

Utility Distribution Easement (03/2025)

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

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2403-03-10146

NON-EXCLUSIVE EASEMENT DEED

COUNTY OF SOLANO, 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, 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, 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 City of Vallejo, County of Solano, State of California, described as follows:

(APN 0057-140-010)

The 8.55 - acre parcel of land shown upon the Record of Survey Map filed for record May 15, 1973 in Book 12 of Surveys at page 43, Solano County Records.

The easement area is described as follows:

The strip 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, 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 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 further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

Grantee will indemnify, hold harmless and assume the defense of the Grantor, its officers, employees, agents and elective and appointive boards from all claims, losses, damages, including property damages, personal injury, death and liability of every kind, directly or indirectly arising from Grantee's operations or from any persons directly or indirectly employed by, or acting as agent for, Grantee, excepting the sole negligence or willful misconduct of the Grantor.

Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", EXHIBIT "C", attached hereto and made a part hereof.

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: April 1, 2025

COUNTY OF SOLANO, a political subdivision
of the state of California,

By: Bill Emlen

Name: Bill Emlen

Title: County Administrative Officer

By: Bernadette Curry

Name: Bernadette Curry

Title: County Counsel

<p>I hereby certify that a resolution was adopted on the <u>1st</u> day of <u>April</u>, 20<u>25</u>, by the authorizing the foregoing grant of easement.</p> <p>By: <u>Alicia Davis</u></p>
--

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 Solano)

On April 1, 2025, before me, Jamelynne B. Harrison Notary Public,
personally appeared Bill Emken, County Administrator
Solano County

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.

Jamelynne B. Harrison
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 County Administrator

EXHIBIT "A"
LEGAL DESCRIPTION
PG&E EASEMENT

The land referred to herein below is situated in the City of Vallejo County of Solano, State of California, described as follows:

Being a portion of that 8.55+/- Acre Parcel shown on that certain Record of Survey, filed for record May 15, 1973, in Book 12 of Surveys at page 43, Office of the Recorder of Solano County (12-RS-43), more particularly described as follows:

Easement 1

Commencing at the northeast corner of said 8.55 acre parcel as shown on said Record of Survey (12-RS-43) being a point of the westerly line of the public right of way known as Tuolumne Street; Thence along the westerly line of said Tuolumne Street South $00^{\circ}33'34''$ West 41.17 feet to the True Point of Beginning of this Easement; Thence leaving said westerly line North $89^{\circ}26'26''$ West 12.00 feet; Thence North $00^{\circ}33'34''$ East 12.00 feet; Thence South $89^{\circ}26'26''$ East 2.00 feet; Thence North $00^{\circ}33'34''$ West 1.30 feet to a tangent curve concave to the southeast, having a radius of 10.00 feet; Thence northeasterly along said curve an arc distance of 15.71 feet, through a central angle of $90^{\circ}00'00''$ to said westerly line of Tuolumne Street; Thence along said westerly line South $00^{\circ}33'34''$ West 23.30 feet to the point of beginning. Containing 235.6 square feet, more or less

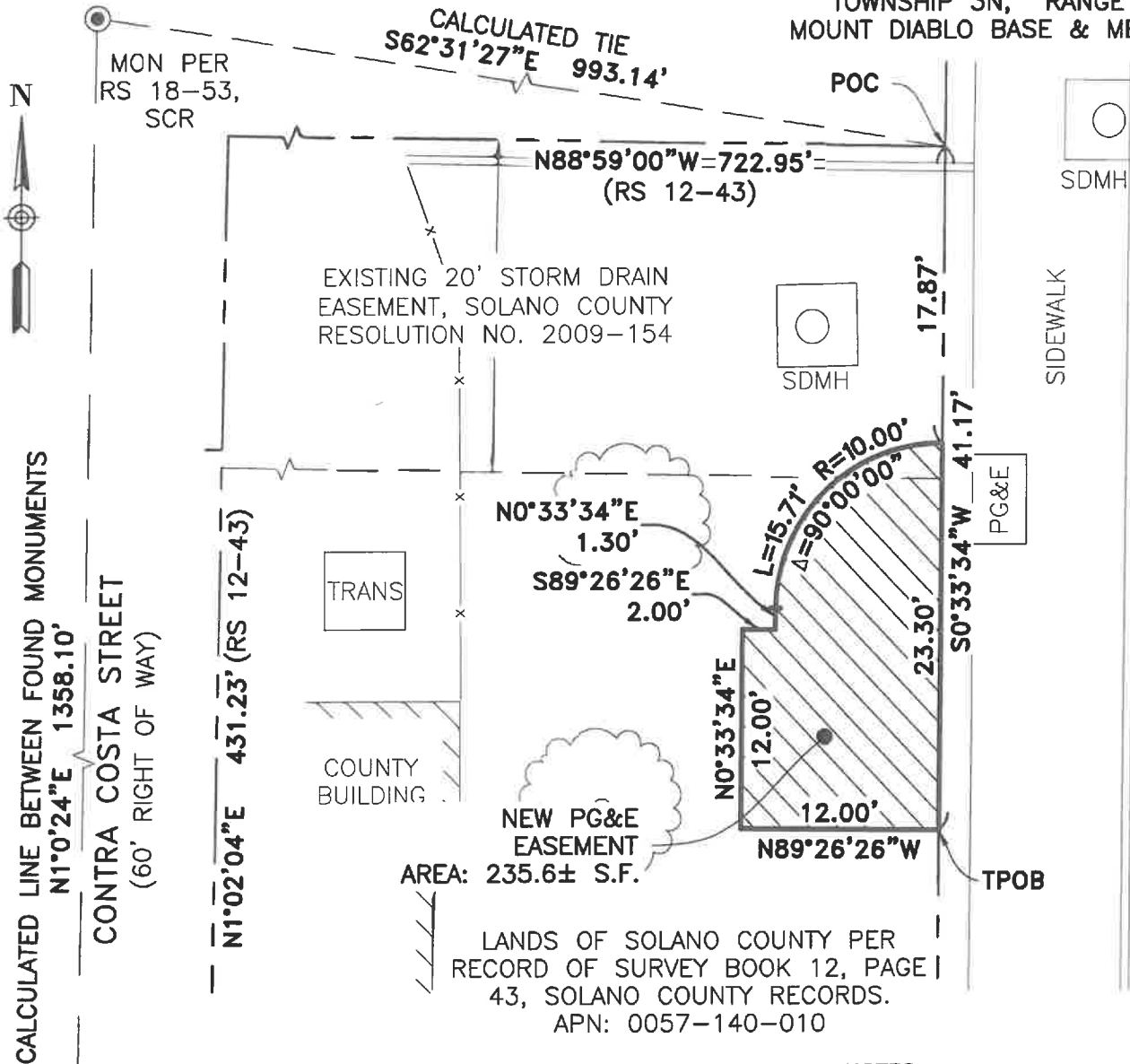
Basis of Bearings: Found monuments in Contra Costa Street, calculated line between monuments as shown upon the Record of Survey Map filed for record July 30, 1987, in Book 18 of Surveys at page 53, and the Record of Survey Map filed for record August 6, 1998, in Book 22 of Surveys at page 82, Office of the Recorder of Solano County Accepted as North $01^{\circ}00'04''$ East

