

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

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2404-04-10074

EASEMENT DEED

PM# 35619705

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

("Grantor"), hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation ("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 set forth below, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the unincorporated area of the County of Napa, State of California, described as follows:

(APN 057-050-009)

The parcel of land described in the deed from J. B. Almada and wife to County of Napa dated June 21, 1944 and recorded in Book 216 of Official Records at page 77, Napa County Records.

The facilities and easement area are described as follows:

Underground ducts banks, conduits, manholes, electrical conductors, wires, and cables; underground and/or aboveground junction boxes, enclosures, transformers with associated pads or vaults; aboveground risers, marker posts, service pedestals, appurtenances, and associated equipment, as Grantee deems necessary, for the distribution of electric energy and for communication purposes; together with the right to install and maintain protection barriers therefor, all to be located within the area of land described in Exhibit "A" and shown upon 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 appportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

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: _____, _____.

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

By _____
ANNE COTTRELL, Chair
Napa County Board of Supervisors

“COUNTY”

APPROVED AS TO FORM Office of County Counsel By: <u>Sabrina Wolfson</u> Deputy County Counsel Date: <u>October 23, 2025</u>	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: _____
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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,
personally appeared _____

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.

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'
UTILITY EASEMENT

Lying within Section 2, Township 4 North, Range 4 West, Mount Diablo Meridian and lying over a portion of the lands of the County of Napa as described in Book 216 of Official Records at Page 77, Napa County Records, more particularly described as follows:

Being a 10-foot-wide strip lying 5 feet on each side of the following described centerline:

COMMENCING at a rebar with cap tagged "RCE33483" lying on the southerly right-of-way of Airport Boulevard as shown on that Record of Survey filed in Book 49 of Surveys at Pages 67 through 69, Napa County Records; thence along said southerly right-of-way of Airport Boulevard, North 89°23'10" West, 682.16 feet to a rebar with cap tagged "RCE33483" as shown on said Record of Survey; thence leaving said right-of-way, South 7°58'44" East, 651.71 feet to the most northerly point on the centerline of the 10-foot-wide easement described in the Easement Deed to Pacific Gas & Electric Company recorded January 11, 2024 under Document Number 2024-0000430, Official Records of Napa County; thence along said centerline, South 27°18'46" East, 500.00 feet to the POINT OF BEGINNING of the centerline herein described; thence leaving the centerline of said Pacific Gas & Electric Company easement and continuing South 27°18'46" East 2.55 feet; thence South 60°23'29" West 35.00 feet; thence North 82°15'33" West 126.34 feet; thence South 59°42'40" West 79.77 feet to a point hereinafter referred to as Point "A" and the terminus of the herein described centerline.

The sidelines of said 10-foot-wide strip shall be lengthened or shortened so as to terminate on the sidelines of said Pacific Gas & Electric Company easement.

TOGETHER WITH the following described parcel: BEGINNING at the aforementioned Point "A"; thence North 30°17'20" West 10.00 feet; thence South 59°42'40" West 25.00 feet; thence South 30°17'20" East 24.00 feet; thence North 59°42'40" East 25.00 feet; thence North 30°17'20" West 14.00 feet to Point "A" and the POINT OF BEGINNING of said parcel.

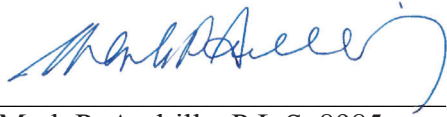
Containing 3,037 Square Feet more or less.

END OF DESCRIPTION

Being a portion of APN 057-050-009-000

Basis of Bearings: Being North 89°23'10" West between found rebars tagged "RCE 33483" as shown on that Record of Survey filed in Book 49 of Surveys at Pages 67-69, Napa County Records.

Prepared by Cinquini & Passarino, Inc.



