

**RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:**

Southern California Edison Company
2 Innovation Way, 2nd Floor
Pomona, CA 91768
Attn: Title and Real Estate Services

Mail Tax Statements as shown above

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



NO FEE

* \$ R 0 0 1 3 7 7 9 4 3 4 \$ *

2022000207646 8:08 am 06/08/22

380 410A E01 12

0.00 0.00 0.00 0.00 33.00 0.00 0.000.000.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY

APN: 591-073-14 (Portion)

EDOC# 526868

DOCUMENTARY TRANSFER TAX \$

- ☐ Computed on the consideration or value of property conveyed
- ☐ Exempt per Revenue & Taxation Code Section 11922
- ☐ Exempt from Recording Fees per Govt. Code Section 27383

- ☒ Unincorporated Area
- ☐ Incorporated - City of

Parcel No: GA1134-157

Project: Musick Facility

*AT
12P
CF
NF*

EASEMENT DEED

For valuable consideration, receipt of which is hereby acknowledged, the

COUNTY OF ORANGE,
a political subdivision of the State of California,
hereinafter referred to as "**COUNTY**,"

does hereby grant to

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation,
hereinafter referred to as "**GRANTEE**," its, successor and assigns,

a non-exclusive easement to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove underground electrical supply systems and communication systems (hereinafter referred to as "**Facilities**"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence, data and/or communications directly related to the purposes of providing electrical distribution for these Facilities (e.g. through fiber optic cable), in, on, over, under, across and along that certain real property and roads (hereinafter referred to as "**Easement Area**") described in "**Exhibit A**," and illustrated in "**Exhibit B**," which exhibits are attached hereto and made a part hereof. COUNTY and GRANTEE, may sometimes hereinafter be individually referred to as "**Party**" or jointly as "**Parties**".

It is understood and agreed by the Parties hereto and their successors and assigns that the easement and right of way herein granted in this easement deed ("**Easement Deed**") shall be subject to the following terms, conditions, and reservations:

1. CONSTRUCTION AND MAINTENANCE (PMES2.1S)

Except for routine maintenance or repair work, GRANTEE shall have all construction plans approved in writing by COUNTY'S OC Sheriff's Director of Research and Development, or designee, (hereinafter referred to as "**Director**"), and as may be required by the State of California, prior to commencement of any work in, on or about the Easement Area.

Director's approval of GRANTEE'S construction shall not be deemed approval from the standpoint of structural safety, suitability for purpose or conformance with building or other codes or other governmental requirements. COUNTY is not responsible for permitting of any construction and/or maintenance, design, assumptions or accuracy of GRANTEE'S construction and/or maintenance plans. Director will rely on the professional expertise of the Engineer of Record when approving GRANTEE'S construction plans.

Should it be necessary for GRANTEE to conduct any construction or excavation activities or otherwise disturb the surface of the Easement Area subsequent to the completion of the initial installation of GRANTEE'S Facilities, GRANTEE agrees to notify Director in writing sixty (60) days in advance of such planned activities, obtain Director's written approval of all plans and obtain a County Property Permit for construction, from COUNTY with payment of normal processing fees therefor and shall provide evidence of adequate insurance coverage prior to the commencement of any such activities. Said approval shall not be withheld unreasonably, nor shall said approval be necessary in any emergency situation or in conducting routine maintenance activities which do not involve disturbance of the surface area. GRANTEE further agrees that any excavation shall be made in such a manner as will cause the least injury to the surface of the ground and any improvements and/or landscaping around such excavation, and that the earth so removed shall be replaced and the surface of the ground and any improvements and/or landscaping around such excavation, damaged shall be promptly restored by GRANTEE at its expense to the same condition as existed prior to excavation, to Director's satisfaction.

GRANTEE shall, at no cost to COUNTY, maintain in good repair and in safe condition all GRANTEE Facilities constructed, used, or placed upon the Easement Area by, or on behalf of, GRANTEE pursuant to this Easement Deed. GRANTEE, and its contractors, agents and employees, shall have the right to trim or cut tree roots as may endanger or interfere with said Facilities.

2. COMPLIANCE WITH REGULATORY AUTHORITIES (PMES6.1S)

GRANTEE shall, at its own cost and expense, promptly and at all times observe, comply with and carry out all present and future orders, regulations, directions, rules, laws, ordinances, permits, and requirements of all governmental authorities, including but not limited to environmental regulatory authorities, with jurisdiction in, on, over and about the Easement Area, which arise from GRANTEE'S use of or performance of any activities permitted to be conducted in, on, over, or across the Easement Area.

