

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# 2404-04-10048

EASEMENT DEED

PM# 35466059

COUNTY OF NAPA, 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 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 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.

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 _____
BELIA RAMOS, Chair
Napa County Board of Supervisors

"COUNTY"

| | | |
|--|--|--|
| <p>APPROVED AS TO FORM Office of County Counsel</p> <p>By:  County Counsel</p> <p>Date: <u>11/20/2023</u></p> | <p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____ Processed By: _____ Deputy Clerk of the Board</p> | <p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</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 _____)

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 _____

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, 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 Road 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 Road, 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 POINT OF BEGINNING of the herein described centerline; thence from said POINT OF BEGINNING, South 27°18'46" East, 5.00 feet to a point on the centerline of an existing pole line easement as described by that pole line easement described in Book 864 of Official Records, at Page 25, Official Records of Napa County; thence continuing South 27°18'46" East, 495.00 feet to the terminus of the herein described centerline.

Containing 5,000 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.


Anthony G. Cinquini, P.L.S. 8614



11/16/2023
Date

EXHIBIT 'B'

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

BASIS OF BEARINGS

N89°23'10"W

682.16' (M&R1)

AIRPORT ROAD

JP

TIE: S75°58'44"E 651.71'

OHU

JP

POB

OHU

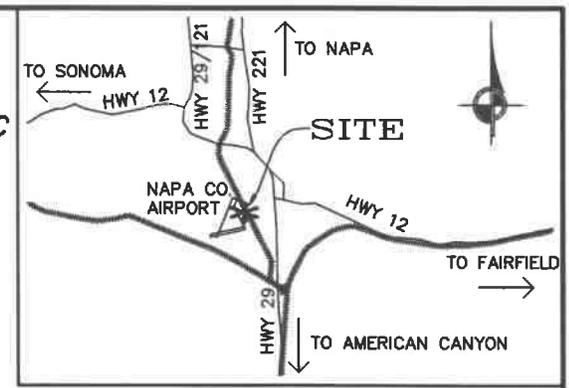
S27°18'46"E 5.00'

COUNTY OF NAPA
216 OR 77, NAPA COUNTY
RECORDS
APN 057-050-009

CENTERLINE OF EXISTING 10'
WIDE UNDERGROUND UTILITY
EASEMENT PER 864 OR 25
LD#2404-04-0300

5.00'
10.00'

CENTERLINE OF EXISTING 10'
WIDE UNDERGROUND UTILITY
EASEMENT PER 1554 OR 384
LD#2404-04-0372



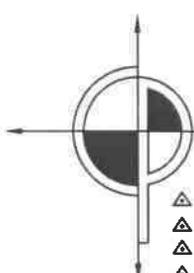
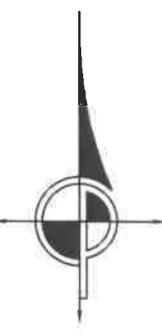
**SITE MAP
NO SCALE**

CENTERLINE OF EXISTING
POLE LINE EASEMENT
PER 864 OR 25
LD#2404-04-0300

N57°38'59"E 137.07'
POLE TO POLE
(S55°54'W 137.3 PER
864 OR 25
LD#2404-04-0300)

LEGEND

- EASEMENT CENTERLINE
- EXISTING OVERHEAD LINES
- SURVEY TIE
- UTILITY EASEMENT AREA
- FOUND FOUND REBAR & CAP TAGGED "RCE33483"
- OR
- SF
- EXISTING POLE
- POC
- POB
- OFFICIAL RECORDS
- SQUARE FEET
- POINT OF COMMENCEMENT
- POINT OF BEGINNING



REFERENCE

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

SITE INFORMATION

LOCATED WITHIN SEC 2, T4N, R4W, MDM

BASIS OF BEARINGS

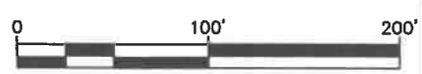
THE BEARINGS FOR THIS SURVEY IS
N89°23'10"W BETWEEN FOUND REBARs TAGGED
"RCE 33483" AS SHOWN ON THAT RECORD OF
SURVEY FILED IN BOOK 49 OF SURVEYS AT
PAGES 67-69, NAPA COUNTY RECORDS.

**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



| | | |
|--|-----------------|-----------------|
| JOB NAME: NAPA COUNTY AIRPORT | DRAWN BY: LK | CHECKED BY: AGC |
| DESCRIPTION: UTILITY EASEMENT LANDS OF COUNTY OF NAPA | SCALE: 1"=100' | DATE: 11/16/23 |
| | JOB #: 10302-23 | PAGE: 2 OF 2 |

Y:\10302\Cad\10302EXHBT_PG&E.dwg
Nov 16, 2023 - 10:51am



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: 2404-04-10048

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

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

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

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35466059

JCN: N/A

County: Napa

Utility Notice Number: N/A

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

Prepared By: cwj6

Checked By: cssb cssb

Approved By:

Revised by:

ProjectWise\Pacific Gas & Electric Co\Santa Rosa Distribution\Archive\R_W 2023\Napa\35466059 -
2044 Airport Rd, Napa