

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# 2405-04-10114

EASEMENT DEED

PM# 35151105

NAPA COUNTY, 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, 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 Napa, State of California, described as follows:

(APN 046-370-021)

The parcel of land described and designated PARCEL ONE in the deed from Whal Properties, L.P. to Napa County dated March 26, 2014 and recorded as Document No. 2014-0006747, Napa 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, 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.

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: _____, _____.

NAPA COUNTY, a political subdivision of
the State of California

By _____
RYAN GREGORY, Chair
Board of Supervisors

"COUNTY"

APPROVED AS TO FORM Office of County Counsel By: <u>Thomas C. Zeleny</u> Interim County Counsel Date: <u>January 11, 2022</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
PG&E UTILITY EASEMENT

An easement across a portion of the Lands of Napa County, a Political Subdivision of the State of California described in the Grant Deed recorded April 10, 2014 as Series Number 2014-0006747, Napa County Records, State of California, described as follows:

Commencing at the 1/2 inch rebar and tag L.S. 4366 on the Southern line of Parcel "A" as shown on the parcel map entitled, "Parcel Map of a Division of the Lands of Basalt Rock Company, Inc.," filed December 21, 1979 in Book 11 of Parcel Maps at Page 11, Napa County Records, at the intersection with the East line of State Highway Route 221 (State Highway 12 and 29 per 11 PM 11) as shown on said Parcel Map; thence along a curve concave to the east on the western line of said Parcel "A", said curve having a radius of 10080.00 feet and to which a radial line bears South 86° 21' 51" West, thence along said curve through a central angle of 0° 08' 40" an arc length of 25.39 feet to the **Point of Beginning**; thence continuing along said curve through a central angle of 0° 03' 39" an arc length of 10.73 feet; thence leaving said east line North 65° 00' 00" East 4.83 feet; thence North 3° 02' 52" West 94.37 feet; thence North 82° 52' 24" East 218.64 feet; thence North 7° 07' 36" West 2.92 feet; thence North 83° 48' 11" East 15.50 feet; thence South 6° 11' 49" East 11.00 feet; thence South 83° 48' 11" West 15.50 feet; thence South 7° 07' 36" East 1.92 feet; thence South 82° 52' 24" West 209.15 feet; thence South 3° 02' 52" East 62.26 feet; thence North 87° 43' 10" East 5.29 feet; thence South 2° 16' 50" East 11.74 feet; thence South 87° 43' 10" West 5.13 feet; thence South 3° 02' 52" East 17.81 feet; thence South 65° 00' 00" West 15.46 feet to the **Point of Beginning**.

