

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: City/Uninc _____
Recording Fee \$ _____
Document Transfer Tax \$ _____
 This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
 Computed on Full Value of Property Conveyed, or
 Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
 Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

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Signature of declarant or agent determining tax

LD#2407-07-10049

EASEMENT DEED

2025030 (01-22-113) 02 25 00
R-1796 DFM-1303-05 MP 1.76-2.02 Replace Pipe

COUNTY OF SONOMA, a political subdivision of the State of California

(“Grantor”), in consideration of value paid by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation (“Grantee”), the receipt of which is hereby acknowledged, grants to Grantee the right to excavate for, construct, reconstruct, replace (of the initial or any other size), remove, maintain, inspect, and use such pipe lines, valves, and appurtenances for conveying gas, and other appliances, fittings, and devices for controlling electrolysis for use in connection with the pipe lines, and such underground wires, cables, conduits, appurtenances and other associated equipment for communication purposes, and the right to energize the facilities, together with a right of way, within the easement area described below, lying within Grantor's lands situated in the unincorporated area of the County of Sonoma, State of California, and described as follows:

(APN 044-061-037)

The parcel of land described and designated LANDS in EXHIBIT “A” attached hereto and made a part hereof.

The easement area is described as follows:

The strip of land described and designated EASEMENT AREA in EXHIBIT “A” and shown upon EXHIBIT “B” attached hereto and made a part hereof.

Grantor further grants to Grantee:

(a) the right of ingress to and egress from the easement area over and across said lands by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor, provided that such right of ingress and egress shall not extend to any portion of said lands which is isolated from the easement area by any public road or highway, now crossing or hereafter crossing said lands;

(b) the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees, roots, brush, vines, and to remove any associated supporting structures now or hereafter within the easement area, or as Grantee deems necessary to comply with applicable state or federal regulations;

(c) the right to use such portion of said lands contiguous to the easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance, and inspection of the facilities;

(d) the right to install, maintain, and use gates in all fences which now cross or shall hereafter cross the easement area; and

(e) the right to mark the location of the easement area and pipe lines by suitable markers set in the ground; provided that the markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement area.

Grantee covenants and agrees:

(a) to restore the easement area as a result of excavation made by Grantee to as near as practicable to the condition that existed prior to such excavation;

(b) to repair any damage to the lands caused by Grantee as a result of exercising its right of ingress and egress granted herein; and

(c) to indemnify Grantor against any loss and damage which shall be caused by any wrongful or negligent act or omission of Grantee or of its agents or employees in the course of their employment, including but not limited to any environmental damage, provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by Grantor's comparative negligence or willful misconduct.

Grantee acknowledges that the Property is encumbered by a Conservation Easement held by the Sonoma County Agricultural Preservation and Open Space District, recorded as Instrument No. 2020024578 in the Official Records of Sonoma County, which is attached hereto as Exhibit C and incorporated herein by reference, and agrees to abide by the restrictions on use of the real property contained in the Conservation Easement.

Grantor reserves the right to use the easement area for purposes which will not interfere with Grantee's full enjoyment of the rights hereby granted; provided, Grantor shall not:

(a) place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within the easement area, or diminish or substantially add to the ground level within the easement area, or construct any fences that will interfere with the maintenance and operation of the facilities; and

(b) deposit, or allow to be deposited, earth, rubbish, debris or any other substance or material, whether combustible or noncombustible, within the easement area, which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder.

Grantor shall not commence, nor allow a third party to commence, any construction activity (surface or subsurface) within the easement area without first providing written notice to Grantee at least thirty (30) days prior to commencement. All such activity shall not diminish the cover over the pipeline to less than thirty-six inches (36"). Grantor shall ensure that any such activity complies with applicable laws and does not interfere with Grantee's use or enjoyment of the easement. No construction activity shall commence until such time that Grantee approves the request, said approval shall not be unreasonably withheld.

Grantor shall not plant any trees, brush, vines, and other vegetation within the easement area. Grantor may plant and maintain ground covers, grasses, flowers, crops, and low-growing plants that grow unsupported to a maximum of four (4) feet in height at maturity within the easement area.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated _____, 20_____.

COUNTY OF SONOMA, a political
subdivision of the State of California

BY _____
Name
Title

EXHIBIT "A"

LANDS

The parcels of land described and designated PARCEL THREE of TRACT ONE in the deed from Sonoma County Agricultural Preservation and Open Space District to the County of Sonoma, a political subdivision of the State of California dated February 19, 2013 and recorded in Document Number 2013018179 of Official Records, Sonoma County Records.

