District's Board is authorized to execute the Easement Deed on behalf of the District.

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

ROLL CALL:

Ayes:	Spiegel, Jeffries, Washington, Perez and Hewitt
Nays:	None
Absent:	None
Abstained:	None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

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.

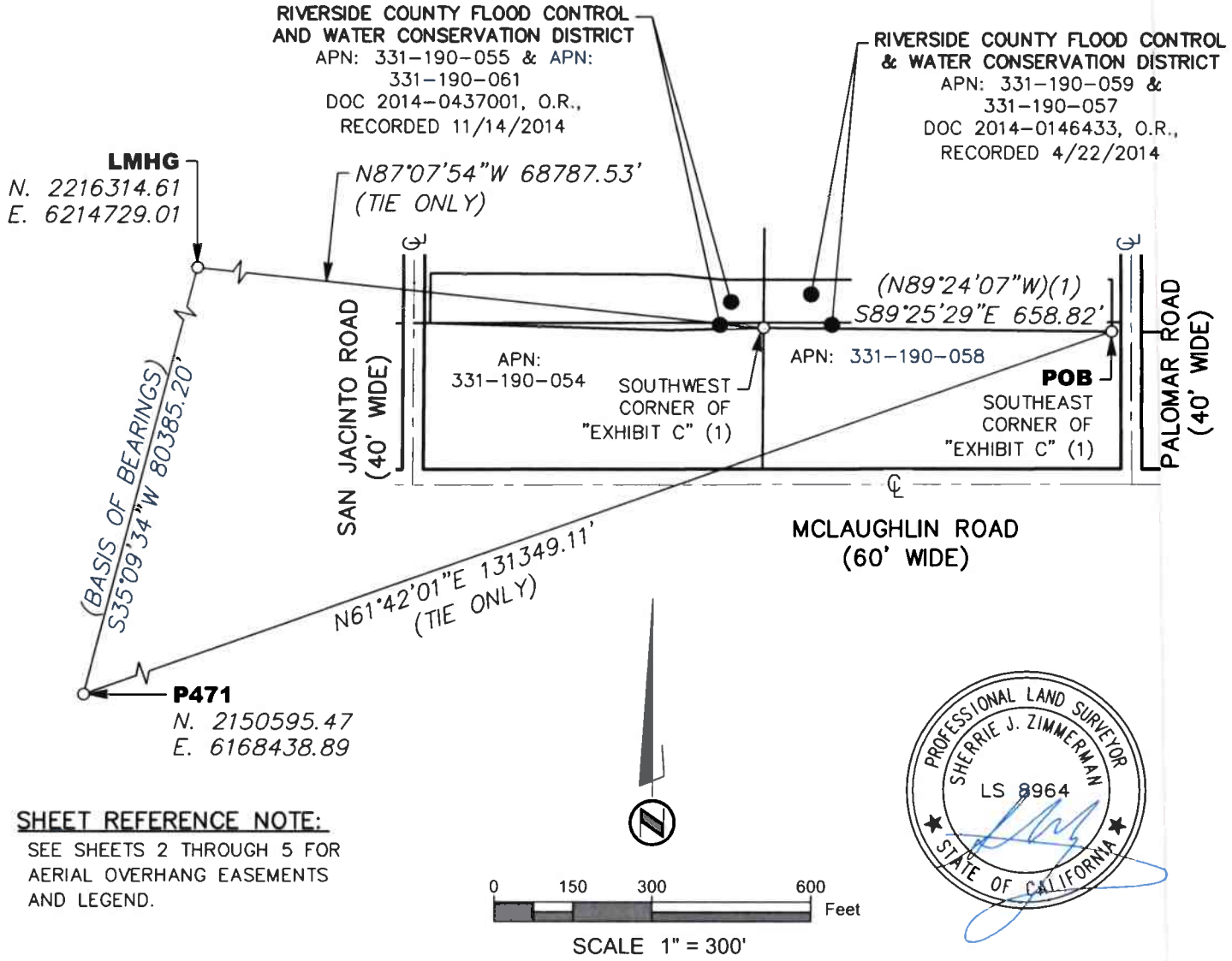
SHERRIE J. ZIMMERMAN LS. 8964

4/1/2021
DATE

PROFESSIONAL LAND SURVEYOR
SHERRIE J. ZIMMERMAN
LS 8964
STATE OF CALIFORNIA

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.



