

**RECORDING REQUESTED BY, AND
WHEN RECORDED, MAIL TO:**

CITY OF IRVINE
P.O. Box 19595
Irvine, CA 92623-9575
Attn: City Clerk

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



NO FEE

2026000030702 11:39 am 02/09/26

486 Ex5 A30 A38 111

0.00 0.00 0.00 0.00 330.00 0.00 0.00 0.00 0.00 0.00

WITH A CONFORMED COPY TO:

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

The undersigned declares that this document is recorded at the request of and for the benefit of the City of Irvine and therefore is exempt from the payment of the recording fee pursuant to Government Code §6103 and 27383 and from the payment of the Documentary Transfer Tax pursuant to Revenue and Taxation Code §11922.

EDOC# 535824

(Above Space For Recorder's Use)

PARTIAL ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT

(Marine Way – Parcel 9)

2T
111P
NF
CF

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT (this “Agreement”), dated for reference purposes only as of January ~~27~~²⁷ 2026, is made by and between the CITY OF IRVINE, a California municipal corporation (“Assignor”), and SOUTHERN CALIFORNIA EDISON COMPANY, a California corporation (“Assignee”). Assignor and Assignee are collectively referred to herein as the “Parties.”

RECITALS:

A. Assignor is a party to that certain Grant of Easement by and between Assignor, as grantee, and United States of America, as grantor (the “Government”), recorded in the Official Records of the County of Orange on August 8, 2025 as Instrument No. 2025000220638 (the “Easement”), See Exhibit C attached hereto and by reference made a part hereof, on certain former Marine Corps Air Station El Toro property located in the City of Irvine, County of Orange, State of California (the “Property”). The Easement grants Assignor the right to construct, operate and maintain a public road and utilities on the Property.

B. Assignor desires Assignee to install electric facilities on a portion of the Easement area and has agreed to partially assign to Assignee its rights, title and interest in and to that portion of the Easement located in, over, and across the real property described on Exhibit A and depicted on Exhibit B attached hereto and made a part hereof by this reference (the “SCE Easement Area”).

C. Assignee has agreed to accept such assignment and to assume the obligations under the Easement that pertain to Assignee’s use of the SCE Easement Area, subject to the terms of this Agreement.

13078

FOR VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

1. Assignment. Assignor hereby transfers, assigns and conveys to Assignee all of Assignor's right, title and interest in the Easement for the construction, operation, maintenance and repair of electric and communication 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 by electrical means in the SCE Easement Area, as well as access, ingress and egress to such facilities (the "Partial Assignment").

2. Acceptance and Assumption. Assignee accepts the Partial Assignment and hereby agrees to assume and discharge, in accordance with the terms thereof, the obligations of Assignor relating to the Easement on the SCE Easement Area that first arise and accrue on and after the Closing Date.

3. Effect of Partial Assignment and Operation of Easement. The Parties intend that the Partial Assignment shall effectively split into separate agreements and interests. With respect to Assignor and the portion of the Easement that is outside the SCE Easement Area, the Easement shall be interpreted to apply only to Assignor. With respect to the SCE Easement Area, the Easement shall be interpreted to apply to Assignee as to its use of the SCE Easement Area with Assignor reserving all rights granted under the Easement that are not assigned to Assignee. Assignee shall have no obligations or liability under the Easement related to Assignor's use of the Easement. Further, Assignor reserves for itself, its successors and assigns all rights provided under the Easement to Assignor that are not otherwise assigned herein to Assignee.

4. Easement Terms. The Parties agree and acknowledge that (a) the Government has approved Assignee's plans for the SCE Easement Area pursuant to Section 5 of the Easement and has permitted the construction of Assignee's facilities notwithstanding Section 14.1(d) of the Easement; (b) Assignee shall not have any liability for any hazardous substance, pollutant or contaminant on the Property that does not directly arise from Assignee's use of the Property; (c) Assignee is not responsible for the disposal of any historic contamination (not caused by Assignee) discovered during SCE's construction and operation of its facilities on the SCE Easement Area and (d) Assignor has obtained the Government's consent to the Partial Assignment pursuant to Section 17 of the Easement.

5. Further Assurances. The Parties agree to take such reasonable actions, including acknowledging, delivering, or executing instruments and documents, as may be required to effectuate the purposes of this Agreement.

6. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California without regard to principles of conflict of laws or choice of law rules.

7. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns.

8. Severability. If one or more provisions of this Agreement are held by a proper court to be unenforceable under applicable law, portions of such provisions, or such provisions in their entirety, to the extent necessary and permitted by law, shall be severed herefrom, and the balance of this Agreement shall be enforceable in accordance with its terms.

9. Entire Agreement; Amendment. This Agreement contains the entire understanding of the Parties relating to the subject matter hereof and shall supersede any prior written or oral agreements or communications among some or all of the Parties pertaining to such subject matter. The obligations of the Parties under this Agreement may not be altered or amended in any respect except by a writing executed by the Parties.

10. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signature page follows]

IN WITNESS WHEREOF, Assignor and Assignee have duly executed this Agreement.

ASSIGNOR:

CITY OF IRVINE,
a California municipal corporation

By:


Sean Crumby
City Manager

ASSIGNEE:

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By:


Print Name: Shelby Hart
Title: Advisor

APPROVED AS TO FORM:



Jeffrey T. Melching
City Attorney

ACKNOWLEDGMENT

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.

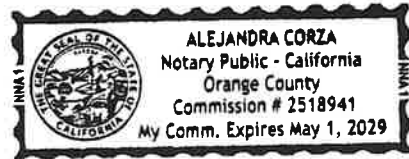
State of California
County of Orange)

On January 8, 2026 before me, Alejandra Corza, Notary Public
(insert name and title of the officer)

personally appeared Sean Crumby,
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 *Aleja* (Seal)

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 ORANGE)

On January 27, 2026, before me, Julian Yanez, a Notary Public, personally 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.



A handwritten signature in dark ink, appearing to be "Julian Yanez", written over a horizontal line.

EXHIBIT "A"
LEGAL DESCRIPTION
SCE EASEMENT
MCAS EL TORO

Parcel 9

In the City of Irvine, County of Orange, State of California, being a portion of Lot 284 of Block 155 of Irvine's Subdivision as shown on a map recorded in Book 1, Page 88 of Miscellaneous Record Maps, lying within PARCEL III-B per Quitclaim Deed recorded July 12, 2005 as Instrument No. 2005000536292 of Official Records, in the Office of the County Recorder of said County, described as follows:

Commencing at a 2" brass cap, stamped "L.S. 8639" in well monument as shown on Parcel Map No. 2016-152, filed in Book 390, Page 17 through 44, inclusive, of Parcel Maps, in the Office of the Orange County Recorder, marking the centerline intersection of Marine Way dedicated per the Grant of Easement recorded March 31, 2017 as Instrument No. 2017000131051, of said Official Records with Skyhawk (formerly Flying Tiger as dedicated per said Parcel Map No. 2016-152); thence along said centerline of Marine Way, South 49°51'17" East 67.92 feet to the easterly line of said Marine Way; thence along said easterly line North 40°08'43" East 0.09 feet; thence South 49°51'20" East 1065.16 feet to a tangent curve concave southwesterly having a radius of 1880.00 feet; thence southeasterly 368.66 feet along said curve through a central angle of 11°14'08"; thence South 38°37'12" East 417.72 feet to a point hereinafter referred to as **Point 'B'**; thence continuing South 38°37'12" East 122.98 feet to a tangent curve concave northeasterly having a radius of 1880.00 feet; thence southeasterly 379.78 feet along said curve through a central angle of 11°34'28"; thence South 50°11'40" East 202.55 feet to a point hereinafter referred to as **Point 'C'**; thence North 50°11'40" West 13.26 feet; thence perpendicular,

January 14, 2026
WO No. 1855-618X
Page 1 of 2
H&A Legal No. 10732
By: J. Kinnie
Checked By: R. Wheeler

North 39°48'20" East 58.00 feet to a line parallel with and distant 58.00 feet northeasterly of the hereinabove described course "South 50°11'40" East 202.55 feet", said point being the **True Point of Beginning**; thence North 40°40'33" East 95.04 feet; thence North 50°23'08" West 23.38 feet; thence South 39°40'11" West 94.95 feet to said parallel line; thence along said parallel line, South 50°11'40" East 21.71 feet to the **True Point of Beginning**.

Containing an area of 2,142 square feet, 0.049 acres, more or less.