EASEMENT AREA

A strip of land of the uniform width of 45 feet, and lying 30 feet on northerly side and 15 feet of the southerly side of the line described as follows:

Commencing at the found ½ inch iron pipe with plug stamped BRUNNER LS 4206, marking the southeasterly terminus of a course on the general easterly boundary line as shown upon shown the Record of Survey Map filed for record October 13, 1989 in Book 442 of Maps at pages 45-46, Sonoma County Records, which course according to said Record of Survey has a bearing of south 64°56 '52" east and a length of 202.81 feet.; and running thence

- (a) South 05°25'28" West 468.89 feet to a point in the center line of a course of the strip of land described in the deed from Madeleine H Russell, a single woman to Pacific Gas and Electric Company dated January 21, 1963 and recorded in Book 1941 of Official Record at page 139, Sonoma County Records, which course according to the description contained in said deed dated January 21, 1963 has a bearing of S. 53°36'30" W. and a length of 291.30 feet (south 54° 10' 10" West for this description); said point also being the **True Point of Beginning**; said thence along said course of said center line
- 1) south 54°10'10" west 21.33 feet; thence leaving said center line
 - 2) south 33°12'13" west 98.94 feet; thence
 - 3) south 63°12'13" west 457.52 feet; thence
 - 4) north 78°43'13" west 262.39 feet; thence

- 5) north 35°15'36" west 151.18 feet to a point in a course of said center line, which course according to the description contained in said deed dated January 21, 1963 has a bearing of N. 63°36'30" W. and a length of 173.20 feet (north 63° 01' 50" west for this description); thence along said center line
- 6) north 63° 01' 50" west 16.64 feet and terminating within said lands.

Containing approximately 44,954 square feet of land.

The foregoing description is based on a survey made by Mark Thomas in September 2022. The basis of bearing for this description is based upon the two found 1/2-inch iron pipes with plugs stamped BRUNNER LS 4206 marking the termini of a course on the general easterly boundary line as shown upon shown the Record of Survey Map filed for record October 13, 1989 in Book 442 of Maps at pages 45-46, Sonoma County Records, which course according to said Record of Survey has a bearing of south 64°56'52" east and a length of 202.81 feet.

Prepared by:
Pacific Gas and Electric Company



Jason D. Fong, PLS 9170 4/11/2025 Date



Attach to LD: 2407-07-10049
Area, Region or Location: 7, North Coast
Land Service Office: Concord
Line of Business: Gas Transmission (52) Business
Doc Type: Easements
MTRSQ: 24.07.07.30.32, 24.07.07.31.41
FERC License Number: N/A
PG&E Drawing Number: L-10749
Plat No.: 2634-F8, 2635-F1
LD of Affected Documents: N/A
LD of Cross Referenced Documents:
2407-07-0312 Type of interest: Gas and Pipeline
Easements (5) SBE Parcel: N/A
% Being Quitclaimed: N/A
Order or PM: 74063804
JCN: 01-22-113
County: Sonoma
Utility Notice Number: N/A
851 Approval Application No: N/A ;Decision: N/A
Prepared By: A814
Checked By: J6F9
Approved By:
Revised by:

T.7 N., R.7 W., SE 1/4 OF SW 1/4 SEC. 30 AND
NE 1/4 OF NW 1/4 SEC. 31 M.D.B.&M.