PROFESSIONAL LAND SURVEYOR
SHERRIE J. ZIMMERMAN
LS 8964
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 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	

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EXHIBIT "B"

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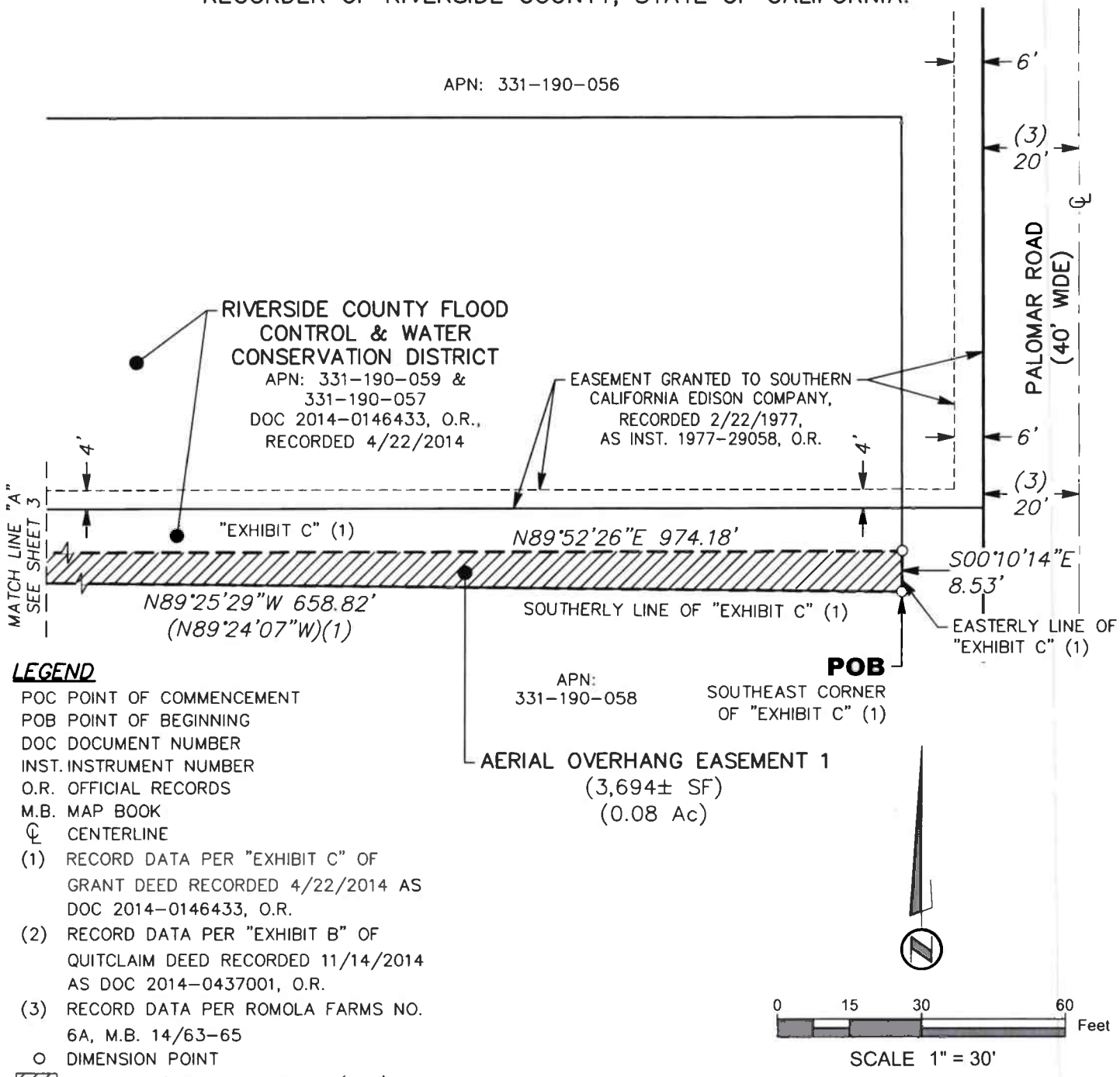

