

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#

EASEMENT DEED

THE SONOMA COUNTY WATER AGENCY, a body corporate and politic, organized and existing under and by virtue to the laws 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 situate in the unincorporated portion of the County of Sonoma, State of California, described as follows:

(APN 110-140-008 and 110-220-015)

Being a portion of the lands of the Sonoma County Water Agency, as described in those certain Grant Deeds recorded on July 5, 1973, in Book 2778, Page 776; and recorded on May 12, 1976, in Book 3078, Page 664, Official Records of the County of Sonoma.

Said facilities and easement area are described as follows:

Such poles, aerial wires, cables, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires and cables, fixtures and appurtenances, as Grantee deems necessary for the distribution of electric energy and communication purposes located within the strip(s)/parcel(s) of land described as follows:

Being a portion of the lands of the Sonoma County Water Agency, as described in Exhibit A and shown for reference in Exhibit A-1, attached hereto, and by this reference hereby made a part of this Easement.

Grantor further grants to Grantee the right, from time to time, to trim any and all trees and brush now or hereafter within said easement area.

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 shall not place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances.

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.

Sonoma County Water Agency:

By: _____ Date: _____
Grant Davis
General Manager

By Agenda Item No. _____ on _____ of the Board of Directors
of the Sonoma County Water Agency, the General Manager
is authorized to sign this Agreement.

Approved as to Form for
Sonoma County Water Agency:

By: _____
Adam Brand
Deputy County Counsel

Exhibit "A"

Being a portion of the lands of the Sonoma County Water Agency, a body corporate and politic, organized and existing under and by virtue of the laws of the State of California, as described in those deeds recorded in Book 3078 of Official Records at Page 664 and Book 2778 of Official Records at Page 776, Sonoma County Records. Said portion being a portion of the Southwest quarter of Section 29, Township 8 North, Range 9 West, M.D.M., being more particularly described as follows.

Being a strip of land, 30.00 feet wide, 15.00 feet on each side of the following described centerline.

Commencing at a bronze monument marked "County of Sonoma Flood Control and Water Conservation District" set in the northerly end of the easterly pier of the Wohler Ranch Bridge (also known as the Red Hill Bridge) over the Russian River, from which monument a similar monument located on the northerly end of the center pier of said Bridge bears North 78°44'10" West, 231.30 feet; thence, South 23°33'20" East, 239.00 feet; thence, North 77°51'50" West, 59.19 feet to the easterly line of the lands of the Sonoma County Water Agency as described in that deed recorded in Book 3078 of Official Records at Page 664, Sonoma County Records, and the beginning of the centerline; thence, leaving said easterly line North 77°51'50" West, 830.81 feet to the westerly line of the lands of the Sonoma County Water Agency as described in that deed recorded in Book 2778 of Official Records at Page 776, Sonoma County Records.

The sidelines of said strip will extend or contract to meet said easterly and said westerly lines of the lands of the Sonoma County Water Agency.

Containing 24,920 SQ FT, more or less.

Basis of Bearings: That Record of Survey recorded in Book 559 of Maps at Page 23, Sonoma County Records.

This legal description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

Stephen Fredericks, Exp. 12/31/2020

Road Name: Wohler Road

Road #: 8901

Postmile: 11.50 to 11.65

APN: 110-220-015 ptn, 110-140-008 ptn.



(refs: 13116401-BNDY.dwg; X-Ref - Boundary - (Rev3).dwg
Path: S:\ENGINEERING\Design\Bridges\Active Bridges\Big Wohler\CAD\Easement Plats - (Rev14).dwg
Plot Date: May 16, 2019 at 10:30

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 _____