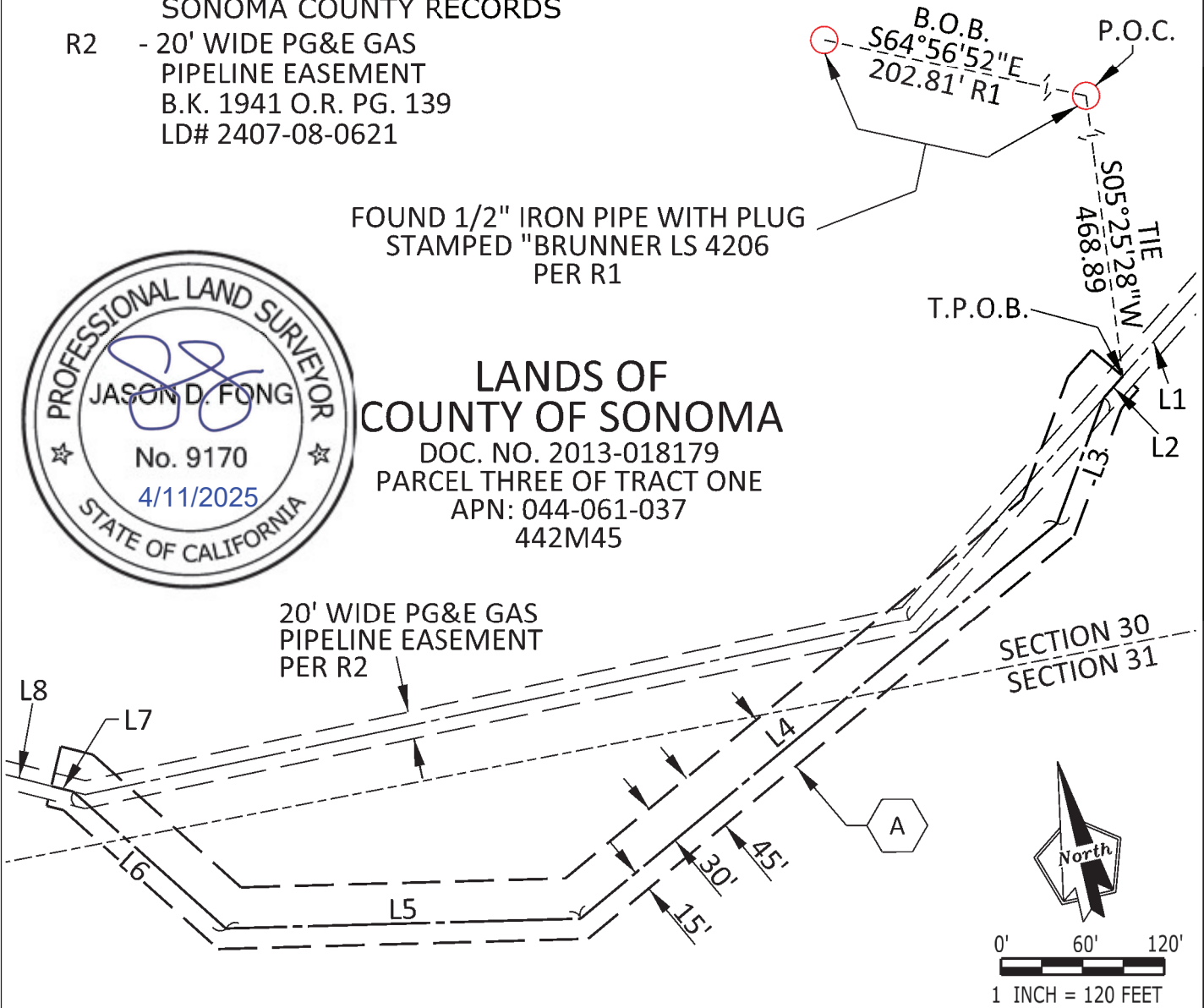
LEGEND

- - SUBJECT PARCEL LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PG&E EASEMENT LINE
- - - - - PG&E EASEMENT CENTERLINE
- - TIE LINE
- - SECTION LINE
- R1 - RECORD OF SURVEY
B.K. 442 OF MAPS PG. 45-46
SONOMA COUNTY RECORDS
- R2 - 20' WIDE PG&E GAS
PIPELINE EASEMENT
B.K. 1941 O.R. PG. 139
LD# 2407-08-0621
- B.O.B. - BASIS OF BEARINGS
- P.O.C. - POINT OF COMMENCEMENT
- T.P.O.B. - TRUE POINT OF BEGINNING
- - FOUND MONUMENT AS NOTED
- ⬡ A - 45' WIDE PG&E GAS TRANSMISSION
PIPELINE EASEMENT
AREA: 44,954 SQ. FT. +/-
LD# 2407-07-10049

FOUND 1/2" IRON PIPE WITH PLUG
STAMPED "BRUNNER LS 4206
PER R1



**LANDS OF
COUNTY OF SONOMA**
DOC. NO. 2013-018179
PARCEL THREE OF TRACT ONE
APN: 044-061-037
442M45



UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG ALL BOUNDARIES OR LINES


AUTHORIZATION 74063804	
BY	E4BK
DR	A814
CH	J6F9
O.K.	J6F9
DATE	02/20/2025

EXHIBIT "B"

R-1796 DFM-1303-05 MP 1.76-2.02 Replace Pipe
GAS TRANSMISSION PIPELINE EASEMENT

SANTA ROSA, CALIFORNIA

PACIFIC GAS AND ELECTRIC COMPANY
Oakland California



JCN	01-22-113	
AREA	7, NORTH COAST	
COUNTY	SONOMA	
SCALE	1 INCH = 120 FEET	
SHEET NO.	1	OF 2
DRAWING NUMBER	L-10749	
CHANGE	0	

T.7 N., R.7 W., SE 1/4 OF SW 1/4 SEC. 30 AND
NE 1/4 OF NW 1/4 SEC. 31 M.D.B.&M.

LINE DATA TABLE			
TAG	BEARING	DISTANCE	RECORD
L1	S54°10'10"W	291.30'	(S53°36'30"W) R2
L2	S54°10'10"W	21.33'	
L3	S33°12'13"W	98.94'	
L4	S63°12'13"W	457.52'	
L5	N78°43'13"W	262.39'	
L6	N35°15'36"W	151.18'	
L7	N63°01'50"W	16.64'	
L8	N63°01'50"W	173.20'	(N63°36'30"W) R2

UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG ALL BOUNDARIES OR LINES

AUTHORIZATION 74063804		EXHIBIT "B" R-1796 DFM-1303-05 MP 1.76-2.02 Replace Pipe GAS TRANSMISSION PIPELINE EASEMENT SANTA ROSA, CALIFORNIA PACIFIC GAS AND ELECTRIC COMPANY Oakland California		JCN	01-22-113
BY	E4BK			AREA	7, NORTH COAST
DR	A814		COUNTY	SONOMA	
CH	J6F9		SCALE	NOT TO SCALE	
O.K.	J6F9		SHEET NO.	2 OF 2	
DATE	02/20/2025		DRAWING NUMBER	L-10749	
			CHANGE	0	

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, _____ Notary Public,
Insert name
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 of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____