See Exhibit 'B', - Plat Map, attached hereto and made a part hereof.



A handwritten signature in cursive script, appearing to read "R.A. Sherry", located below the professional seal.

PORTION OF SECTION 18
TOWNSHIP 3N, RANGE 3W
MOUNT DIABLO BASE & MERIDIAN



CALCULATED LINE BETWEEN FOUND MONUMENTS
N1°0'24"E 1358.10'

CONTRA COSTA STREET
(60' RIGHT OF WAY)

N1°02'04"E 431.23' (RS 12-43)

EXISTING 20' STORM DRAIN
EASEMENT, SOLANO COUNTY
RESOLUTION NO. 2009-154

TRANS

COUNTY
BUILDING

N0°33'34"E
1.30'
S89°26'26"E
2.00'

NEW PG&E
EASEMENT
AREA: 235.6± S.F.

LANDS OF SOLANO COUNTY PER
RECORD OF SURVEY BOOK 12, PAGE
43, SOLANO COUNTY RECORDS.
APN: 0057-140-010

SDMH

SIDEWALK

TUOLUMNE STREET

PG&E

TPOB

SW 1/4 OF
SEC 18, T3N,
R3W, MDM

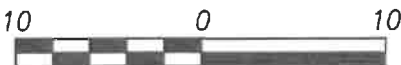
LEGEND

APN ASSESSOR'S PARCEL NUMBER
MON RECORD MONUMENT
POC POINT OF COMMENCEMENT
RS RECORD OF SURVEY, SCR
SCR SOLANO COUNTY RECORDS
SDMH STORM DRAIN MAN HOLE
TPOB TRUE POINT OF BEGINNING
TRANS TRANSFORMER
RECORD BOUNDARY LINE
EXISTING EASEMENT LINE
NEW PG&E EASEMENT LINE
EXISTING FEATURES

NOTES

1. THIS IS NOT A RECORD OF
SURVEY. SURVEY IS BASED ON THE
RECORD MAPS REFERENCED HEREON.
2. UNLESS OTHERWISE SHOWN, ALL
COURSES EXTEND TO OR ALONG ALL
BOUNDARIES OR LINES.

MON PER
RS 22-82,
SCR



Scale 1" = 10'



EXHIBIT B
NEW PG&E EASEMENT
321 TUOLUMNE ST, VALLEJO, CA

CSA
Cullen-Sherry
& Associates, Inc.
Civil Engineering - Surveying
1090 Adams Street, Suite A - P.O. Box 591
Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 CSA-ENGINEERS.COM

SCALE: 1"=10'
DATE: 02/12/2025
DRAWN BY: LAB
CHECKED BY: RAS
PROJECT NO: 23116



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.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E's contractors perform this work on your property, if available, or granting permission to PG&E's applicant or the applicant's contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- 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.

Administrative Block

Attach to LD# 2403-03-10146

Location: Area 2, Silverado Division

Land Service Office: Concord

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 24.03.03.18.31

FERC License Number(s): N/A

PG&E Drawing Number(s): N/A

PLAT NO. QQ4011

LD of any affected documents: N/A

LD of any Cross-referenced documents:

TYPE OF INTEREST: Electric Underground Easements (4) Utility Easements (86)

SBE Parcel Number: N/A (For Quitclaims, % being quitclaimed): N/A

Order# 35578010 or PM#: OPS: 3200

JCN: N/A

County: Solano

Utility Notice Numbers: N/A

851 Approval Application No. N/A Decision N/A

Prepared By: C7WR

Checked By: A5SZ

(This page must be recorded with document)