Basis of Bearings:

The bearings shown herein are based on the bearing between OCS Horizontal Control Station GPS No. 6621 and Station GPS No. 6678 being South 29°04'24" East per records on file in the Office of the Orange County Surveyor.

Datum Statement:

Coordinates for this legal description are based upon the California Coordinate System (CCS83), Zone VI, 1983 NAD (1991.35 Epoch O.C.S. GPS Adjustment). All distances and areas shown are ground unless otherwise noted. To obtain grid distance multiply ground distance by 0.99996336.

All as shown on Exhibit "B" and by this reference made a part hereof.


Robert L. Wheeler IV, L.S. 8639
Date: 01/14/2026



January 14, 2026
WO No. 1855-618X
Page 2 of 2
H&A Legal No. 10732
By: J. Kinnie
Checked By: R. Wheeler

EXHIBIT "B"

Sketch to Accompany Legal Description

AREA TABLE		
PARCEL	ACRES	SQUARE FEET
9	0.049	2,178

--- # INDICATES SHEET NUMBER

BLOCK 140
 IRVINE'S SUBDIVISION
 P.M. NO. 2016-152
 P.M.B. 390/17-44

LOT 286

LOT 280

MARINE WAY

SKYHAWK (FORMERLY FLYING TIGER)

LOT 281

SEE SHEET 3 FOR TIE DATA

LOT 285
 MCAS EL TORO

MARINE WAY

LOT 284

PARCEL 9

LOT 282

LOT 288

OCTA METROLINK RAILROAD
 RIGHT OF WAY
 (FORMERLY ATCHISON, TOPEKA
 AND SANTA FE RAILROAD)

LOT 289

MARINE WAY
 (TR. NO. 19356)

LOT 283

LOT 290

M.R.M. 1/88

SEE SHEET 2 FOR BASIS OF
 BEARINGS AND GPS TIES.
 SEE SHEET 3 FOR LEGEND AND
 RECORDED DOCUMENT INDEX.
 SEE SHEET 8 FOR COORDINATE TABLE



[Signature]
 01/14/2026

ROBERT WHEELER IV, PLS 8639 DATED



HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 157 Technology Drive • Irvine, CA 92618 • (949) 583-1010

SCE EASEMENT
MCAS EL TORO (PARCEL III-B-3)
 CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 01/14/26	REV. DATE: ---	.DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 1000'	W.O. 1855-618X
FILE: I:\HeritageFields\LD\10982\SH01-INDEX.dwg			H&A LEGAL No. 10982	SHEET 1 OF 8	

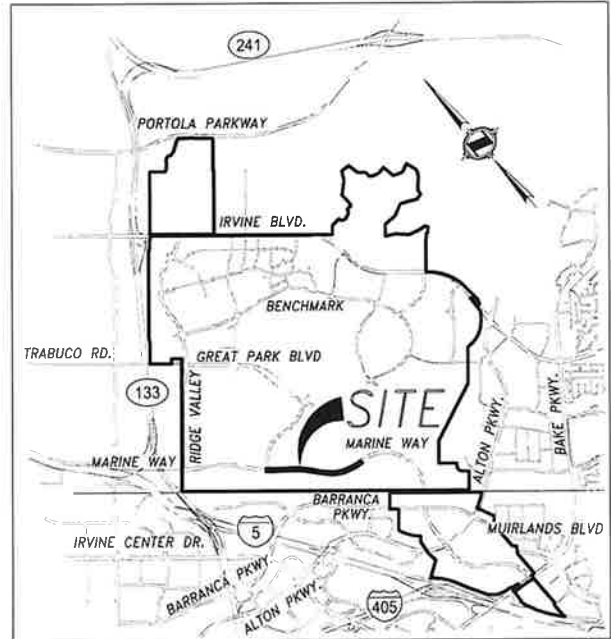
OCS GPS 6621 (CRGIN)
 CF 0.99996336
 N 2,202,359.880

E 6,103,517.947
 FOUND NAIL AND
 TAG IN CONCRETE,
 STAMPED "LS
 3109", DOWN 1.41'
 IN WELL MONUMENT

EXHIBIT "B"

Sketch to Accompany Legal Description
BASIS OF BEARINGS AND GPS TIES

VICINITY MAP



BASIS OF BEARINGS:

THE BEARINGS SHOWN
 HEREON ARE BASED ON THE
 BEARING BETWEEN OCS
 HORIZONTAL CONTROL
 STATION GPS NO. 6621 AND
 STATION GPS NO. 6678 BEING
 SOUTH 29°04'24.2" EAST PER
 RECORDS ON FILE IN THE
 OFFICE OF THE ORANGE
 COUNTY SURVEYOR.