LEGEND

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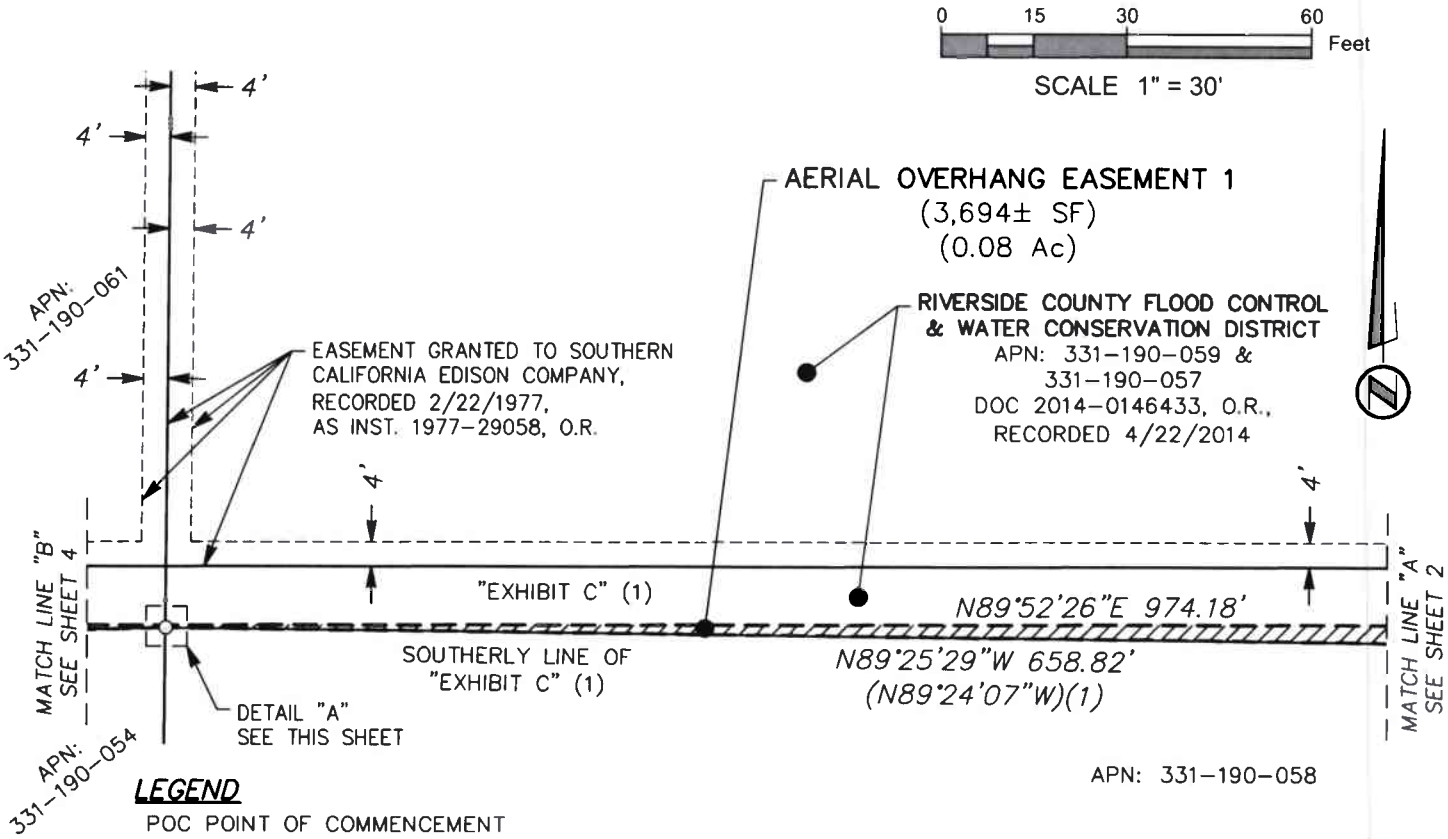