In addition, GRANTEE shall ensure that all construction in the Easement Area is performed in accordance with any NPDES (National Pollutant Discharge Elimination System) permit requirements or other water quality statutes, regulations, ordinances, or permits applicable to the construction, including but not limited to use of appropriate best management practices, so as to ensure that pollutants are not discharged into the waters of the state.

No approvals or consents given hereunder by COUNTY, as a Party to this Easement Deed, shall be deemed approval as to compliance or conformance with applicable governmental codes, laws, rules or regulations.

3. HOLD HARMLESS (PMES7.1S)

GRANTEE hereby releases and waives all claims and recourse against COUNTY, including the right of contribution for loss of or damage to property, or injury to or death of any person, arising from, growing out of or in any way connected with or related to this Easement Deed, except claims arising from the concurrent

active or sole negligence or willful misconduct of COUNTY, its officers, agents, employees and contractors.

GRANTEE hereby agrees to indemnify, defend (with counsel approved by COUNTY), and hold harmless, COUNTY, its elected and appointed officials, officers, agents, employees and contractors against any and all claims, losses, demands, damages, cost, expenses or liability for injury to any persons or property, arising out of the maintenance, use of, or operations or activities conducted in, on or over the Easement Area, and/or the exercise of the rights under this Easement Deed by GRANTEE, its agents, officers, employees, invitees or licensees, except for liability arising out of the concurrent active or sole negligence or willful misconduct of COUNTY, its elected and appointed officials, officers, agents, employees or contractors including the cost of defense of any lawsuit arising therefrom. If COUNTY is named as co-defendant in a lawsuit, GRANTEE shall notify COUNTY of such fact and shall represent COUNTY in such legal action unless COUNTY undertakes to represent itself as co-defendant in such legal action, in which event, GRANTEE shall pay to COUNTY its litigation costs, expenses, and attorneys' fees. If judgment is entered against COUNTY and GRANTEE by a court of competent jurisdiction because of the concurrent active negligence or willful misconduct of COUNTY and GRANTEE, COUNTY and GRANTEE agree that liability will be apportioned as determined by the court. Neither Party shall request a jury apportionment.

GRANTEE acknowledges that it is familiar with the language and provisions of California Civil Code Section 1542 which provides as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release, and that if known by him or her, would have materially affected his or her settlement with the debtor or released party.

GRANTEE, being aware of and understanding the terms of Section 1542, hereby waives all benefit of its provisions to the extent described in this Section.

4. GRANTEE'S LIABILITY FOR HAZARDOUS OR TOXIC MATERIALS (PMES8.1S)

GRANTEE shall not cause or permit any "Hazardous Material," as hereinafter defined, except those customarily used in electric utility operations and in accordance with applicable laws, to be brought upon, kept, or used in or about the Easement Area. If GRANTEE breaches the obligations stated herein, or if contamination of the Easement Area by Hazardous Material otherwise occurs for which GRANTEE is legally liable to COUNTY for damage resulting therefrom, then GRANTEE shall indemnify, defend with counsel approved in writing by COUNTY, and hold harmless, COUNTY, and its elected or appointed officials, officers, agents, and employees from any and all claims, judgments, damages, penalties, fines, costs, liabilities, or losses (including, without limitation, diminution in value of the Easement Area, sums paid in settlement of claims, attorney fees, consultant fees, and expert witness fees) which arise during or after GRANTEE'S use of the Easement Area as a result of such contamination. This indemnification includes, without limitation, costs incurred by COUNTY in connection with any investigation of site conditions or any cleanup, remedial, removal, or restoration work required by any federal, state, or local governmental entity or agency because of Hazardous Material being present in the soil or ground water under the Easement Area. GRANTEE shall promptly take all action, at its sole cost and expense, as is necessary to clean, remove, and restore the Easement Area to its condition prior to the introduction of such Hazardous Material by GRANTEE, provided GRANTEE shall first have obtained Director's written approval and the approval of any necessary governmental entities or agencies for any such remedial action.

As used herein, the term "**Hazardous Material**" means any hazardous or toxic substance, material, or waste which is or shall become regulated by any governmental entity or agency, including, without limitation, COUNTY acting in its governmental capacity, the State of California, or the United States government.

5. RESERVATIONS (PMES9.1S)

COUNTY hereby reserves for itself and its successors and assigns, such surface, subsurface and aerial rights in the Easement Area as will not unreasonably interfere with or prohibit the use by GRANTEE of the rights and easement herein granted.