MARINE WAY

P.O.C. PARCEL 9
 N 2,189,618.296
 E 6,107,587.166

FOUND 2" BRASS CAP STAMPED
 L.S. 8639 IN WELL MONUMENT
 PER PARCEL MAP NO.
 2016-152, P.M.B. 390/17-44

N 2,185,297.614

E 6,111,263.227

FOUND 2" IRON PIPE TAGGED
 L.S. 6654 PER RECORD OF
 SURVEY NO. 2007-1206,
 R.S.B. 225/29-42



DATUM STATEMENT:

COORDINATES SHOWN ARE
 BASED UPON THE CALIFORNIA
 COORDINATE SYSTEM
 (CCS83), ZONE VI, 1983 NAD
 (1991.35 EPOCH O.C.S. GPS
 ADJUSTMENT) UNLESS
 OTHERWISE NOTED.

ALL DISTANCES AND AREAS
 SHOWN ARE GROUND UNLESS
 OTHERWISE NOTED. TO OBTAIN
 GRID DISTANCE MULTIPLY
 GROUND DISTANCE BY
 0.99996336.

OCS GPS 6678
 N 2,177,489.109

E 6,117,345.721

FOUND PUNCHED 2"
 OCS BRASS DISK,
 STAMPED "6-74",
 DOWN 1.4' IN WELL
 MONUMENT

SEE SHEET 3 FOR LEGEND AND
 RECORDED DOCUMENT INDEX.
 SEE SHEET 8 FOR COORDINATE TABLE

HUNSAKER & ASSOCIATES
 IRVINE, INC.
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 157 Technology Drive Irvine, CA 92618 (949) 583-1010

SCE EASEMENT
MCAS EL TORO (PARCEL III-B-3)
 CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 01/14/26	REV. DATE: - - -	DWG. By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 3000'	W.O. 1855-618X
FILE: I:\HeritageFields\LD\10982\SH02-GPS VICINITY.dwg				H&A LEGAL No. 10982	SHEET 2 OF 8

EXHIBIT "B"

Sketch to Accompany Legal Description

RECORDED DOCUMENT INDEX

- (A) QUITCLAIM DEED RECORDED 06/18/13 AS INST. NO. 2013000367242, O.R.
- (B) QUITCLAIM DEED RECORDED 08/08/13 AS INST. NO. 2013000472396 O.R.
- (C) QUITCLAIM DEED RECORDED 01/13/14 AS INST. NO. 2014000013057, O.R.
- (D) PORTION OF PARCEL CO III-B-1 PER QUITCLAIM DEED RECORDED 06/03/11 AS INST. NO. 2011000276334 O.R. AND RE-RECORDED 06/16/11 AS INST. NO. 2011000293986 O.R.
- (E) PARCEL G-7B PER GRANT DEED RECORDED 07/12/05 AS INST. NO. 2005000538140 O.R.
- (F) PORTION OF PARCEL 3A-2 PER QUITCLAIM DEED RECORDED 07/12/05 AS INST. NO. 2005000536292 O.R.
- (G) PARCEL II-N FOST6 PER QUITCLAIM DEED RECORDED 06/03/11 AS INST. NO. 2011000276334 O.R. AND RE-RECORDED 06/16/11 AS INST. NO. 2011000293986 O.R.
- (H) PORTION OF PARCEL 2 PER INST. NO. 2005000536290 O.R.
- (I) PARCEL H PER GRANT DEED RECORDED 01/30/15 AS INST. NO. 2015000048405, O.R.
- (J) PARCEL II-N-A PER CORRECTIVE GRANT DEED RECORDED 11/28/11 AS INST. NO. 2011000600091, O.R.
- (K) LOT 69 PER GRANT DEED RECORDED 11/15/11 AS INST. NO. 2011000580795, O.R.
- (L) PARCEL III-B-1-F PER CORRECTIVE GRANT DEED RECORDED 11/28/11 AS INST. NO. 2011000600091, O.R.
- (M) PORTION OF PARCEL III-B PER QUITCLAIM RECORDED 07/12/05 AS INST. NO. 2005000536292 O.R.
- (N) PARCEL G-1A OF EXHIBIT "G-1-II" PER GRANT DEED RECORDED 07/12/05 AS INST. NO. 2005000538137 O.R.