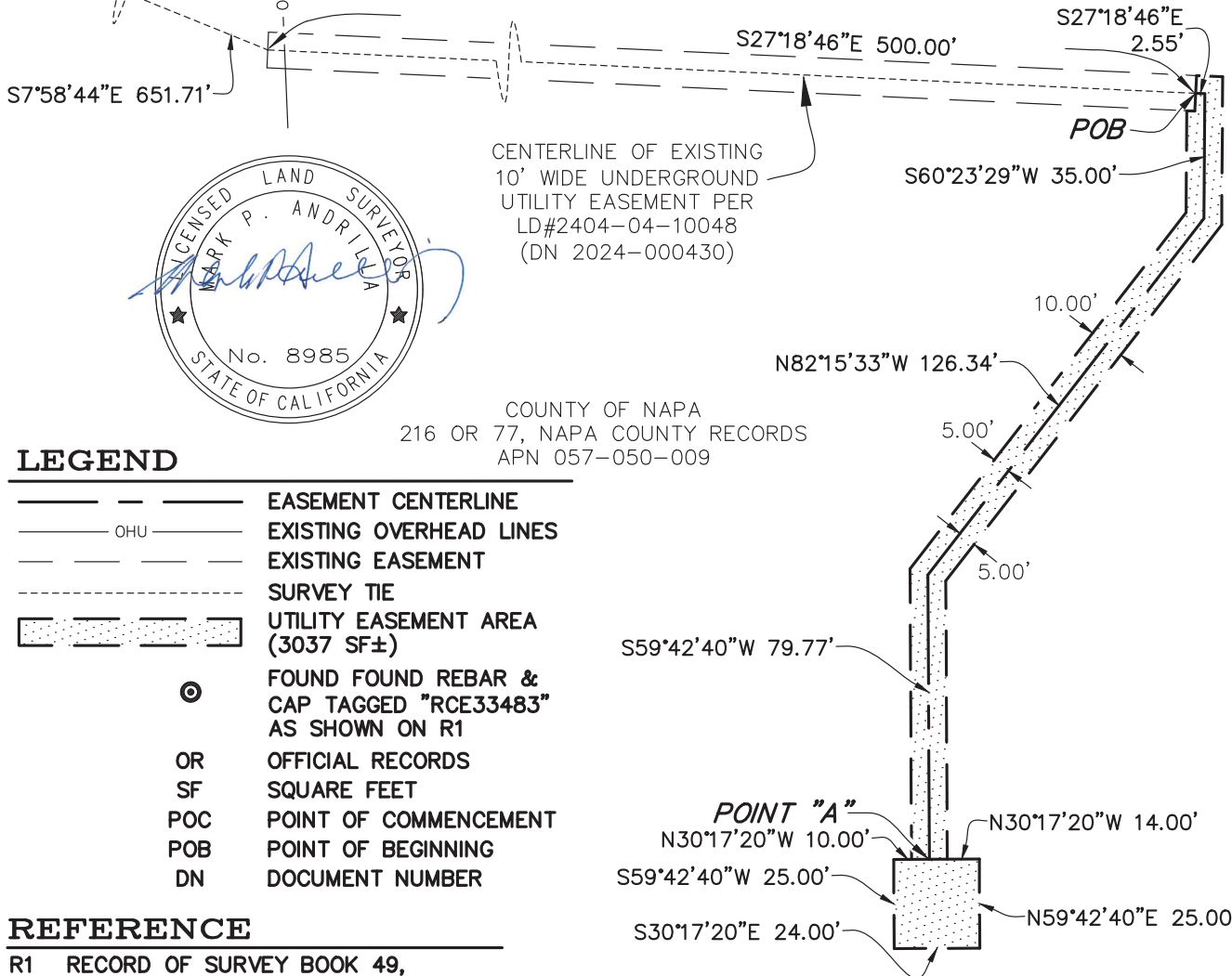
Mark P. Andrilla, P.L.S. 8985



10.7.25

Date

A map of the study area showing the location of the site. The map includes Highway 12 (HWY 12), Highway 29 (HWY 29), and Highway 221 (HWY 221). The Napa County Airport is marked with an airplane icon. The site is located near the intersection of HWY 12 and HWY 221. Directional arrows indicate travel to Sonoma, Napa, Fairfield, and American Canyon. A compass rose is also present.



_____	EASEMENT CENTERLINE
_____ OHU _____	EXISTING OVERHEAD LINES
_____	EXISTING EASEMENT
-----	SURVEY TIE
	UTILITY EASEMENT AREA (3037 SF±)
	FOUND FOUND REBAR & CAP TAGGED "RCE33483" AS SHOWN ON R1
OR	OFFICIAL RECORDS
SF	SQUARE FEET
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
DN	DOCUMENT NUMBER

R1 RECORD OF SURVEY BOOK 49,
PAGES 67 THROUGH 69,
NAPA COUNTY RECORDS

LOCATED WITHIN SEC 2, T4N, R4W, MDM

THE BEARINGS FOR THIS SURVEY IS
N89°23'10"W BETWEEN FOUND REBARS TAGGED
"RCE 33483" AS SHOWN ON THAT RECORD OF
SURVEY FILED IN BOOK 49 OF SURVEYS AT
PAGES 67-69, NAPA COUNTY RECORDS.

▲ BOUNDARY 1804 Soscol Avenue, STE 202
 ▲ TOPOGRAPHIC Napa, CA. 94559
 ▲ CONSTRUCTION Phone: (707) 690-9025
 ▲ SUBDIVISIONS Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

JOB NAME: NAPA COUNTY AIRPORT	DRAWN BY: AKM	CHECKED BY: MPA
DESCRIPTION: UTILITY EASEMENT LANDS OF COUNTY OF NAPA	SCALE: 1"=50'	DATE: 10/7/25
	JOB #: 10990-25	PAGE: 1 OF 1

Pacific Gas and Electric Company



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. 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.

Attach to LD: 2404-04-10074

Area, Region or Location: 7

Land Service Office: Santa Rosa

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 24.04.04.02.32, 24.04.04.02.23, 24.04.04.02.31, 24.04.04.11.14, 24.04.04.11.13, 24.04.04.11.41

FERC License Number: N/A

PG&E Drawing Number: N/A

Plat No.: NN3917

LD of Affected Documents: N/A

LD of Cross Referenced Documents: 2404-04-0300, 2404-04-0372, 2404-04-10048

Type of interest: Electric Underground Easements (4), Utility Easement (86)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35619705

JCN: N/A

County: Napa

Utility Notice Number: N/A

851 Approval Application No: N/A ;Decision: N/A

Prepared By: T6HA

Checked By: AEBJ AEBJ

Revised by:

PW: LS&ES\Distribution - North Coast\Santa Rosa\Active\R_W 2025\Napa\35619705 - 2100 Airport Rd, Napa\Deliverables\2404-04-10074