

RECORDING REQUESTED BY  
SOUTHERN CALIFORNIA EDISON  
COMPANY

WHEN RECORDED MAIL TO  
SOUTHERN CALIFORNIA EDISON  
COMPANY  
2 INNOVATION WAY, 2<sup>ND</sup> FLOOR  
POMONA, CA 91768  
ATTN: TITLE & VALUATION

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT**

KARMA SUBSTATION

Location: City of Moreno Valley  
A.P.N.: 312-250-016  
RP File No. ACQ203383775  
SCE Doc No. 512502

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 71326A Service Order No. 801545397
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED _____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE SO. CALIF. EDISON CO.	Approved Real Properties Dept.
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX _____ FIRM NAME _____	BY GS DATE 10/24/16

CITY OF MORENO VALLEY, a municipal corporation, hereinafter called "Grantor", does hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, hereinafter called "Grantee", an easement to construct, use, maintain, alter, add to, repair, replace, inspect and/or remove buildings, structures, poles, towers, transformers, fences, concrete pads and other fixtures, appliances and property which said Grantee, its successors and assigns, may find necessary or convenient for the maintenance and operation of an electrical substation in, under, on, along and across that certain real property of the Grantor situated in the City of Moreno Valley, County of Riverside, State of California, described as follows:

Parcel 3 as shown by Parcel Map No. 13202, on file in Book 79, Page 7 of Parcel Maps, Records of Riverside County, California.

Substation Site:

Said substation is more particularly shown on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached hereto and by this reference made a part hereof.

Grantor also hereby grants to Grantee, its successors and assigns, the right to clear and to keep clear said electrical substation site, electrical and communication systems right of way, guy wires and anchors, access road, and rights of way for ingress and egress, free from explosives, buildings, equipment, brush, combustible material and any and all other structures and obstructions of any kind, and the right to trim or remove any tree or shrub which, in the opinion of the Grantee, may endanger said electrical substation, electrical and communication systems, guy wires and anchors, access road and ingress or egress, or any part thereof, or interfere with the exercise of the rights herein granted.

Grant of Easement  
City of Moreno Valley to  
S.C.E.Co., a corp.  
Serial No. 71326A  
RP File No.: ACQ203383775

IN WITNESS WHEREOF, this instrument has been executed this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

CITY OF MORENO VALLEY, a municipal  
corporation

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California                    )  
County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Grant of Easement  
City of Moreno Valley to  
S.C.E.Co., a corp.  
Serial No. 71326A  
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WITNESS my hand and official seal.

Signature \_\_\_\_\_

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**Karma Substation**

**Serial 71326A**

That portion of Parcel 3 as shown on Parcel Map No. 13202, as filed in Book 79, Page 7 of Parcel Maps, Official Records of Riverside County, located in Section 32, Township 3 South, Range 3 West, S.B.M., in the City of Moreno Valley, County of Riverside, State of California, more particularly described as follows:

Being the northerly 145.00 feet of the easterly 179.00 feet of said Parcel 3.

**Excepting** therefrom **Strip No. 1**, lying easterly of the following described line;

**Commencing** at the northeast corner of said Parcel 3;

Thence along the northerly line of said Parcel 3 North 88°50'24" West 6.00 feet to the westerly line of the easterly 6.00 feet of said Parcel 3 and the **True Point of Beginning**;

Thence along said westerly line South 00°17'47" West 25.58 feet;

Thence South 45°17'47" West 5.66 feet to a line parallel with and distant westerly 4.00 feet, measured at right angles to said westerly line;

Thence along said parallel line South 00°17'47" West 50.69 feet;

Thence South 44°42'13" East 5.66 feet to said westerly line;

Thence along said westerly line South 00°17'47" West 42.98 feet;

Thence South 45°17'47" West 5.66 feet to said parallel line;

Thence along said parallel line South 00°17'47" West 50.69 feet;

Thence South 44°42'13" East 5.66 feet to said westerly line;

Thence along said westerly line South 00°17'47" West 80.77 feet to the southeasterly line of said Parcel 3 and the **Point of Termination**;

The above described parcel of land contains 24,806 square feet (0.57 acres) more or less.

PARCEL 1

PARCEL 2

PARCEL 4

P.O.C.  
N.E. CORNER  
PARCEL 3

N88°50'24"W  
6.00'  
P.O.B.  
STRIP No. 1

KARMA  
SUBSTATION  
PARCEL  
(24,806 S.F.)

KITCHING STREET

N00°17'47"E

LINE TABLE

L1=S00°17'47"W	25.58'
L2=S45°17'47"W	5.66'
L3=S00°17'47"W	50.69'
L4=S44°42'13"E	5.66'
L5=S00°17'47"W	42.98'
L6=S00°17'47"W	80.77'

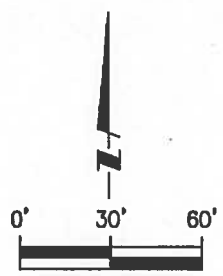
POR.  
PARCEL 3  
P.M. No. 13202  
P.M.B. 79/7

PROPOSED R/W

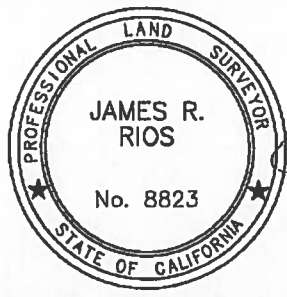
EXISTING R/W

P.O.T.  
STRIP NO. 1

EDWIN ROAD



SCALE: 1"=60'  
SEC. 32, T.3S., R.3W., S.B.M.



THIS EXHIBIT WAS PREPARED  
UNDER MY DIRECTION:

JAMES R. RIOS  
DATE 10/05/2016

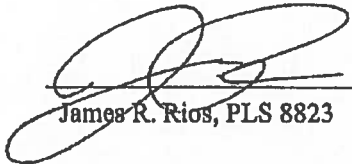
LEGEND

- INDICATES KARMA SUBSTATION PARCEL AREA 24,806 SQ. FT. (0.57 ACRES) MORE OR LESS
- INDICATES SETBACK LINE
- INDICATES CENTERLINE
- INDICATES EXISTING R/W

APN: 312-250-018	SHEET 1 OF 1	SCALE 1" = 60'
<b>EXHIBIT "B"</b> KARMA SUBSTATION	<b>PSOMAS</b> 1500 Iowa Avenue, Suite 210 Riverside, Ca 92507 (951) 787-8421 www.psomas.com	DRAFTED JRR
		CHECKED TRG
		DATE AUG 8, 2018
		JOB NUMBER 4MOR040421

R:\4MOR040421\SURVEY\EDDALS\Karma Substation.dwg 10/05/18 13:53 - James Rios

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

  
James R. Rios, PLS 8823

10/05/2016

Date:

