

RECORDING REQUESTED BY AND RETURN TO:

***PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, California 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

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2407-06-10016

EASEMENT DEED

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

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, install, replace (of initial or any other size), remove, maintain, inspect and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the unincorporated area of the County of Sonoma, State of California, described as follows:

(APN 051-190-010)

The 0.27 acre parcel of land shown upon the Record of Survey Map filed for record October 27, 2006 in Book 703 of Maps at page 12, Sonoma County Records.

The facilities and non-exclusive easement area are described as follows:

Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground switches, fuses, terminals, and transformers and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the transmission and distribution of electric energy and for communication purposes located within the strip of land of the uniform width of 10' the centerline of which is described in EXHIBIT "A" and depicted on EXHIBIT "B" attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor also grants to Grantee the right to excavate, grade, and level the ground, including the right to construct, reconstruct, replace (of initial size or any other size), remove, maintain, and inspect walls to maintain the graded slopes for the protection of Grantee's public utility facilities located within the easement area, together with the right to construct and maintain drainage facilities and other appurtenances in connection with the walls.

Grantor hereby covenants and agrees not to 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 said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities. Grantor reserves the right to construct a trail in said easement area so long as the improvements do not interfere with the rights granted herein. Grantor also reserves the right to pave the ground surface over said easement area; provided, however, that Grantee, after providing Grantor written notice, shall have the right from time to time to break through said paving within said easement area for the purpose of installing or maintaining said facilities provided that after any breakthrough Grantee shall restore said paving within said easement area as nearly as practicable to its previous condition.

In the event Grantee shall make any excavation on said lands pursuant to this grant, Grantee shall restore said lands as nearly as practicable to their condition prior to such excavation including, without limiting the generality of the foregoing, pavement, sidewalks, lawns and shrubs.

Grantee shall indemnify Grantor against any loss and damage which shall be caused by any negligent act or omission of Grantee or of its agents or employees in the course of their employment, 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.

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: _____, _____.

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

By

By

I hereby certify that a resolution was adopted
on the ____ day of _____, 20____, by the

authorizing the foregoing grant of easement.

By _____

Attach to LD: 2407-06-10016
The Area, Region or Location: 6
Land Service Office: Concord
Line of Business: Electric Distribution (43)
Business Doc Type: Easement
MTSRQ: 24.07.06.18.
FERC License Number: N/A
PG&E Drawing Number: N/A
PLAT NO. I-641, I-641J
LD of any affected documents N/A
LD of any Cross-referenced documents N/A
TYPE OF INTEREST: Electric Underground Easements (4)
SBE Parcel Number
Order # or PM #: 35284023
JCN:
County: Sonoma
Utility Notice Numbers: N/A
851 Approval Application No. N/A Decision N/A
Prepared By: Psomas
Checked By:
Approved By: AGE1

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 _____

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.

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[] Attorney(s)-in-Fact of the above named Principal(s)

[] Other _____

07 23 1

County Of Sonoma Property

EXHIBIT "A"

LANDS:

(APN 051-190-010)

Real property situate in the County of Sonoma, State of California being more particularly described as follows:

The 0.27 acre parcel of land shown upon the Record of Survey Map filed for record October 27, 2006, in Book 703 of Maps, at page 12, Sonoma County Records.

EASEMENT:

A strip of land of the uniform width of 10 feet lying 5 feet on each side of the line described as follows:

Commencing at the northeasterly corner of the parcel of land as shown upon the map filed for record October 27, 2006, in Book 703 of Maps, at page 12, Sonoma County Records and running thence

(a) south 03°12'10" west 55.49 feet to a point within said parcel, being the TRUE POINT OF BEGINNING of said line; thence

(1) south 36°58'40" west 83.25 feet; thence

(2) south 59°21'08" west 10.29 feet, more or less,


to a point in the southwesterly boundary line of said parcel; the side lines of said strip shall be lengthened or shortened at the southerly terminus thereof so as to terminate in said southwesterly boundary line.

Containing 935 square feet (0.021 acres) more or less.