LEGEND:

- CENTERLINE
- PARCEL BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY LINE
- GPS TIE LINE
- NAVY PARCEL BOUNDARY
- ⊙ CENTERLINE
- AC. ACREAGE
- GPS GLOBAL POSITIONING SYSTEM
- INST. NO. INSTRUMENT NUMBER
- L.S. LAND SURVEYOR
- M.R.M. MISCELLANEOUS RECORD MAP NUMBER
- N.T.S. NOT TO SCALE
- OCS ORANGE COUNTY SURVEYOR
- ▲ GPS CONTROL POINT
- MONUMENT
- O.R. OFFICIAL RECORDS
- P.M.B. PARCEL MAP BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVE
- RAD RADIAL
- R.S.B. RECORD OF SURVEY BOOK
- S.F. SQUARE FEET
- T.P.O.B. TRUE POINT OF BEGINNING
- [] INDICATES RECORD DATA PER PARCEL MAP NO. 2016-152, P.M.B. 390/17-44
- () INDICATES RECORD DATA PER RECORD OF SURVEY NO. 2007-1206, R.S.B. 225/29-42

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 157 Technology Drive Irvine, CA 92618 (949) 583-1010

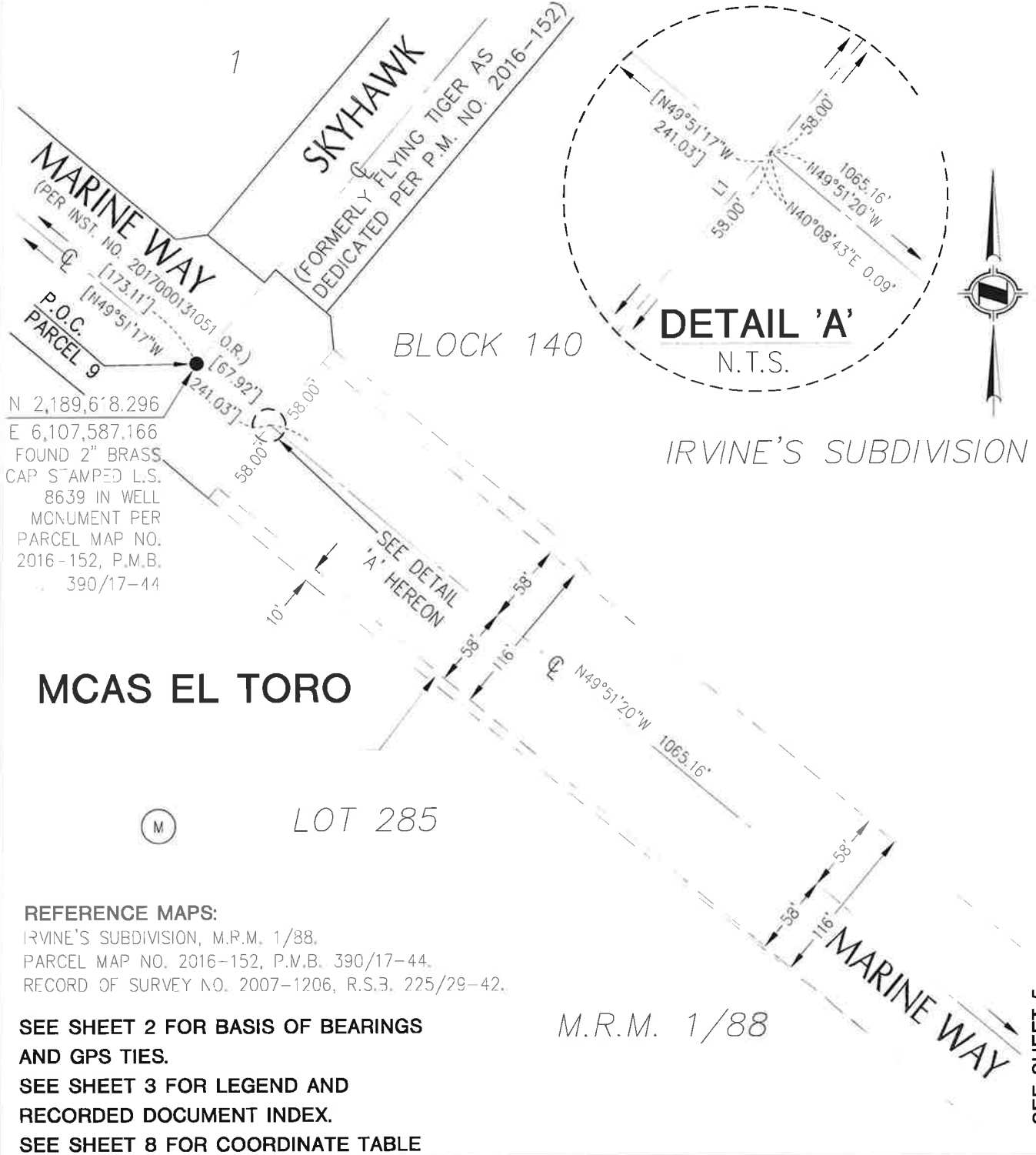
SCE EASEMENT
MCAS EL TORO (PARCEL III-B-3)
 CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 01/14/26	REV. DATE: - - -	DWG. By: T. VO	Ck'd By: J. KINNIE	SCALE: NONE	W.O. 1855-618X
FILE: \\HeritageFields\LD\10982\S-HT03-NOTES.dwg				H&A LEGAL No. 10982	SHEET 3 OF 8

