

Recording requested by and
when recorded mail to:

Southern California Gas Company
P.O. Box 513249, M.L. GT26C2
Los Angeles, CA 90051-1249
Attn.: Land & Right of Way

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

12.00
2003000808342 11:10am 07/10/03

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**CONVEYANCE OF EASEMENT (OIL AND
GAS LEASE) AND CONSIDERATION &
VALUE IS LESS THAN \$100. R&T 11911**

Atlas Sheet # OC 1299-1,3 OC 1300-1

APN:

Documentary Transfer Tax \$

_____ Computed on full value of property conveyed

_____ Computed on full value less liens and
encumbrances remaining at time of sale

G. Rice Southern California Gas Company

**GRANT OF EASEMENT
(RIGHT OF WAY)**

R.W. 121,213

Old San Juan Road Homeowners Association, ("Grantor"), hereby grants to **Southern California Gas Company**, a California corporation, its successors and assigns ("Grantee"): a non-exclusive easement to **lay, construct, maintain, operate, repair, replace, patrol, change the size of, add to, or remove** from time to time, as Grantee deems necessary, one or more pipelines and conduits, together with metering, measuring, regulating, cathodic protection, communications and other appurtenances (all hereinafter referred to as the "Facilities") for the transportation of gas, energy, communications, petroleum products and other substances (whether or not such substances are transported at any particular time), over, under, through, along, and together **with the reasonable right of ingress and egress to and from** the easement Facilities and the right to use the Grantor's abutting property during construction of the Facilities, the strip of land located in City of **San Juan Capistrano**, in Orange County, California, described in Exhibit "A" and depicted in Exhibit "B" (together "the Easement") both attached hereto and made a part of this agreement.

Grantor, for its heirs, successors and assigns, agrees that, except as provided below, no change of grade of the Easement shall be made, that it shall not be inundated, that it shall be kept free of trees, deep-rooted shrubs, buildings and structures of all kinds (except for Grantee's Facilities), and that nothing shall be done to impair Grantee's vehicular access to or along the Easement.

Grantor reserves the right to (1) use any surface or subsurface areas, provided such use does not unreasonably or substantially interfere with Grantee's use of the Easement; (2) improve the Easement area surface with landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, sidewalks, curbs and gutters; provided, however, that before making any such improvements involving a change of grade, Grantor and its heirs, successors and assigns, shall notify the Grantee in advance.

R.W. 121,213

This Easement shall be binding upon and inure to the benefit of successors, heirs, and assigns of Grantor and Grantee.

IN WITNESS WHEREOF, these presents are hereby signed this 10 day of June 2023

GRANTOR: OLD SAN JUAN ROAD HOMEOWNERS ASSOCIATION

Stephanie Rager
SIGNATURE
STEPHANIE. RAGER
NAME
Sec / Treas.
TITLE

SIGNATURE

NAME

TITLE

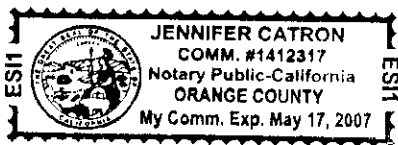
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) S.S.

On June 10, 2023 before me, Jennifer Catron, a notary public in and for the State of California, personally appeared Stephanie Rager, personally known to me or 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.

WITNESS my hand and official seal.

SEAL



Jennifer Catron
Signature of Notary Public

EXHIBIT "A"

R.W. 121,213

The legal description of the easement area is as follows:

That certain portion of **Tract Map 14379**, in the City of San Juan Capistrano, County of Orange, State of California as shown on a map of said tract map filed September 25, 1998, Instrument No. 199880648318, in Book 774, pages 40 through 48, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County, within the following described boundaries:

