

**RECORDING REQUESTED BY AND RETURN TO:**

***PACIFIC GAS AND ELECTRIC COMPANY  
San Jose Land Services Office  
111 Almaden Boulevard, Room 814  
San Jose, CA 95113***

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

\_\_\_\_\_  
Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

**LD#**

**EASEMENT DEED**

HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO, a public body, corporate and politic, (Owner), as owner of the hereinafter described land, and HALF MOON VILLAGE II ASSOCIATES, L.P., a California limited partnership (Lessee), as to an extent of its leasehold interest in the hereinafter described land, (both Owner and Lessee collectively, "Grantors"), hereby grant to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantors situate in the City of Half Moon Bay, County of San Mateo, State of California, described as follows:

(APN 056-210-420)

The parcel of land described in the Memorandum of Ground Lease between Housing Authority of the County San Mateo (landlord) and Half Moon Bay Village II Associates, L.P. a California limited partnership (tenant) dated March 7, 2014 and recorded as Document No. 2014-022025, San Mateo County Records.

Said facilities and easement area are described as follows:

Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and communication purposes located within the parcel of land as described in Exhibit "A" and outlined by heavy dashed lines as shown upon Exhibit "B", attached hereto and made a part hereof.

Grantors further grant to Grantee the right, from time to time, to trim or to cut down 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.

Grantors shall not erect or construct any building or other structure or drill or operate any well within said easement area.

Grantors further grant to Grantee the right to assign to another public utility as defined in Section 216 of the California Public Utilities Code the right to install, inspect, maintain, replace, remove and use communications facilities within said easement area (including ingress thereto and egress therefrom).

Grantors acknowledge that they have read the "Grant of Easement Disclosure Statement", Exhibit "C", attached hereto and made a part hereof.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated: \_\_\_\_\_, \_\_\_\_\_.

HOUSING AUTHORITY OF THE  
COUNTY OF SAN MATEO, a public body,  
corporate and politic,

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By \_\_\_\_\_  
Its: \_\_\_\_\_

I hereby certify that a resolution was adopted on the \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by the \_\_\_\_\_ authorizing the  
foregoing grant of easement.  
By \_\_\_\_\_

HALF MOON VILLAGE II ASSOCIATES,  
L.P., a California limited partnership,

By: MP Half Moon Village II LLC,  
a California limited liability company  
its General Partner

By: Mid-Peninsula Half Moon Bay, Inc.,  
a California nonprofit public benefit  
corporation,  
Its Member/Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Area 1, Peninsula Division  
San Jose Land Service Office  
Operating Department: Electric Distribution  
MDB&M, T.05S., R.05W., SECTION 32, SE ¼ of NE ¼  
FERC License Number(s): N/A  
PG&E Drawing Number(s): SJL-15162  
PLAT NO: D-03-20  
LD of any affected documents: N/A  
LD of any Cross-referenced documents: 2305-05-0381  
TYPE OF INTEREST: 4, 6, 43  
SBE Parcel Number: N/A  
(For Quitclaims, % being quitclaimed): N/A  
Order # or PM #: 31042900  
JCN: N/A  
County: SAN MATEO  
Utility Notice Numbers: N/A  
851 Approval Application No. N/A Decision N/A  
Prepared By: KCV2  
Checked By: DAN9/MXK4  
Revision Number: 0

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, \_\_\_\_\_,  
Here insert name and title of the officer

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

**ELECTRIC EASEMENT**  
Half Moon Village Senior Housing  
(Phase 2)

Real property in the City of Half Moon Bay, County of San Mateo, State of California, described as follows:

Being a portion of Lot 10, as shown on that certain Map entitled "Spanishtown South", filed for record on December 9, 1890 in Book "A" of Maps at Page 1 and copied into Book 1 of Maps at Page 61, Records of San Mateo County, described as follows:

Commencing at a found monument at the intersection of Poplar Street and Main Street, as said monument is shown on that certain Parcel Map, filed for record on April 23, 2001 in Book 73 of Parcel Maps at Pages 68 and 69, Records of San Mateo County;

Thence leaving said monument and along the center line of said Main Street, being 60.00 feet in width, as shown on said Parcel Map, South 03°53'33" East, (the bearing South 03°53'33" East was taken as the basis of bearings for this description) 4.97 feet to a point of intersection with the westerly prolongation of the southerly line of said Lot 10;

Thence leaving said point and along said prolongation line, North 84°45'00" East, 255.64 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said southerly line of said Lot 10, the following courses and distances:

North 50°15'00" West, 10.96 feet;  
Thence South 84°45'00" West, 56.75 feet;  
Thence North 05°15'00" West, 97.89 feet;  
Thence North 39°45'00" East, 15.77 feet;  
Thence North 05°15'00" West, 12.55 feet;  
Thence North 39°45'00" East, 49.00 feet;  
Thence North 84°45'00" East, 559.98 feet;  
Thence North 05°15'00" West, 10.52 feet;  
Thence North 15°45'00" East, 11.22 feet to the northerly line of said Lot 10;

Thence along said northerly line, North 84°45'00" East, 10.71 feet;

Thence leaving said northerly line of said Lot 10, the following courses and distances:

South 15°45'00" West, 13.21 feet;  
Thence South 05°15'00" East, 18.67 feet;  
Thence South 84°45'00" West, 9.21 feet;  
Thence South 39°45'00" West, 11.31 feet;  
Thence South 84°45'00" West, 14.26 feet;  
Thence North 50°15'00" West, 10.30 feet;  
Thence South 39°45'00" West, 15.95 feet;

Thence South 84°45'00" West, 14.35 feet;  
Thence North 05°15'00" West, 3.00 feet;  
Thence South 84°45'00" West, 5.00 feet;  
Thence North 50°15'00" West, 12.73 feet;  
Thence South 84°45'00" West, 46.65 feet;  
Thence South 05°15'00" East, 1.00 feet;  
Thence South 84°45'00" West, 12.00 feet;  
Thence North 05°15'00" West, 1.00 feet;  
Thence South 84°45'00" West, 55.49 feet;  
Thence South 05°15'00" East, 24.17 feet;  
Thence South 50°15'00" East, 6.56 feet;  
Thence South 05°15'00" East, 7.08 feet;  
Thence North 84°45'00" East, 4.00 feet;  
Thence South 05°15'00" East, 12.00 feet;  
Thence South 84°45'00" West, 4.00 feet;  
Thence South 05°15'00" East, 19.05 feet;  
Thence South 50°15'00" East, 2.84 feet;  
Thence South 05°15'00" East, 72.70 feet;  
Thence North 84°45'00" East, 115.00 feet;  
Thence South 05°15'00" East, 12.35 feet to said southerly line of said Lot 10;

Thence along said southerly line, South 84°45'00" West, 25.00 feet;

Thence leaving said southerly line of said Lot 10, the following courses and distances:

North 05°15'00" West, 2.35 feet;  
Thence South 84°45'00" West, 96.00 feet;  
Thence South 05°15'00" East, 2.35 feet to said southerly line of said Lot 10;

Thence along said southerly line, South 84°45'00" West, 19.00 feet;

Thence leaving said southerly line of said Lot 10 the following courses and distances:

North 05°15'00" West, 7.35 feet;  
Thence North 84°45'00" East, 15.00 feet;  
Thence North 05°15'00" West, 73.56 feet;  
Thence North 50°15'00" West, 2.84 feet;  
Thence North 05°15'00" West, 38.13 feet;  
Thence North 50°15'00" West, 6.56 feet;  
Thence North 05°15'00" West, 28.31 feet;  
Thence South 84°45'00" West, 363.31 feet;  
Thence South 39°45'00" West, 40.71 feet;  
Thence South 05°15'00" East, 12.55 feet;  
Thence South 39°45'00" West, 15.77 feet;  
Thence South 05°15'00" East, 83.75 feet;  
Thence North 84°45'00" East, 50.90 feet;  
Thence South 50°15'00" East, 4.59 feet;  
Thence North 84°45'00" East, 21.00 feet;  
Thence South 05°15'00" East, 10.00 feet;  
Thence South 84°45'00" West, 11.00 feet;

Thence South 50°15'00" East, 6.37 feet to said southerly line of said Lot 10;

Thence along said southerly line of said Lot 10, South 84°45'00" West, 14.14 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing an area of 11,855 square feet, more or less.

**BASIS OF BEARINGS:** The bearing South 03°53'33" East of the center line of Main Street, as said bearing is shown on that certain Parcel Map, filed for record on April 23, 2001 in Book 73 of Parcel Maps at Pages 68 and 69, Records of San Mateo County.

**As shown on Exhibit "B" attached hereto and made a part hereof.**

This description was prepared by me or under my direction.

John Koroyan  
John Koroyan  
P.L.S. No. 8883

FEB. 6, 2015  
Dated



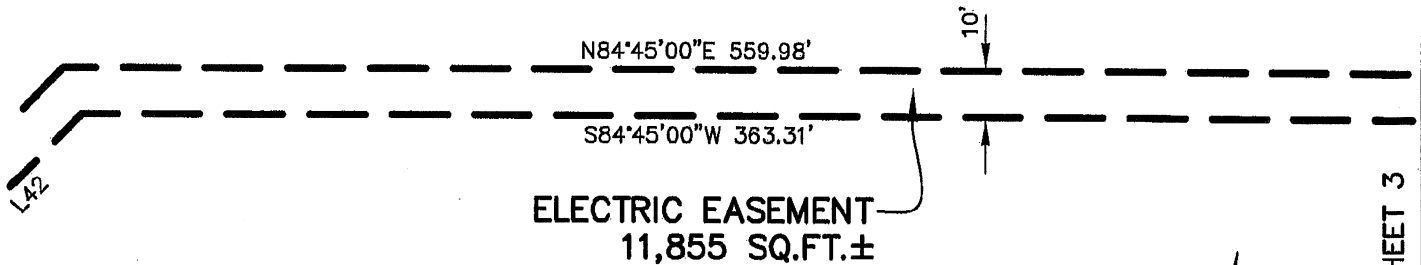


Subject **ELECTRIC EASEMENT**  
**HALF MOON VILLAGE SENIOR HOUSING**  
 Job No. 20106033 (PHASE 2)  
 By JG Date 02-06-15 Chkd. JVK  
 SHEET 1 OF 4

PARCEL D  
73 PM 45-46

LOT 9  
J M 61  
PARCEL B  
73 PM 45-46

PARCEL A  
73 PM 45-46



SEE SHEET 1

SEE SHEET 3

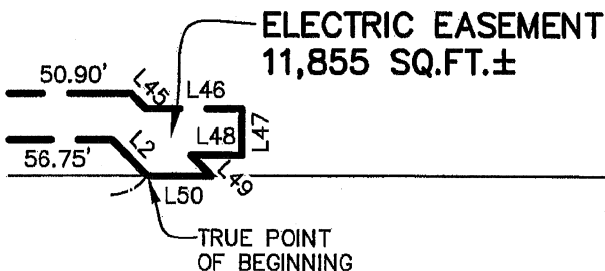
LINE TABLE		
LINE	BEARING	LENGTH
L2	N50°15'00"W	10.96'
L42	S39°45'00"W	40.71'
L45	S50°15'00"E	4.59'
L46	N84°45'00"E	21.00'
L47	S05°15'00"E	10.00'
L48	S84°45'00"W	11.00'
L49	S50°15'00"E	6.37'
L50	S84°45'00"W	14.14'