P.M. NO. 2016-152

EXHIBIT "B"

P.M.B. 390/17-44 Sketch to Accompany Legal Description



MCAS EL TORO



LOT 285

REFERENCE MAPS:

- IRVINE'S SUBDIVISION, M.R.M. 1/88.
- PARCEL MAP NO. 2016-152, P.M.B. 390/17-44.
- RECORD OF SURVEY NO. 2007-1206, R.S.3. 225/29-42.

- SEE SHEET 2 FOR BASIS OF BEARINGS AND GPS TIES.
- SEE SHEET 3 FOR LEGEND AND RECORDED DOCUMENT INDEX.
- SEE SHEET 8 FOR COORDINATE TABLE

M.R.M. 1/88

SEE SHEET 5

HUNSAKER & ASSOCIATES
 IRVINE, INC.
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 157 Technology Drive ■ Irvine, CA 92618 ■ (949) 583-1010

SCE EASEMENT
MCAS EL TORO (PARCEL III-B-3)
 CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 01/14/26	REV. DATE: - - -	DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 100'	W.O. 1855-618X
FILE: \\HeritageFields\LD\10982\SH04.dwg				H&A LEGAL No. 10982	SHEET 4 OF 8

EXHIBIT "B"

Sketch to Accompany Legal Description

IRVINE'S SUBDIVISION

BLOCK 140

BLOCK 155

LOT 284

MCAS EL TORO

T.P.O.B.



SEE SHEET 5

SEE SHEET 7

LOT 285

SEE SHEET 2 FOR BASIS OF BEARINGS AND GPS TIES.
 SEE SHEET 3 FOR LEGEND AND RECORDED DOCUMENT INDEX.
 SEE SHEET 8 FOR COORDINATE TABLE

M.R.M. 1/88

HUNSAKER & ASSOCIATES
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SCE EASEMENT
MCAS EL TORO (PARCEL III-B-3)
 CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 01/14/26	REV. DATE: - - -	DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 100'	W.O. 1855-618X
FILE: \\HeritageFields\LD\10982\SH06.dwg			H&A LEGAL No. 10982	SHEET 6 OF 8	

EXHIBIT "B"

Sketch to Accompany Legal Description



SEE SHEET 4

IRVINE'S SUBDIVISION

BLOCK 140

MCAS EL TORO

MARINE WAY

LOT 285

M.R.M. 1/88

SEE SHEET 2 FOR BASIS OF BEARINGS AND GPS TIES.
 SEE SHEET 3 FOR LEGEND AND RECORDED DOCUMENT INDEX.
 SEE SHEET 8 FOR COORDINATE TABLE

SEE SHEET 6



HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 157 Technology Drive Irvine, CA 92618 (949) 583-1010