6. CONVEYANCE SUBJECT TO EXISTING INTERESTS (PMES10.1S)

This Easement Deed is subject to existing contracts, leases, licenses, easements, encumbrances, and claims which may affect the Easement Area, and the use of the word "grant" herein shall not be construed as a covenant against the existence of any thereof.

Nothing contained herein, or in any document related hereto, shall be construed to imply the conveyance to GRANTEE of rights in the Easement Area which exceed those owned by COUNTY, or any representation or warranty, either express or implied, relating to the nature or condition of the Easement Area or COUNTY'S interest therein.

7. TAXES AND ASSESSMENTS (PMES11.2S)

This Easement Deed may create a possessory interest which is subject to the payment of taxes levied on such interest. It is understood and agreed that all taxes and assessments (including but not limited to said possessory interest tax) which become due and payable upon the Easement Area or upon fixtures, equipment, or other property installed, constructed or used by GRANTEE thereon in connection with this Easement Deed, shall be the full responsibility of GRANTEE, and GRANTEE shall cause said taxes and assessments to be paid promptly when due.

8. NOTICES (PMES12.1S)

All notices, documents, correspondence and communications concerning this Easement Deed shall be addressed as set forth in this Section, or as the Parties may hereafter designate by written notice, and shall be sent through the United States mail with postage prepaid. Any such mailing shall be deemed served or delivered twenty-four (24) hours after mailing. Each Party may change the address for notices by giving the other Party at least ten (10) calendar days' prior written notice of the new address.

Notwithstanding the above, either Party may also provide notices, documents, correspondence, or such other communications to the other by personal delivery and so given shall be deemed to have been served or delivered upon receipt.

To COUNTY:

County of Orange
c/o CEO/Real Estate
RE: Musick Facility-GA1134-157
P.O. Box 4048
Santa Ana, CA 92702-4048

To GRANTEE:

Southern California Edison Company
2 Innovation Way, 2nd Floor
Pomona, CA 91768
Attn: Title and Real Estate Services

With a Copy to (and for any notices requiring Director's approval):

Orange County Sheriff's Department
c/o Director, Research and Development
431 The City Drive South
Orange, CA 92868

9. VENUE (PMES13.1S)

The Parties hereto agree that this Easement Deed has been negotiated and executed in the state of California and shall be governed by and construed under the laws of California. In the event of any legal action to enforce or interpret this Easement Deed, the sole and exclusive venue shall be a court of competent jurisdiction located in the County of Orange, California, and the Parties hereto agree to and do hereby submit to the jurisdiction of such court, notwithstanding Code of Civil Procedure Section 394. Furthermore, the Parties hereto specifically agree to waive any and all rights to request that an action be transferred for trial to another county.

10. WAIVER OF RIGHTS (PMES14.1S)

The failure of COUNTY to insist upon strict performance of any of the terms, covenants, or conditions of this Easement Deed shall not be deemed a waiver of any right or remedy that COUNTY may have, and shall not be deemed a waiver of the right to require strict performance of all the terms, covenants, and conditions of the Easement Deed thereafter, nor a waiver of any remedy for the subsequent breach or default of any term, covenant, or condition of the Easement Deed.

11. SEVERABILITY (PMES15.1S)

If any term, covenant, condition, or provision of this Easement Deed is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

12. ATTORNEY FEES (PMES16.1S)

In any action or proceeding brought to enforce or interpret any provision of this Easement Deed, or where any provision hereof is validly asserted as a defense, each Party shall bear its own attorney fees and costs.

13. SUCCESSORS AND ASSIGNS (PMES18.1S)

The terms, covenants, and conditions contained herein shall apply to and bind the heirs, successors, executors, administrators and assigns of the Parties hereto.

Approved as to Form
Office of the County Counsel
Orange County, California

By: [Signature]
Deputy

Date: 5-18-22

COUNTY

COUNTY OF ORANGE

By: [Signature]
Thomas Miller
Chief Real Estate Officer,
County Executive Office,
Pursuant to M.O. dated May 5, 2020, Item No. 23

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.

ACKNOWLEDGMENT

State of California
County of Orange

On May 19, 2022 before me, ANN NGUYEN, NOTARY PUBLIC personally
(insert name/title of the officer)
appeared THOMAS MILLER,

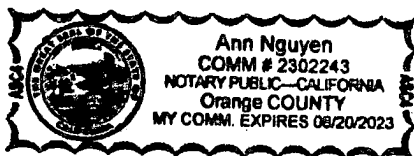
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/her/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the 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 [Signature]

(Seal)



GRANTEE

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By: _____

Signature

Print 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.