End of Description

Prepared by:
PSOMAS

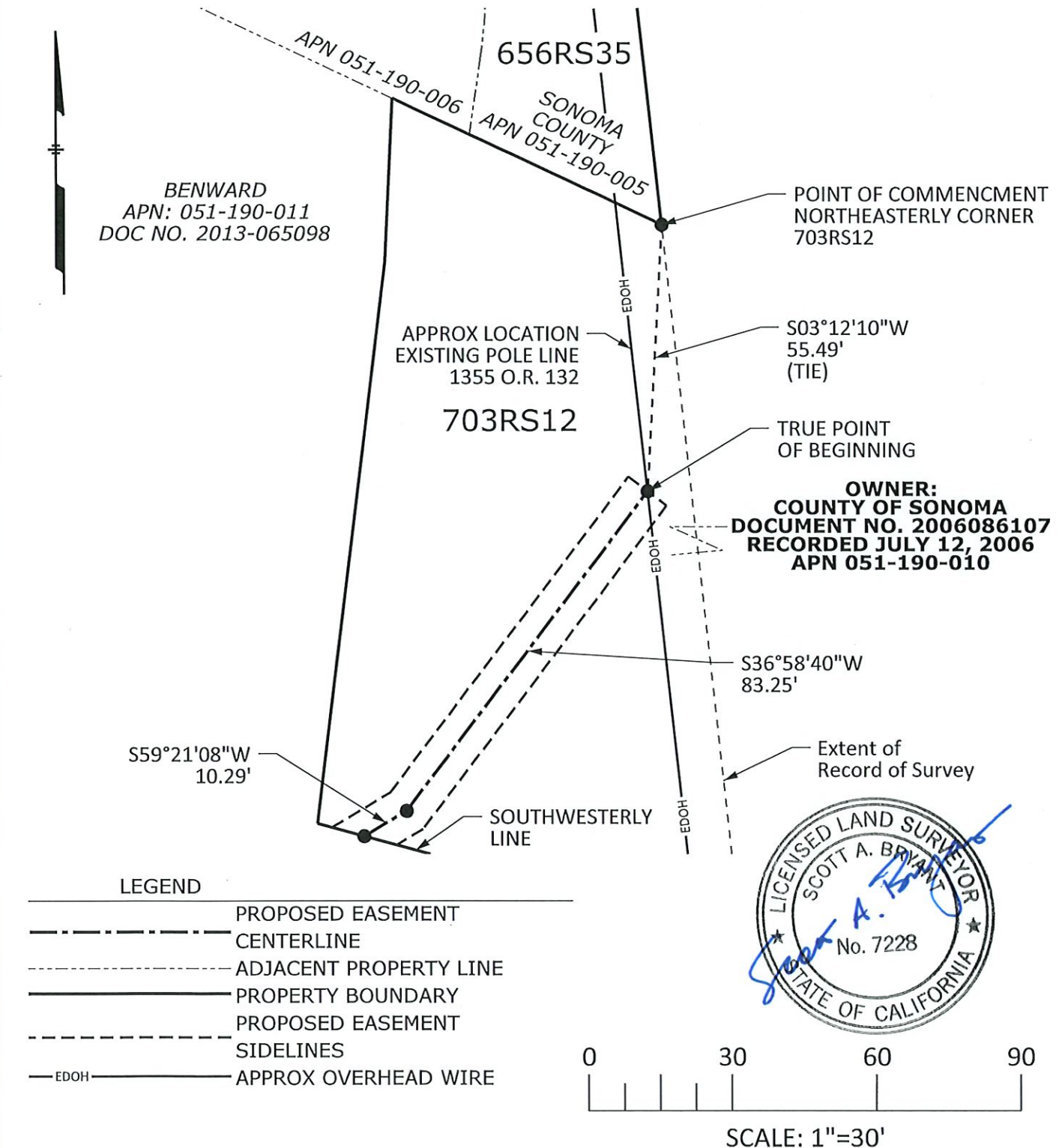



Scott A. Bryant, CA. LS No. 7228

8/1/23
Date

FOR REFERENCE PURPOSES ONLY
ALL LOCATION ARE APPROXIMATE

EXHIBIT "B"



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

RIGHT OF WAY REQUEST-PYTHIAN ROAD						SCALE 1"=30'	DATE 7/31/2023
SECTION SW 1/4 OF SW 1/4 SEC. 18	TOWNSHIP T7N	RANGE R6W	MERIDIAN MDM	COUNTY OF: SONOMA	CITY OF:		
				F.B.: NONE	DR.BY: JMC	CH.BY: SAB	
PLAT MAP REFERENCES 703RS12, 656RS35				PG&E	DIVISION	35284023 AUTHORIZ	DRAWING NO.