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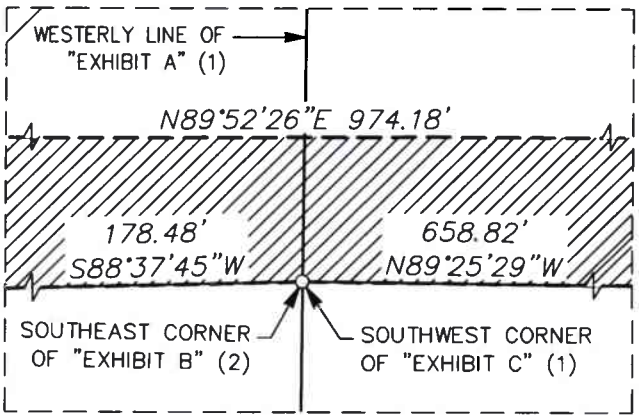
O DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

DETAIL "A"

(NOT TO SCALE)



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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	

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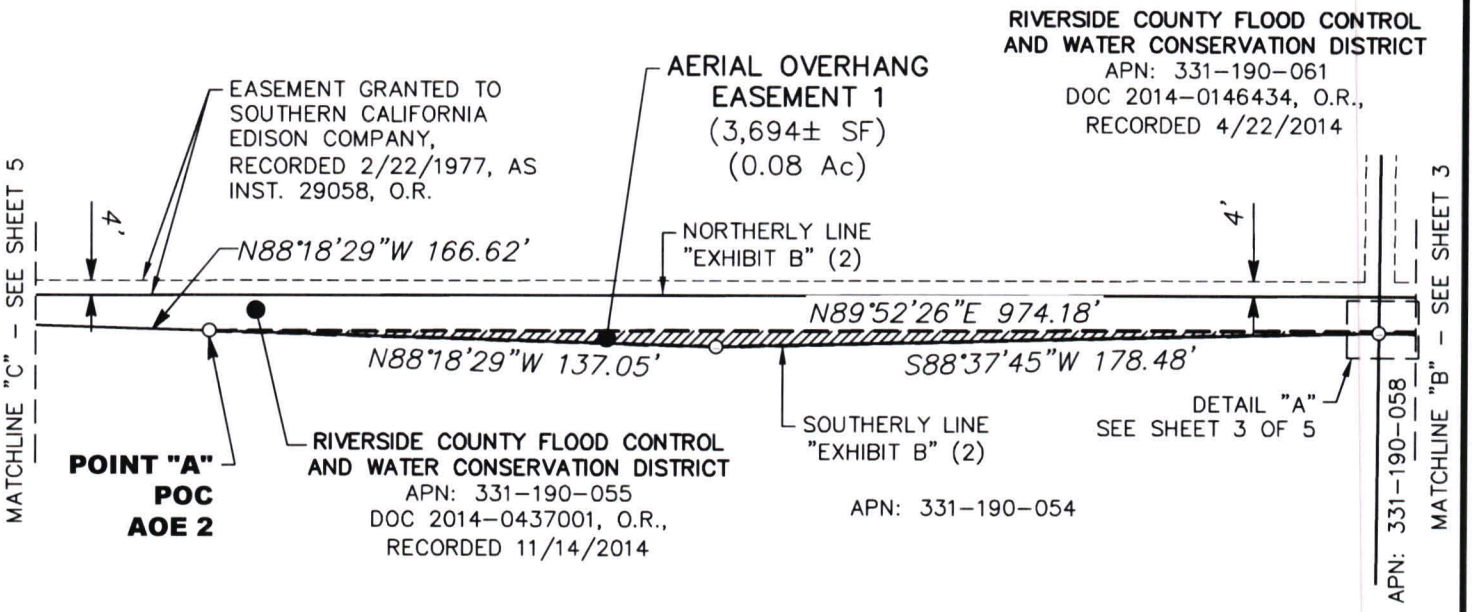