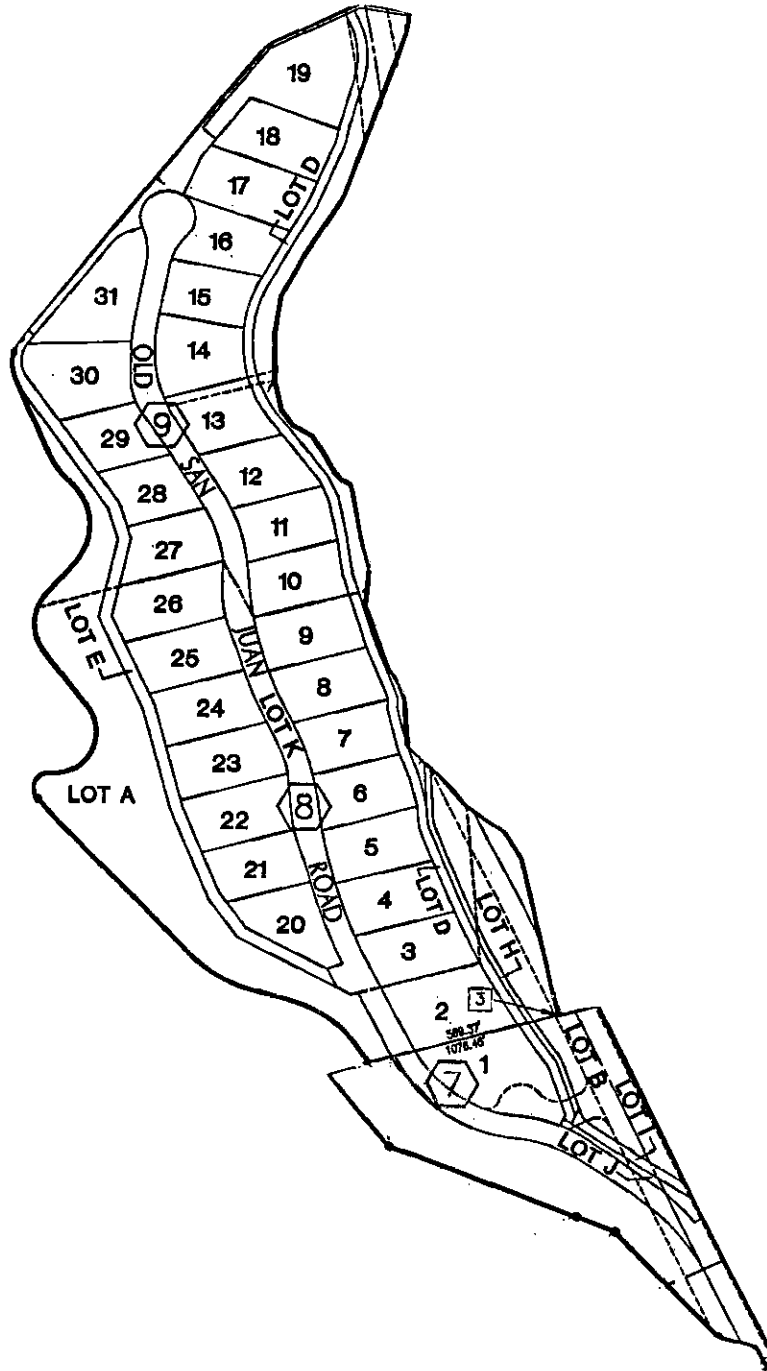
Old San Juan Road, being the private street lying within and being a part of said tract.

A 10.00 foot strip of land, lying 5.00 feet on each side of the gas pipeline, for the benefit of lots 17, 18 & 19, as installed by grantee, lying within said tract.

And as shown on the plat attached hereto as Exhibit "B" and made a part hereof.

This legal description was prepared by Southern California Gas Company for an easement for utility distribution lines and service facilities pursuant to the exemption granted by California Business and Professions Code Section 8730 (c)

EXHIBIT "B"
R.W. 121,213
TRACT MAP NO. 14379



PLAT TO ACCOMPANY LEGAL DESCRIPTION OF RIGHT OF WAY FOR PIPELINE PURPOSES, IN THE CITY
OF SAN JUAN CAPISTRANO, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA