

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

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# 2408-08-10048

EASEMENT DEED

PM# 31493785

SONOMA COUNTY WATER AGENCY, a body corporate and politic 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, replace (of initial or any other size), remove, maintain, inspect, and use facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities, together with a right of way therefor, on, over, and under 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 059-350-105)

The parcel of land described in the deed from Airport Business Center, a California limited partnership to Sonoma County Water Agency dated January 5, 2004 and recorded as Document No. 2004002750, Sonoma County Records.

The easement area is described as follows:

The parcel of land described in Exhibit "A" and shown 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, 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. If trees or brush along each side of the easement area interfere with the facilities installed hereunder and Grantee desires to trim outside the easement area, Grantee shall contact Grantor to coordinate.

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.

The grant of this easement is expressly intended to be non-exclusive and Grantor shall have the right to use the easement area, including, but not limited to fiber cables, wires, and conduits, provided that such use does not unreasonably interfere with the Grantees use thereof as set forth herein.

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: _____, _____.

SONOMA COUNTY WATER AGENCY

Executed by the Sonoma County Water Agency this _____ day of _____, 20_____, pursuant to authority granted by Agenda Item No. _____ dated _____:

By: _____ Date: _____
Grant Davis
General Manager

Approved as to Form:

By: _____ Date: _____
Adam Brand
Deputy County Counsel

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 _____

EXHIBIT "A"

A portion of that certain real property situated in the County of Sonoma and State of California described in the Grant Deed to SONOMA COUNTY WATER AGENCY, a body corporate and politic of the State of California, filed for record on January 8, 2004 at Document No. 2004002750, Official Records of Sonoma County, more particularly described as follows:

COMMENCING at the most westerly corner of Lot 18 as said lot is shown and so designated on the map of "Tract No. 833 Airport Corporate Center I" filed in Book 432 of Maps at Page 48 through 52 inclusive, Sonoma County records.

Thence leaving said Point of Commencement along the southwesterly line of Lot 19 as shown on said map, North $33^{\circ}58'14''$ West a distance of 46.50 feet to the POINT OF BEGINNING.

Thence continuing along said southwesterly line North $33^{\circ}58'14''$ West a distance of 26.00 feet;

Thence leaving said southwesterly line North $56^{\circ}01'46''$ East a distance of 11.00 feet;

Thence along a line parallel with and 11.00 feet northeasterly from said southwesterly line of Lot 19 South $33^{\circ}58'14''$ East a distance of 26.00 feet;

Thence South $56^{\circ}01'46''$ West a distance of 11.00 feet to the POINT OF BEGINNING.

Containing a total area of 286 square feet more or less.

The bearings shown herein are based on the found monuments along the southwesterly line of Lot 18 as shown on the map entitled "Tract No. 833, Airport Corporate Center I" filed in Book 432 of Maps at Page 48 through 52 inclusive, Sonoma County records.

This real property description has been prepared at Mark Thomas, by me or under my direction, in conformance with the Professional Land Surveyors Act.


Jerome R. Jones, PLS 4922

01/19/21



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
o FOUND 1" IRON PIPE NO TAG
PER 432 M 48-52
o DIMENSION POINT
PROPOSED PG&E EASEMENT

EXHIBIT "B"

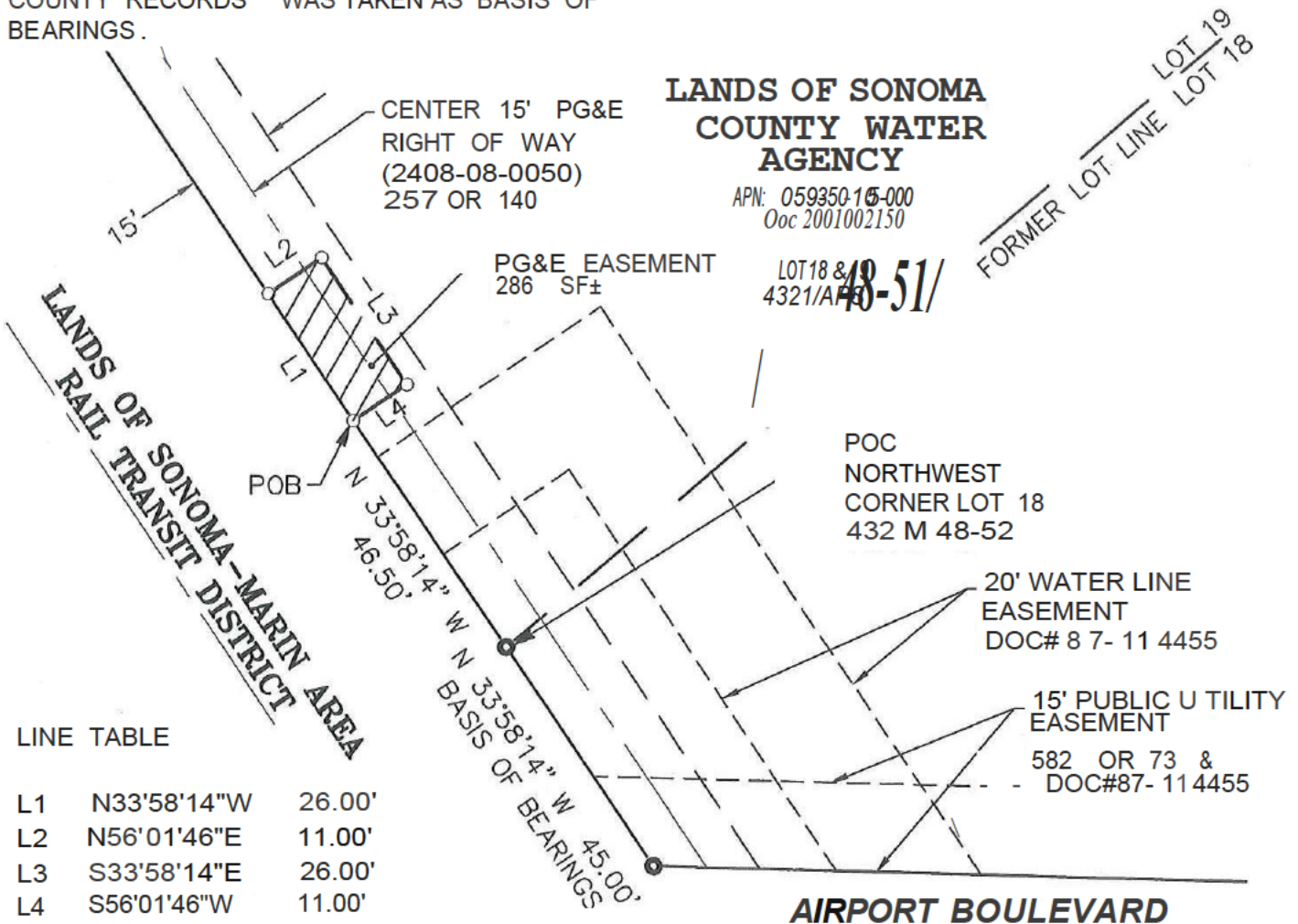
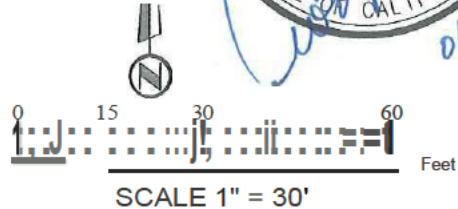
LYING WITHIN THE NORTHEAST 1/4
SECTION 30
TBN, RBW M.D.B. & M.



BASIS OF BEARINGS

THE BEAR IN N 33' 58 '14 " W OF THE
SOUTHWESTERLY LINE OF LOT 18 AS SHOWN ON
THE MAP OF "TRACT NO 833 AIRPORT"

CORPORATE CENTER 1" FILED IN BOOK 432 OF
MAPS AT PAGES 48-52 INCLUSIVE, SONOMA
COUNTY RECORDS WAS TAKEN AS BASIS OF
BEARINGS.



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

Location:					SCA E	D T E
AIRPORT BOULEVARD AND RAILROAD CROSSING, SANTA ROSA, CA					1"=30'	01/ 18/2021
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF: SONOMA	CITY OF: Unincorporated	
30	8N	8W	M.D.B.&M.	F.B.: N/A	DR.BY: JRJ	CH.BY: JJ
PLAT MAP	2566 - F3	MARK THOMAS		N/A	31493785	
REFERENCES	432 M 48-52	& CO		DIVISION	AUTHORIZ	DRAWING NO.

Area, Region or Location: 7
Land Service Office: Santa Rosa
Line of Business: Gas Distribution (53)
Business Doc Type: Easements
MTRSQ: 24.08.08.30.13
FERC License Number: N/A
PG&E Drawing Number: 31493785
Plat No.: 2566-F3
LD of Affected Documents: 2408-08-0050
LD of Cross Referenced Documents: 2408-08-0050
Type of interest: Utility Easement (86), Gas and Pipeline Easements (5), Communication Easements (6), Electric Underground Easements (4)
SBE Parcel: N/A
% Being Quitclaimed: N/A
Order or PM: 31493785
JCN: N/A
County: Sonoma
Utility Notice Number: N/A
851 Approval Application No: N/A ;Decision: N/A
Prepared By: CTBA
Checked By: DAK8 DK
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