

**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 of Redwood City

Recording Fee \$ \_\_\_\_\_

Document Transfer Tax \$ N/A

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# 2305-03-10037

**EASEMENT DEED**

COUNTY OF SAN MATEO, a public body 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 in connection therewith, 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 City of Redwood City, County of San Mateo, State of California, described as follows:

(APN 052-367-010)

Block 3, Range B as shown upon the map entitled "Town of Mezesville", filed for record August 1, 1856 in Book 1 of Maps at Page 79, San Mateo 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 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 SAN MATEO,  
a public body of the State of California

By \_\_\_\_\_

By \_\_\_\_\_

I hereby certify that a resolution was adopted  
on the \_\_\_\_ day of \_\_\_\_\_, 2021, by the

\_\_\_\_\_  
authorizing the foregoing grant of easement.

By \_\_\_\_\_

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**  
**LEGAL DESCRIPTION**  
**PG&E EASEMENT**

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California being a portion of Block 3, Range B as said Block is shown on that certain map entitled "Town of Mezesville situated upon the Redwood Embarcadero Creek Rancho de las Pulgas, San Francisco County, Cal. with adjacent Villa Lots", filed for record August 1, 1856, a copy of said original map being later recorded in Book 1 of RSM Maps at page 79, Official Records of San Mateo County, and being more particularly described as follows:

**BEGINNING** at the centerline intersection of Marshall Street and Middlefield Road as shown on that certain Record of Survey, recorded December 17, 1975 in Book 8 of L.L.S. Maps at pages 38-41, Official Records of San Mateo County, said intersection lying South  $86^{\circ}34'01''$  West, 275.75 feet from that certain City Monument located in the centerline of Marshall Street and 5.00 feet westerly along said centerline from its intersection with the centerline of Jefferson Avenue as said monument and streets are shown on said Record of Survey;

Thence along said centerline of Middlefield Road, South  $03^{\circ}29'26''$  East, 40.00 feet to the easterly prolongation of the northerly line of said Block 3, Range B, and the southerly right-of-way line of said Marshall Street;

Thence along said prolongation, South  $86^{\circ}34'01''$  West, 40.00 feet to the northeasterly corner of said Block;

Thence along the easterly line of said Block and the westerly right-of-way line of said Middlefield Road, South  $03^{\circ}29'26''$  East, 97.35 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence continuing along said easterly line and said right-of-way line, South  $03^{\circ}29'26''$  East, 19.83 feet;

Thence leaving last said line, South  $86^{\circ}20'27''$  West, 15.84 feet;

Thence North  $03^{\circ}39'33''$  West, 19.83 feet;

Thence North  $86^{\circ}20'27''$  East, 15.90 feet to the **TRUE POINT OF BEGINNING**;

Containing 315 square feet, more or less.

**Basis of Bearings:**

The bearing of North 86°34'01" East along the centerline of Marshall Street, as shown on that certain Record of Survey, recorded December 17, 1975 in Book 8 of L.L.S. Maps at pages 38-41, Official Records of San Mateo County.

A plat showing the above described easement area is attached hereto and made a part hereof as Exhibit B.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