HOUSING AUTHORITY OF  
THE COUNTY OF SAN MATEO  
(LESSOR), PARCEL 1  
4099 O.R. 433

HALF MOON VILLAGE II  
ASSOCIATES, L.P.  
(LESSEE), O.R. 2014-022025

LOT 10  
J M 61

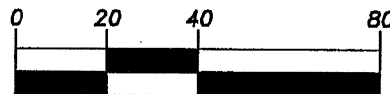
APN  
056-210-420



LESLIE GARDENS  
APN 056-210-350

LOT 11  
J M 61

PARCEL B  
73 PM 68-69



SCALE IN FEET

HALF MOON BAY, SANTA MATEO COUNTY, CALIFORNIA  
K:/SUR10/106033/DWG/PLAT/ELECTRIC ESMT PLAT.dwg

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION  
**EXHIBIT "B"**



1650 TECHNOLOGY DRIVE  
SUITE 650  
SAN JOSE, CA 95110  
408-467-9100  
408-467-9199 (FAX)

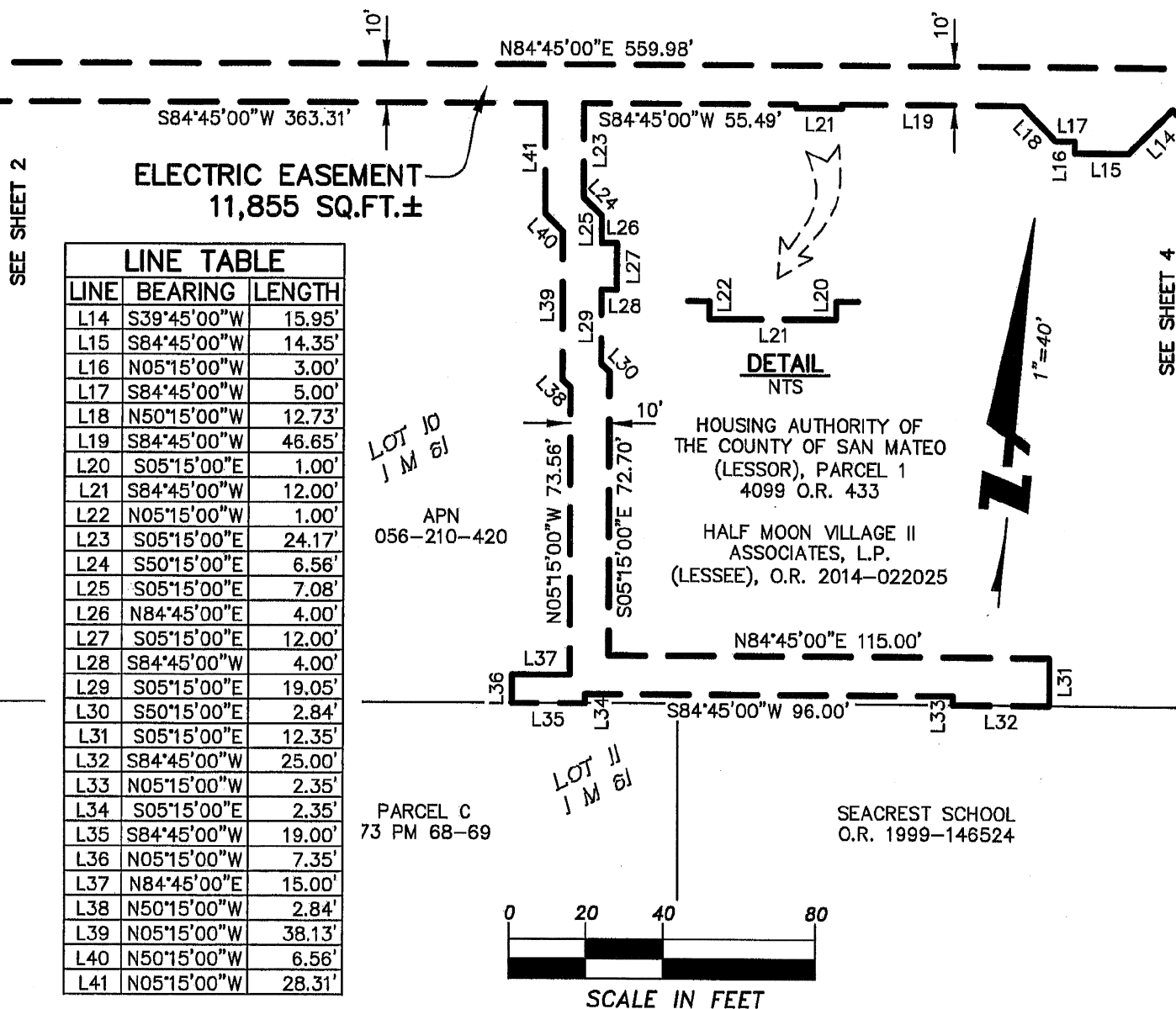
Subject ELECTRIC EASEMENT  
HALF MOON VILLAGE SENIOR HOUSING  
Job No. 20106033 (PHASE 2)  
By JG Date 02-06-15 Chkd. JVK  
SHEET 2 OF 4