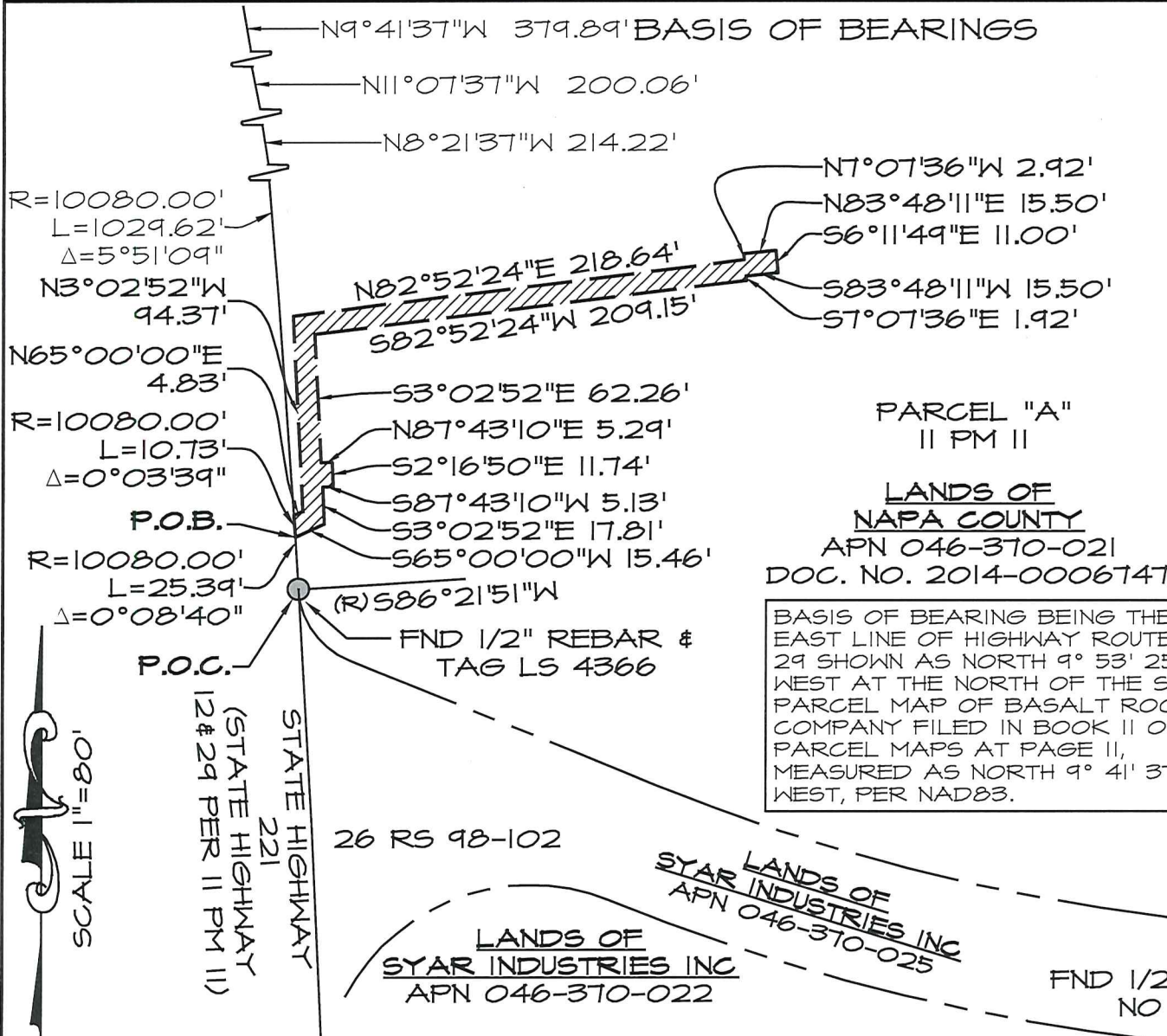
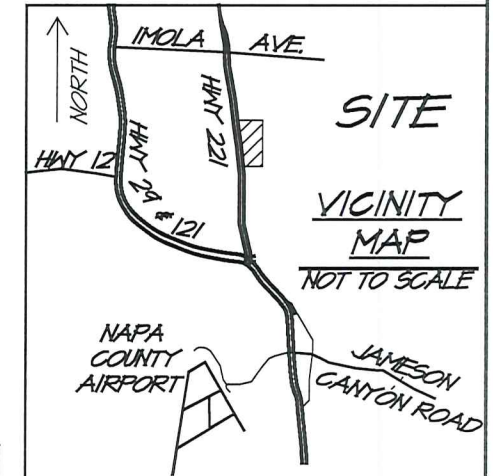
Basis of Bearing being the east line of Highway Route 12 & 29 shown as North 9° 53' 25" West at the north of the said Parcel Map of Basalt Rock Company filed in Book 11 of Parcel Maps at Page 11, taken as North 9° 41' 37" West, per NAD83.

END DESCRIPTION



EXHIBIT B

PG&E UTILITY EASEMENT



● MONUMENTS PER 11 PM 11
P.O.C POINT OF COMMENCEMENT
P.O.B POINT OF BEGINNING

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION

COUNTY OF NAPA,
STATE OF CALIFORNIA
T5N, R4W, MDB&M
Sec. 23, W 1/2 OF NE 1/4
& NW 1/4 OF SE 1/4
RANCHO TULOCAY



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NAPA, CALIF. 94559
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+ www.RSAcivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

NOV 2021

4762PG&E Gas Esmt

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 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.

Utility Distribution Easement (02/2020)

Attach to LD: 2405-04-10114

Area, Region or Location: 7

Land Service Office: Santa Rosa

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: (24.05.04.23.14, 24.05.04.23.13, 24.05.04.23.24)

Rancho Tulocay

FERC License Number: N/A

PG&E Drawing Number: N/A

Plat No.: MM3917

LD of Affected Documents: N/A

LD of Cross Referenced Documents: 2405-04-10103

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

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35151105

JCN: N/A

County: Napa

Utility Notice Number: N/A

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

Prepared By: AEBJ

Checked By: DAK8 DK

Approved By:

Revised by:

S:\R_W 2020\Napa\35151105 - 2300 Napa Valley Highway, Napa\Deliverables\2405-04-10114