ACKNOWLEDGMENT

State of California
County of Orange

On May 31, 2022, 20 22 before me, Natasha Peters, Notary Public, personally
(insert name/title of the officer)
appeared Shelby Hart,

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

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

WITNESS my hand and official seal.

Signature

(Seal)

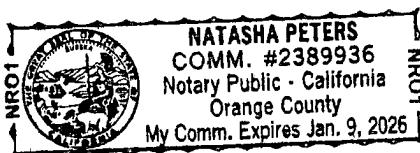


EXHIBIT "A"
Facility No.: GA1134
Parcel No.: 157

VARIOUS STRIPS OF LAND LYING WITHIN A PORTION OF LOTS 299, 300, 301, AND 302 OF BLOCK 174 OF IRVINE'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, SAID PORTION IS MORE PARTICULARLY DELINEATED AS PARCEL NO. 1 ON EXHIBIT "B" IN A DEED AND LICENSE TO THE COUNTY OF ORANGE, RECORDED ON JANUARY 20, 1961 AS DOCUMENT NO. 10775 IN BOOK 5598, PAGE 163 OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL NO. 1; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL NO. 1, NORTH 56°45'11" EAST 939.51 FEET; THENCE LEAVING THE NORTHWESTERLY LINE OF SAID PARCEL NO. 1, SOUTH 33°14'49" EAST 100.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 56°44'53" EAST 60.86 FEET; THENCE NORTH 53°20'10" EAST 17.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°54'09" AN ARC DISTANCE OF 20.92 FEET; THENCE SOUTH 30°45'41" EAST 31.44 FEET; THENCE SOUTH 32°36'33" EAST 19.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1077.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'07" AN ARC DISTANCE OF 16.95 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'05" AN ARC DISTANCE OF 157.61 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

THE SIDELINES OF STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF STRIP #2 DESCRIBED HEREINBELOW AND TO JOIN AT THE ANGLE POINTS.

STRIP #2 (14.00 FEET WIDE)

COMMENCING AT SAID POINT "B"; THENCE SOUTH 50°26'33" WEST 3.60 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 39°33'27" EAST 18.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "C".

STRIP #3 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "C"; THENCE NORTH 50°26'33" EAST 1.10 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 43°08'31" EAST 18.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 12.50 FEET; THENCE SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°51'32" AN ARC DISTANCE OF 20.91 FEET; THENCE NORTH 40°59'57" EAST 444.12 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "D".

THE SIDELINES OF STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE NORTHWESTERLY IN THE SOUTHEASTERLY LINE OF STRIP #2 DESCRIBED HEREINABOVE.

STRIP #4 (13.00 FEET WIDE)

COMMENCING AT SAID POINT "D"; THENCE NORTH 49°00'03" WEST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 40°59'57" EAST 18.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "E".

STRIP #5 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "E"; THENCE SOUTH 49°00'03" EAST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 40°59'57" EAST 196.99 FEET; THENCE NORTH 50°00'40" EAST 174.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°59'13" AN ARC DISTANCE OF 17.67 THENCE SOUTH 49°00'07" EAST 29.69 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "F".

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

STRIP #6 (13.00 FEET WIDE)

COMMENCING AT SAID POINT "F"; THENCE SOUTH 40°59'53" WEST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 49°00'07" EAST 18.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "G".

STRIP #7 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "G"; THENCE NORTH 40°59'53" EAST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 49°00'07" EAST 31.69 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "H"; THENCE SOUTH 25°27'43" EAST 32.84 FEET; THENCE SOUTH 47°57'43" EAST 62.78 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "I".

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

STRIP #8 (14.00 FEET WIDE)

COMMENCING AT SAID POINT "I"; THENCE SOUTH 42°02'17" WEST 4.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 47°57'43" EAST 14.82 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "J".

STRIP #9 (59.00 FEET WIDE)

COMMENCING AT SAID POINT "J"; THENCE NORTH 42°02'17" EAST 11.54 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 47°57'43" EAST 21.50 FEET TO A POINT OF ENDING.

STRIP #10 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "I"; THENCE NORTH 42°02'17" EAST 10.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.63 FEET; THENCE SOUTH 47°57'43" EAST 2.32 FEET TO A POINT OF ENDING IN THE NORTHWESTERLY LINE OF STRIP #9 DESCRIBED HEREINABOVE.