SCE EASEMENT
MCAS EL TORO (PARCEL III-B-3)
 CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 01/14/26	REV. DALE: - - -	DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 100'	W.O. 1855-618X
FILE: \\HeritageFields\LD\10982\SH05.dwg			H&A LEGAL No. 10982	SHEET 5 OF 8	

EXHIBIT "B"

Sketch to Accompany Legal Description

IRVINE'S SUBDIVISION

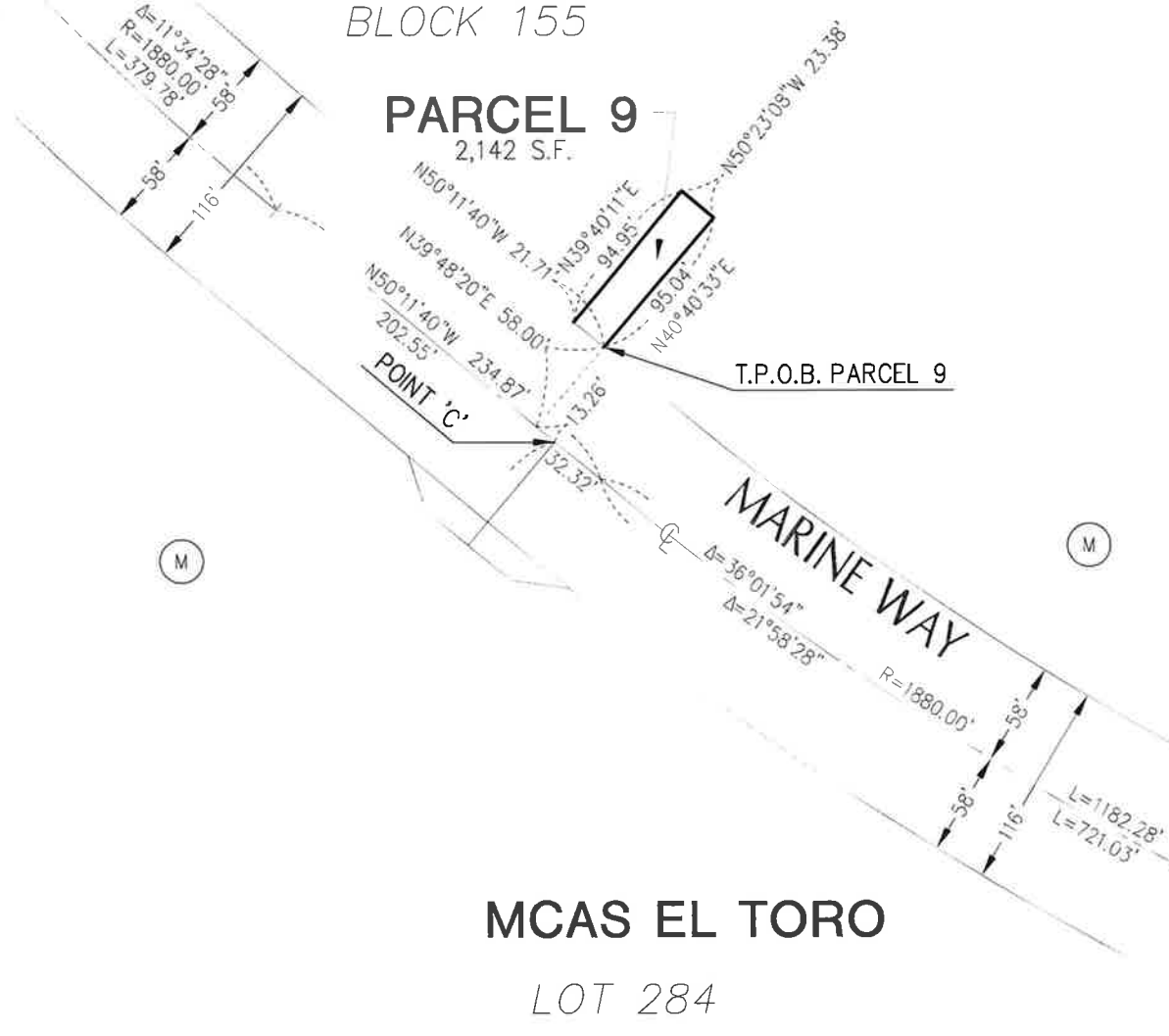
BLOCK 155

PARCEL 9

2,142 S.F.