\_\_\_\_\_  
David C. Jungmann, PLS 9267

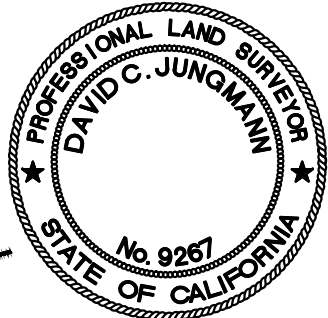
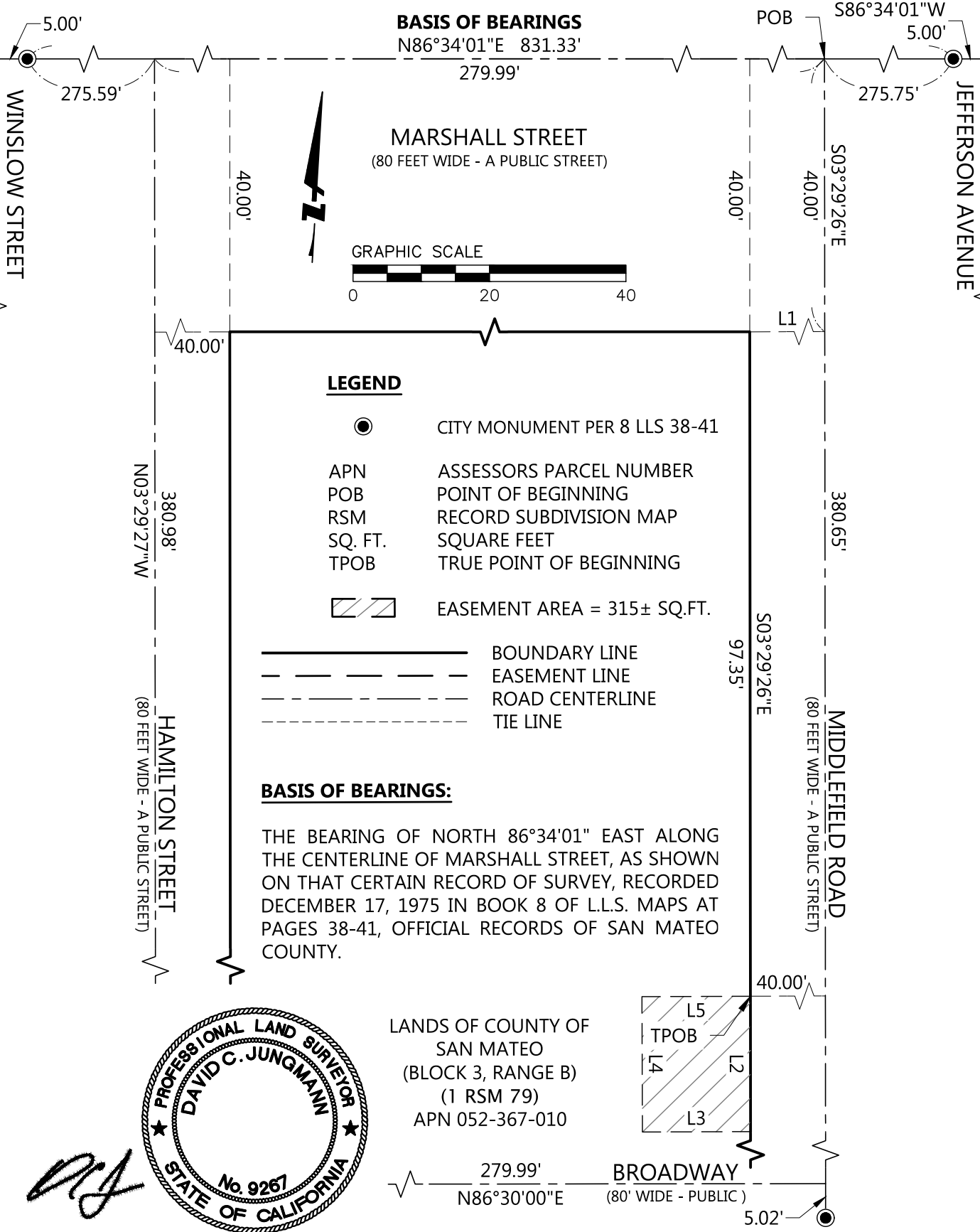


**END OF DESCRIPTION**

04/05/2021

Date





*[Handwritten Signature]*



255 SHORELINE DR.,  
 SUITE 200  
 REDWOOD CITY, CA 94065  
 (650) 482-6300  
 www.bkf.com

SUBJECT **EXHIBIT B – PG&E EASEMENT**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
 JOB NO. **20200474-10**  
 BY **JMS** APPR. **DCJ** DATE **2021-04-05**  
 3 OF 4

DRAWING NAME: \\bkf-cv\work\2020\200474-10\PLAT\_PGE\_Easement\_2021-03-31\_JMS.dwg PLOTTED BY: smp

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S86°34'01"W	40.00'
L2	S03°29'26"E	19.83'
L3	S86°20'27"W	15.84'
L4	N03°39'33"W	19.83'
L5	N86°20'27"E	15.90'

DRAWING NAME: \\BKF-C\work\2020\200474-Corridor\200474-V-PLAT\_PGE\_Easement\_2021-03-31.dwg  
 PLOT DATE: 04-05-21 PLOTTED BY: smp



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 4 OF 4

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## 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.



Attach to LD 2305-03-10037

Area 1, Peninsula Division

Land Service Office: San Jose

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: (23.05.03.19.14) Pulgas Rancho

FERC License Number(s): N/A

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

PLAT NO.: D 0805 (Elec.), 3279-F1 (G)

LD of any affected documents N/A

LD of any Cross-referenced documents N/A

TYPE OF INTEREST: Electric Underground Easements (4), Communication Easements (6),

Utility Easement (86)

SBE Parcel Number: N/A

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

Order # or PM #35190074 - 1110

JCN: N/A

County: San Mateo

Utility Notice Numbers (if applicable) N/A

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

Prepared By: SSBP

Checked By: DAN9