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #7 AND #8 DESCRIBED HEREINABOVE.

STRIP #11 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "I"; THENCE SOUTH 42°02'17" WEST 32.00 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #7 AND #8 DESCRIBED HEREINABOVE.

STRIP #12 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "H"; THENCE SOUTH 72°32'31" EAST 37.17 FEET; THENCE SOUTH 47°57'43" EAST 74.14 FEET TO A POINT OF ENDING IN THE NORTHWESTERLY LINE OF STRIP #9 DESCRIBED HEREINABOVE.

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

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #7 AND #10 DESCRIBED HEREINABOVE.

STRIP #13 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "A"; THENCE NORTH 54°49'34" WEST 36.19 FEET; THENCE NORTH 33°14'49" WEST 3.00 FEET TO A POINT OF ENDING.

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

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #1 DESCRIBED HEREINABOVE.

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



Prepared by me or under my supervision:

Dated: April 29, 2022

Glenn M. Bakke

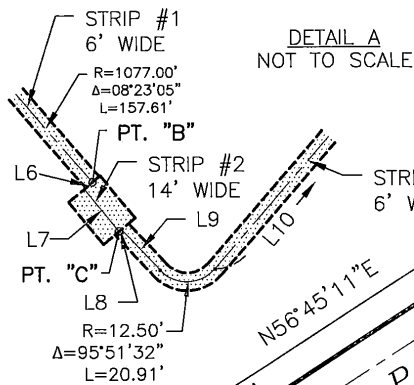
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2023

EXHIBIT "B"

SHEET 1 OF 2

POR. BLOCK 174
IRVINE'S SUBDIVISION
M.M. 1/88

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S33°14'49"E	100.65'
L2	N56°44'53"E	60.86'
L3	N53°20'10"E	17.86'
L4	S30°45'41"E	31.44'
L5	S32°36'33"E	19.31'
L6	S50°26'33"W	3.60'
L7	S39°33'27"E	18.50'
L8	N50°26'33"E	1.10'
L9	S43°08'31"E	18.84'
L10	N40°59'57"E	444.12'
L32	N54°49'34"W	36.19'
L33	N33°14'49"W	3.00'



R=12.50'
Δ=95°54'09"
L=20.92'

2172.04'

STRIP #1
6' WIDE

R=1077.00'
Δ=00°54'07"
L=16.95'

TPOB
STRIP #1

STRIP #13
6' WIDE

GA1134-157

SEE
DETAIL A

PARCEL NO. 1
OF EXHIBIT "B"
IN A DEED AND LICENSE
REC. 01/20/1961 DOC. #10775
BK. 5598, PG. 163, O.R.



Dated April 29, 2022

Glenn M. Bakke
Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-23

IRVINE
BOULEVARD

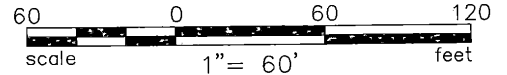
POC
STRIP #1

N49°16'43"W
2474.14'

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

150 0 150 300
scale 1" = 150' feet

**PARCEL NO. 1
OF EXHIBIT "B"
IN A DEED AND LICENSE
REC. 01/20/1961 DOC. #10775
BK. 5598, PG. 163, O.R.**



ALTON PARKWAY


$\Delta=80^{\circ}59'13''$
 $R=12.50'$
 $L=17.67'$

GA1134-157

DETAIL B
NOT TO SCALE

SEE
DETAIL B

LEGEND

 DENOTES
SCE EASEMENT AREA

LINE TABLE		
LINE #	BEARING	LENGTH
L10	N40°59'57"E	444.12'
L11	N49°00'03"W	1.70'
L12	N40°59'57"E	18.50'
L13	S49°00'03"E	1.70'
L14	N40°59'57"E	196.99'
L15	N50°00'40"E	174.45'
L16	S49°00'07"E	29.69'
L17	S40°59'53"W	1.70'
L18	S49°00'07"E	18.50'
L19	N40°59'53"E	1.70'
L20	S49°00'07"E	31.69'
L21	S25°27'43"E	32.84'
L22	S47°57'43"E	62.78'
L23	S42°02'17"W	4.50'
L24	S47°57'43"E	14.82'
L25	N42°02'17"E	11.54'
L26	S47°57'43"E	21.50'
L27	N42°02'17"E	10.31'
L28	S47°57'43"E	2.32'
L29	S42°02'17"W	32.00'
L30	S72°32'31"E	37.17'
L31	S47°57'43"E	74.14'

SEE SHEET 1