PARCEL A  
73 PM 45-46

LOT 9  
J M 61  
WILLIAMSON  
O.R. 97-131565

PARCEL A  
34 PM 46

PARCEL B  
34 PM 46



HALF MOON BAY, SANTA MATEO COUNTY, CALIFORNIA  
K: /SUR10/106033/DWG/PLAT/ELECTRIC ESMT PLAT.dwg

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION  
**EXHIBIT "B"**



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408-467-9100  
408-467-9199 (FAX)

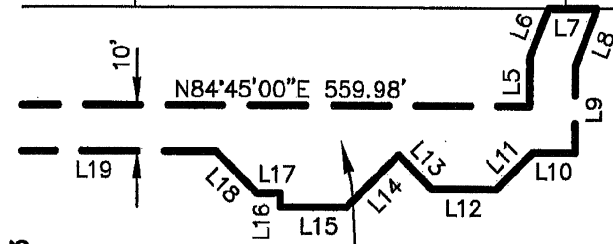
Subject **ELECTRIC EASEMENT**  
**HALF MOON VILLAGE SENIOR HOUSING**  
Job No. 20106033 (PHASE 2)  
By JG Date 02-06-15 Chkd. JVK  
SHEET 3 OF 4

PARCEL B  
34 PM 46

LOT 9  
J M 61

PARCEL A  
23 PM 30

PARCEL B  
23 PM 30



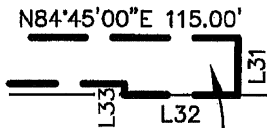
SEE SHEET 3

HOUSING AUTHORITY OF  
THE COUNTY OF SAN MATEO  
(LESSOR), PARCEL 1  
4099 O.R. 433

HALF MOON VILLAGE II  
ASSOCIATES, L.P.  
(LESSEE), O.R. 2014-022025

LOT 10  
J M 61  
APN  
056-210-420

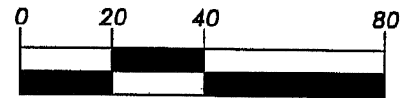
LINE TABLE		
LINE	BEARING	LENGTH
L5	N05°15'00"W	10.52'
L6	N15°45'00"E	11.22'
L7	N84°45'00"E	10.71'
L8	S15°45'00"W	13.21'
L9	S05°15'00"E	18.67'
L10	S84°45'00"W	9.21'
L11	S39°45'00"W	11.31'
L12	S84°45'00"W	14.26'
L13	N50°15'00"W	10.30'
L14	S39°45'00"W	15.95'
L15	S84°45'00"W	14.35'
L16	N05°15'00"W	3.00'
L17	S84°45'00"W	5.00'
L18	N50°15'00"W	12.73'
L19	S84°45'00"W	46.65'
L31	S05°15'00"E	12.35'
L32	S84°45'00"W	25.00'
L33	N05°15'00"W	2.35'



ELECTRIC EASEMENT  
11,855 SQ.FT.±

SEACREST SCHOOL  
O.R. 1999-146524

LOT 11  
J M 61



SCALE IN FEET

HALF MOON BAY, SANTA MATEO COUNTY, CALIFORNIA  
K: /SUR10/106033/DWG/PLAT/ELECTIC ESMT PLAT.dwg

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION  
**EXHIBIT "B"**



1650 TECHNOLOGY DRIVE  
SUITE 650  
SAN JOSE, CA 95110  
408-467-9100  
408-467-9199 (FAX)

Subject **ELECTRIC EASEMENT**

**HALF MOON VILLAGE SENIOR HOUSING**

Job No. 20106033 (PHASE 2)

By JG Date 02-06-15 Chkd. JVK

SHEET 4 OF 4

**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.