SEE SHEET 6



T.P.O.B. PARCEL 9

POINT 'C'

MARINE WAY

MCAS EL TORO

LOT 284

M.R.M. 1/88

SEE SHEET 8

SEE SHEET 2 FOR BASIS OF BEARINGS AND GPS TIES.
 SEE SHEET 3 FOR LEGEND AND RECORDED DOCUMENT INDEX.
 SEE SHEET 8 FOR COORDINATE TABLE

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 CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 01/14/26	REV. DATE: - - -	DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 100'	W.O. 1855-618X
FILE: \\HeritageFields\LD\10982\SH07.dwg				H&A LEGAL No. 10982	SHEET 7 OF 8

EXHIBIT "B"

Sketch to Accompany Legal Description

COORDINATE TABLE				
POINT	NORTHING (GRID)	EASTING (GRID)	NORTHING (GROUND)	EASTING (GROUND)
T.P.O.B. PARCEL 9	2,187,854.288	6,109,495.404	2,187,853.756	6,109,495.624
POINT 'B'	2,188,297.827	6,108,970.818	2,188,297.311	6,108,971.018
POINT 'C'	2,187,801.244	6,109,468.461	2,187,800.711	6,109,468.679
POINT 'D'	2,187,435.129	6,110,121.137	2,187,434.582	6,110,121.379
OCS GPS 6621	2,202,359.880	6,103,517.947	2,202,359.880	6,103,517.947
OCS GPS 6678	2,177,489.109	6,117,345.721	2,177,488.198	6,117,346.228

SEE SHEET 2 FOR BASIS OF
BEARINGS AND GPS TIES.
SEE SHEET 3 FOR LEGEND AND
RECORDED DOCUMENT INDEX.

H & A HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING ■ ENGINEERING ■ SURVEYING
157 Technology Drive Irvine, CA 92618 (949) 583-1010

SCE EASEMENT
MCAS EL TORO (PARCEL III-B-3)
CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 01/14/26	REV. DATE: - - -	DWG By: T. VO	CK'd By: J. KINNIE	SCALE: NONE	W.O. 1855-618X
FILE: \\HeritageFields\LD\10982\SH08.dwg			H&A LEGAL No. 10982	SHEET 8 OF 8	



\$294.00

2025000220638 01:14 pm 08/08/25

380 Ex5 E01 95

0.00 0.00 0.00 0.00 282.00 0.00 0.00 0.00 0.00 0.00

Recording Requested By:
First American Title Company
Homebuilder Services Division

Prepared by:
Naval Facilities Engineering Systems Command
Base Realignment and Closure
Program Management Office West
33000 Nixie Way, Bldg. 50, Room 207
San Diego, CA 92147

Return to:
City of Irvine
One Civic Center Plaza
P.O. Box 19575
Irvine, CA 92623-9575
Attention: City Clerk

APN: Portion of 580-766-02
TRA: 26-251

GRANT OF EASEMENT

TO

CITY OF IRVINE

BY

THE UNITED STATES OF AMERICA

THIS INDENTURE, made this 4th day of August, 2025, between the UNITED STATES OF AMERICA, the grantor, hereinafter called the GOVERNMENT (which such term shall include its successors and assigns), represented by the Naval Facilities Engineering Systems Command, Base Realignment and Closure, Program Management Office, acting by and through the Secretary of the Navy, and the CITY OF IRVINE, a charter city of the state of California, hereinafter called the GRANTEE.

WHEREAS, the GOVERNMENT owns that certain real property situated at the former Marine Corps Air Station El Toro, located in the City of Irvine, County of Orange, State of California, hereinafter called the **Installation**; and

WHEREAS, the GOVERNMENT, in accordance with the decision of the Base Realignment and Closure Commission of 1990, has ceased operations and intends to dispose of the Installation in its entirety in accordance with the Defense Base Closure and Realignment Act of 1990 (Pub. L. No. 101-510; "Base Closure Act") as amended, (10 U.S.C. 2687 et seq.), the "Base Closure Act"; and

WHEREAS, in support of the planned redevelopment of the Installation, the GRANTEE has requested an easement for a public road and utility easement of approximately 9.174 acres of land, more or less, which will be used by the GRANTEE on, in, through, under, across, and over that portion of the Installation as hereinafter described; and