

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/~~Unit~~ 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# 2305-04-10059

EASEMENT DEED

COUNTY OF SAN MATEO, 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 City of Redwood City, County of San Mateo, State of California, described as follows:

(APN 050-470-050)

The parcels of land described and designated PARCEL ONE and PARCEL TWO in the deed from Libby A. Scheier to the County of San Mateo, recorded December 18, 1941 and recorded in Volume 998 of Official Records at page 168, 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 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 SAN MATEO, a
political subdivision of the State of
California,

By _____

By _____

I hereby certify that a resolution was adopted
on the ____ day of _____, 20____, 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
PG&E EASEMENT
LEGAL DESCRIPTION

All that real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Parcel Two as said parcel is described in that certain Deed recorded on December 18, 1941 in Book 998, at pages 168 and 169 of Official Records of said County, and being more particularly described as follows:

COMMENCING at a found San Mateo County standard monument in well at the northeasterly terminus of that certain segment of the monument line of Edgewood Road labeled "N 60°30'50" E" and "75.192'" as shown on that certain Record of Survey filed for record on March 17, 1997 in Book 17 of L.L.S. Maps, at pages 27 through 29, San Mateo County Records;

Thence along said segment and said monument line, the following two courses:

1. South 60°30'50" West, 75.19 feet to a found San Mateo County standard monument in well;
2. South 53°01'25" West, 175.36 feet to the southeasterly prolongation of the most northeasterly line of the remaining lands of the County of San Mateo as described in said Deed;

Thence leaving said monument line, along said southeasterly prolongation, North 37°51'50" West, 59.48 feet to the most easterly common corner of said remaining lands of said County and the right-of-way line of said Edgewood Road, as described in that certain Order of Condemnation recorded in 1950 in Book 1783, at page 322 of Official Records of said County;

Thence along said northeasterly line of said remaining lands of said County, North 37°51'50" West, 99.18 feet to the **POINT OF BEGINNING** of this description;

Thence leaving said northeasterly line, South 64°34'39" West, 34.70 feet;

Thence South 51°11'23" West, 38.44 feet;

Thence South 79°58'06" West, 23.79 feet;

Thence South 50°22'24" West, 246.25 feet;

Thence South 42°50'52" West, 96.05 feet;

Thence South 38°25'10" West, 50.08 feet;
Thence South 31°24'20" West, 22.87 feet;
Thence South 55°56'06" East, 3.73 feet;
Thence South 35°58'39" West, 36.21 feet;
Thence South 32°04'14" West, 49.52 feet;
Thence North 58°54'32" West, 2.13 feet;
Thence South 31°57'28" West, 60.80 feet;
Thence South 56°50'24" West, 8.82 feet;
Thence South 37°38'19" West, 8.64 feet;
Thence North 52°21'41" West, 10.00 feet;
Thence North 37°38'19" East, 10.33 feet;
Thence North 56°50'24" East, 8.31 feet;
Thence North 31°57'28" East, 68.44 feet;
Thence North 32°56'06" East, 66.33 feet;
Thence North 31°24'20" East, 33.03 feet;
Thence North 38°25'10" East, 51.08 feet;
Thence North 42°50'52" East, 97.10 feet;
Thence North 50°22'24" East, 249.55 feet;
Thence North 79°58'06" East, 23.87 feet;
Thence North 51°11'23" East, 37.04 feet;
Thence North 64°34'39" East, 33.66 feet to said northeasterly line of said remaining lands of said County;
Thence along said northeasterly line, South 37°51'50" East, 10.24 feet to the **POINT OF BEGINNING**.

Containing an area of 6,962 square feet or 0.16 acres, more or less.

BASIS OF BEARINGS

All bearings and distances shown are on the 1983 (1992) CA HPGN, California State Coordinate System, Zone III. To obtain ground distances multiply the distances shown by 1.000078541.

A plat showing the above-described easement 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



04/14/2022

Date

END OF DESCRIPTION

LEGEND

● COUNTY MONUMENT IN WELL PER (R1)


ABBREVIATIONS

DN, DOCUMENT NUMBER
 O.R. OFFICIAL RECORDS
 PG&E PACIFIC GAS & ELECTRIC
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R/W RIGHT-OF-WAY
 SQ. FT. SQUARE FEET
 () RECORD DATA PER (R1)

EXHIBIT B - PLAT

PG&E EASEMENT

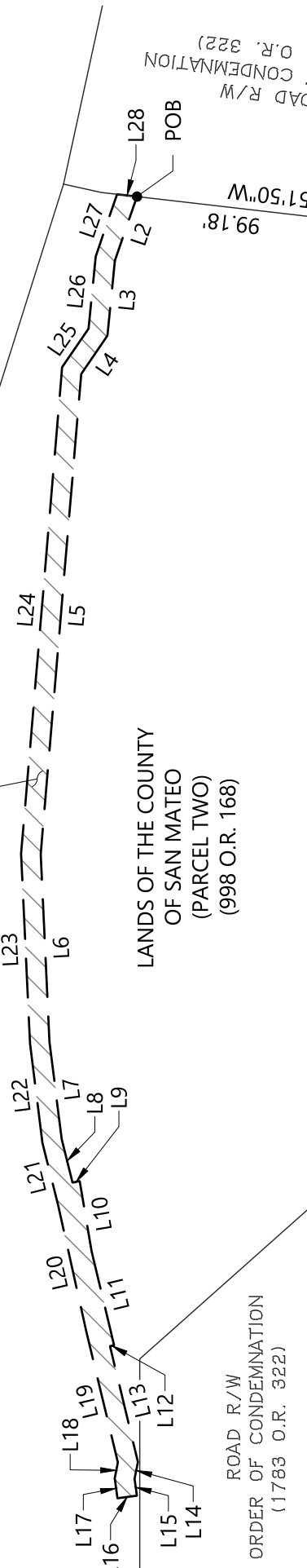
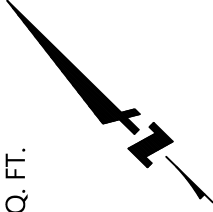
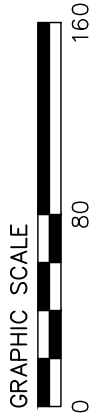
LINETYPES

— LOT LINE
 - - - MONUMENT LINE
 - - - TIE LINE

 PG&E EASEMENT
 AREA = 6,962 SQ. FT.

LANDS OF THE COUNTY OF SAN MATEO (PARCEL ONE) (998 O.R. 168)
 LANDS OF MID PENINSULA REGIONAL OPEN SPACE DISTRICT (PARCEL A) (DN. 1983-057476)

PG&E EASEMENT
 AREA = 6,962 SQ. FT.

LANDS OF THE COUNTY OF SAN MATEO (PARCEL TWO) (998 O.R. 168)



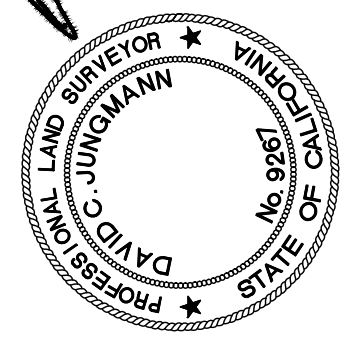
EDGEWOOD ROAD
 (R/W WIDTH VARIES - A PUBLIC STREET)

BASIS OF BEARINGS

ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON THE 1983 (1992) CA HPGN, CALIFORNIA STATE COORDINATE SYSTEM, ZONE III. TO OBTAIN GROUND DISTANCES MULTIPLY THE DISTANCES SHOWN BY 1.000078541.

RECORD MAP REFERENCE

(R1) RECORD OF SURVEY RECORDED MARCH 17, 1997 IN BOOK 17 OF L.L.S. MAPS, AT PAGES 27-29, SAN MATEO COUNTY RECORDS



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. 20140052
 BY JMS APPR. AJD DATE 04/14/2022
 4 OF 5

EXHIBIT B - PLAT
PG&E EASEMENT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S53°01'25"W	175.36'
L2	S64°34'39"W	34.70'
L3	S51°11'23"W	38.44'
L4	S79°58'06"W	23.79'
L5	S50°22'24"W	246.25'
L6	S42°50'52"W	96.05'
L7	S38°25'10"W	50.08'
L8	S31°24'20"W	22.87'
L9	S55°56'06"E	3.73'
L10	S35°58'39"W	36.21'
L11	S32°04'14"W	49.52'
L12	N58°54'32"W	2.13'
L13	S31°57'28"W	60.80'
L14	S56°50'24"W	8.82'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S37°38'19"W	8.64'
L16	N52°21'41"W	10.00'
L17	N37°38'19"E	10.33'
L18	N56°50'24"E	8.31'
L19	N31°57'28"E	68.44'
L20	N32°56'06"E	66.33'
L21	N31°24'20"E	33.03'
L22	N38°25'10"E	51.08'
L23	N42°50'52"E	97.10'
L24	N50°22'24"E	249.55'
L25	N79°58'06"E	23.87'
L26	N51°11'23"E	37.04'
L27	N64°34'39"E	33.66'
L28	S37°51'50"E	10.24'



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SUBJECT **EXHIBIT B - PG&E EASEMENT**
PLAT TO ACCOMPANY LEGAL DESCRIPTION
JOB NO. **20140052**
BY **JMS** APPR. **AJD** DATE **04/14/2022**
5 OF 5

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.

Attach to LD: 2305-04-10059
Area 1, Peninsula Division
Land Service Office: San Jose
Line of Business: Gas Distribution (53)
Business Doc Type: Easements
MTRSQ: (23.05.04.27.14), Pulgas Rancho
FERC License Number: N/A
PG&E Drawing Number: N/A
Plat No.: 3278-G2
LD of Affected Documents: N/A
LD of Cross Referenced Documents: N/A
Type of interest: Gas and Pipeline Easements (5), Utility Easement (86)
SBE Parcel: N/A
% Being Quitclaimed: N/A
Order or PM: 35197403-3250
JCN: N/A
County: San Mateo
Utility Notice Number: N/A
851 Approval Application No: N/A; Decision: N/A
Prepared By: KHJ1
Checked By: DAN9