

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# 2407-08-10090

EASEMENT DEED

PM# 31306290e

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 situate in the City of Santa Rosa, County of Sonoma, State of California, described as follows:

(APN 043-121-009 & 134-042-056, -066, -068)

Five parcels of land (a) the first described in the deed from Elizabeth H. Tunstall to Sonoma County Flood Control and Water Conservation dated April 4, 1967 and recorded in Book 2270 at page 876, Sonoma County Records; (b) the second conveyed by Alexander D. Konklin and Mary L. Konklin to Sonoma County Flood Control and Water Conservation, dated July 15, 1965 and recorded in Book 2183 at page 770, Sonoma County Records, and therein designated PARCEL NO. 1; (c) the third described and designated PARCEL NO. 2 in said deed dated July 15, 1965; (d) the fourth described in the deed from The City of Santa Rosa to Sonoma County Water Agency dated July 17, 2019 and recorded as Document No. 2019053622; (e) and the fifth described in the deed from The City of Santa Rosa to Sonoma County Water Agency dated July 17, 2019 and recorded as Document No. 2019053623.

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.

Upon completion of installation of any Grantee improvement or upon completion of any excavation, construction, reconstruction, replacement, removal, maintenance, or inspection of Grantee's facilities, Grantee shall reasonably restore Grantor's property to the condition prior to Grantee's activities.

Grantor shall not 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 acknowledges that they have read the "Grant of Easement Disclosure Statement", Exhibit "C", attached hereto and made a part hereof.

Grantee acknowledges that Grantor's property together with the easement area is subject to a conservation easement benefiting the Sonoma County Agricultural Preservation and Open Space District, recorded on April 8, 2016 as Document Number 2016030848 of Official Records of the County of Sonoma, which is incorporated herein by this reference. Grantee's easement is subordinate and subject to the conservation easement. Grantee shall indemnify and defend Grantor from any damages to Grantor caused by any Grantee activity within the easement area that is not permitted or allowed in the conservation easement.

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

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

PACIFIC GAS AND ELECTRIC COMPANY, a California Corporation



Mark Swallow
Supervisor
Land Rights Services

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 Sonoma)

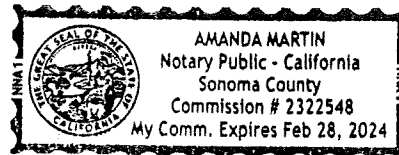
On June 15, 2020, before me, Amanda Martin Notary Public,
personally appeared Mark William Swallow Insert name

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

Amanda Martin
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
LEGAL DESCRIPTION

Lying within the State of California, County of Sonoma, City of Santa Rosa, being an easement over a portion of the lands of Sonoma County Water Agency as described by deeds recorded in Book 2183 of Official Records at Page 770 and Book 2270 of Official Records at Page 876 and recorded under Document Numbers 2019-053621, 2019-053622 and 2019-053623 of Sonoma County Official Records, said portions being more particularly described as follows:

BEGINNING at a T-bar tagged "LS 4206" marking the most northerly common corner of said lands of Sonoma County Water Agency as described in Book 2270 at Page 876, Official Records of Sonoma County, and the lands of Sonoma County Water Agency as described in Book 2183 at Page 770, Official Records of Sonoma County, and the lands of Sonoma County Water Agency as described in deeds recorded under Document Numbers 2019-053621 and 2019-053623, Official Records of Sonoma County, from which Santa Rosa City Control Monument "G-306" bears North 29°24'21" West 4175.74 feet; thence along the common line of said lands of Sonoma County Water Agency as described in Book 2270 at Page 876, Official Records of Sonoma County, and the lands of Sonoma County Water Agency as described in deed recorded as document number 2019-053621, Official Records of Sonoma County, South 89°39'03" East 20.01 feet; thence leaving said common line South 1°57'12" West 85.04 feet to the southerly line of the said lands of Sonoma County Water Agency as described in Book 2270 at Page 876, Official Records of Sonoma County; thence along the said southerly line of the lands of Sonoma County Water Agency North 89°39'03" West 17.80 feet to the common corner of said lands of Sonoma County Water Agency as described in Book 2183 at Page 770, Official Records of Sonoma County, and the lands of Sonoma County Water Agency as described in Book 2270 at Page 876, Official Records of Sonoma County; thence along the southerly line of the lands of Sonoma County Water Agency as described in Book 2183 at Page 770, Official Records of Sonoma County, North 89°39'03" West 12.21 feet; thence leaving said southerly line North 1°57'12" East 85.04 feet to the common line of said lands of Sonoma County Water Agency as described in Book 2183 at Page 770, Official Records of Sonoma County, and said lands of Sonoma County Water Agency as described under Document Number 2019-053623, Official Records of Sonoma County; thence North 0°27'59" East 44.51 feet to the common line of said lands of Sonoma County Water Agency as described under Document Number 2019-053623, Official Records of Sonoma County, and said lands of Sonoma County Water Agency as described under Document Number 2019-053622, Official Records of Sonoma County; thence North 0°27'59" East 3.45 feet to the common line of said lands of Sonoma County Water Agency as described under Document Number 2019-053622 and the lands of Southwest Estates, LLC as described under Document Number 2011-115122, Official Records of Sonoma County; thence along the common line of said lands of Sonoma County Water Agency and the lands of Southwest Estates, LLC North 61°14'40" East 11.46 feet to the common easterly corner of said lands of Sonoma County Water Agency, Southwest Estates, LLC; thence along the common line

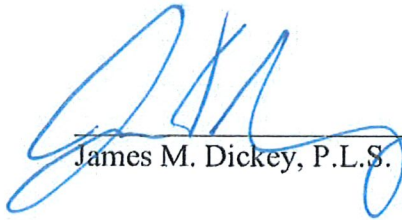
of said lands of Sonoma County Water Agency as described under Document Numbers 2019-053621 and 2019-053623 Official Records, South 0°27'59" West 53.54 feet to the POINT OF BEGINNING.

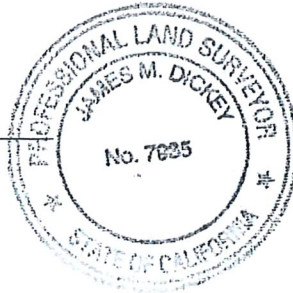
Basis of Bearings

North 80°55'30" East between two found City of Santa Rosa Control Monuments (G-302 and G-306) as shown of the Final Map of Bellevue Ranch Self Help filed in Book 624 of Maps at Pages 1 through 7, Sonoma County Records.

Being a portion of APN 043-121-009, 134-042-056, 134-042-066 and 134-042-068.

Prepared by Cinquini & Passarino, Inc.


James M. Dickey, P.L.S. 7935



8/21/19
Date

APN 043-121-009, 134-042-056, -066, -068
T7N, R8W, SEC 34, S1/2 (PROJECTION)
SONOMA COUNTY

EXHIBIT 'B'

LEGEND

- DN = DOCUMENT NUMBER
- O.R. = OFFICIAL RECORDS
- APN = ASSESSOR PARCEL NUMBER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- = T-BAR TAGGED LS 4206
- ⊙ = CITY CONTROL MONUMENT
- PP = EXISTING UTILITY POLE
- ✕ = PROPOSED UTILITY POLE

LANDS OF
SOUTHWEST ESTATES, LLC
APN 134-042-069
DN 2011-115122

LANDS OF
SONOMA COUNTY
WATER AGENCY
APN 134-042-068
DN 2019-053622

LANDS OF
SONOMA COUNTY
WATER AGENCY
APN 134-042-066
DN 2019-053623

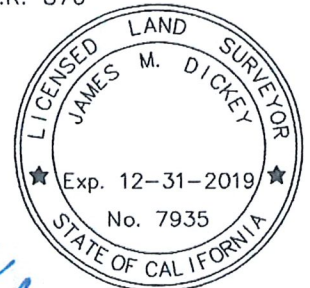
LANDS OF
COLGAN CREEK LLC
APN 043-121-015
DN 2003-262642

PUBLIC UTILITY EASEMENT
PER DN 2019-053621

LANDS OF
SONOMA COUNTY WATER AGENCY
APN 043-121-014
DN 2019-053621

LANDS OF
S.C.W.A.
APN 134-042-056
2183 O.R. 770

LANDS OF
S.C.W.A.
APN 043-121-009
2270 O.R. 876



James M. Dickey, P.L.S. 7935

DATE

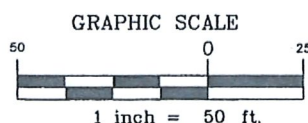
BELLEVUE AVENUE

CINQUINI & PASSARINO, INC.
LAND SURVEYING

- △ BOUNDARY
- △ TOPOGRAPHIC
- △ CONSTRUCTION
- △ SUBDIVISIONS

1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106

WWW.CINQUINIPASSARINO.COM



THIS DIAGRAM IS FOR GRAPHIC
PURPOSES ONLY. ANY ERRORS
OR OMISSIONS SHALL NOT
EFFECT THE LEGAL DESCRIPTION.

JOB NAME: SW ESTATES

DRAWN BY: MDD

CHECKED BY: JMD

DESCRIPTION: PG&E OFFSITE EASEMENT-SCWA

SCALE: 1"=50'

DATE: 9/3/2019

JOB #: 7152-15

PAGE: 2 OF 2



EXHIBIT C

GRANT OF EASEMENT DISCLOSURE STATEMENT

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E's applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area and **may be used to install additional utility facilities**. Installation of any proposed facilities outside of this easement area will require an additional easement.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E's applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant's contractor, to work on your property. Upon completion of the applicant's installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

Area, Region or Location: 7
Land Service Office: Santa Rosa
Line of Business: Electric Distribution (43)
Business Doc Type: Easements
MTRSQ: 24.07.08.34.32
FERC License Number: N/A
PG&E Drawing Number: N/A
Plat No.: 2634-G2, JJ2715
LD of Affected Documents: N/A
LD of Cross Referenced Documents: N/A
Type of interest: Electric Pole Line Easements (3), Electric Underground Easements (4), Utility Easement (86)
SBE Parcel: N/A
% Being Quitclaimed: N/A
Order or PM: 31306290e
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
Approved By: FCC4 (see email) and P1A8 [Signature] (Veg language removed, revised easement document language, and countersigning of document)
S:\GenlSvcs\Land\R_W 2017\Sonoma\31306290e-31302592g Southwest Estates Sub, Santa Rosa\Working Files\Admin Block.docx