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○ DIMENSION POINT
▨ AERIAL OVERHANG EASEMENT (AOE)

0 25 50 100 Feet

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		
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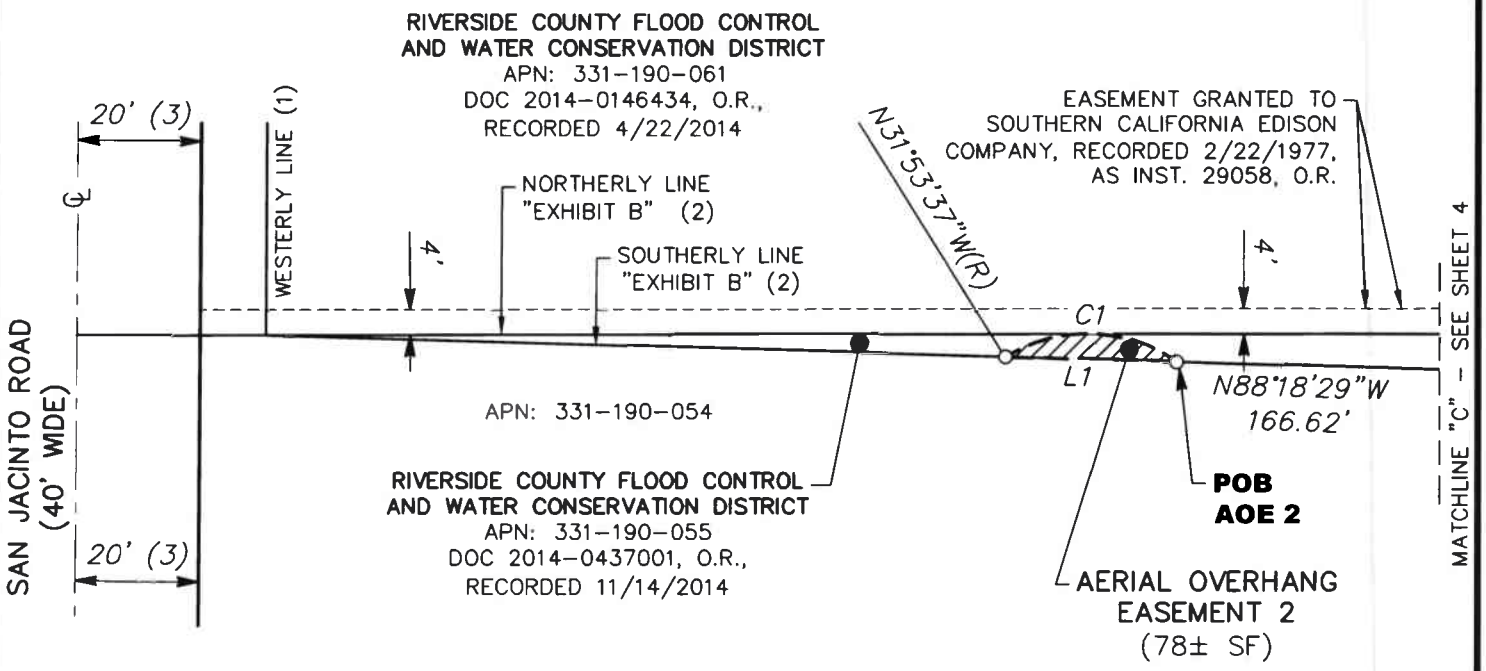

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O DIMENSION POINT
AERIAL OVERHANG EASEMENT (AOE)

LINE TABLE

L1 N88°18'29"W 27.66'

CURVE TABLE

C1 R=25.00' Δ=67°10'17" L=29.31'

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.: 72584A	FILE NAME:	RCFC & WCD.DWG

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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;

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

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