

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# 2304-06-0307

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 situate in the City of Pacifica, County of San Mateo, State of California, described as follows:

(APN 023-240-250)

The two parcels of land one described in the deed from Coast Land Company, a limited partnership to the County of San Mateo, dated June 3, 1947 and recorded in Book 1366 of Official Records at page 315, San Mateo County Records, and the other described in the deed from Sterling Terrace Corporation to the County of San Mateo, dated April 29, 1954 and recorded in Book 2585 of Official Records at page 295, San Mateo County Records.

The easement area is described as follows:

The strip of land of the uniform width of 12 feet, the center line of which is delineated by the center line shown and described in Exhibit "A", attached hereto and made a part hereof.

Grantor further grants 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.

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 shall not 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 "B", attached hereto and made a part hereof.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

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 _____
Name
Title

By _____
Name
Title

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

LEGAL DESCRIPTION

P.G. & E. EASEMENT

Lands of San Mateo County being a portion of the Sanchez Adobe

A.P.N. 023-240-250

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

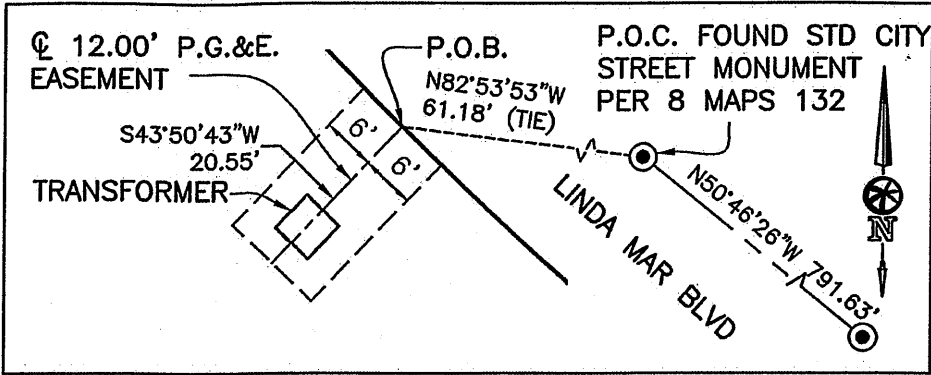
A strip of land 12.00' feet wide the centerline of which is as described as follows:

Commencing at found standard City of Pacifica street monument at the northerly terminus of a line having a bearing taken for the purposes of this description as North 50°46'26" West and a monument to monument distance of 791.63' feet as shown on that certain record of survey filed February 4, 1980 in Book 8 of Licensed Land Surveyors Maps at Page 132; thence from said **Point of Commencement**, North 82°53'53" West 61.18' feet to a point on the westerly right of way line of Linda Mar Boulevard also being a point on the northeast line of that certain Lands of San Mateo, Sanchez Adobe parcel as described in the deed from the Coast Land Company to the County of San Mateo as described in Resolution Number 2797, recorded June 25th 1947 in Volume 1366 Official Records of San Mateo County at Page 315 and the **Point of Beginning** of this description; thence from said **Point of Beginning**, South 43°50'43" West 20.55' feet to the point of termination. The sidelines of said 12.00' foot wide easement shall be lengthened or shortened as to terminate with the westerly right of way line of Linda Mar Boulevard.

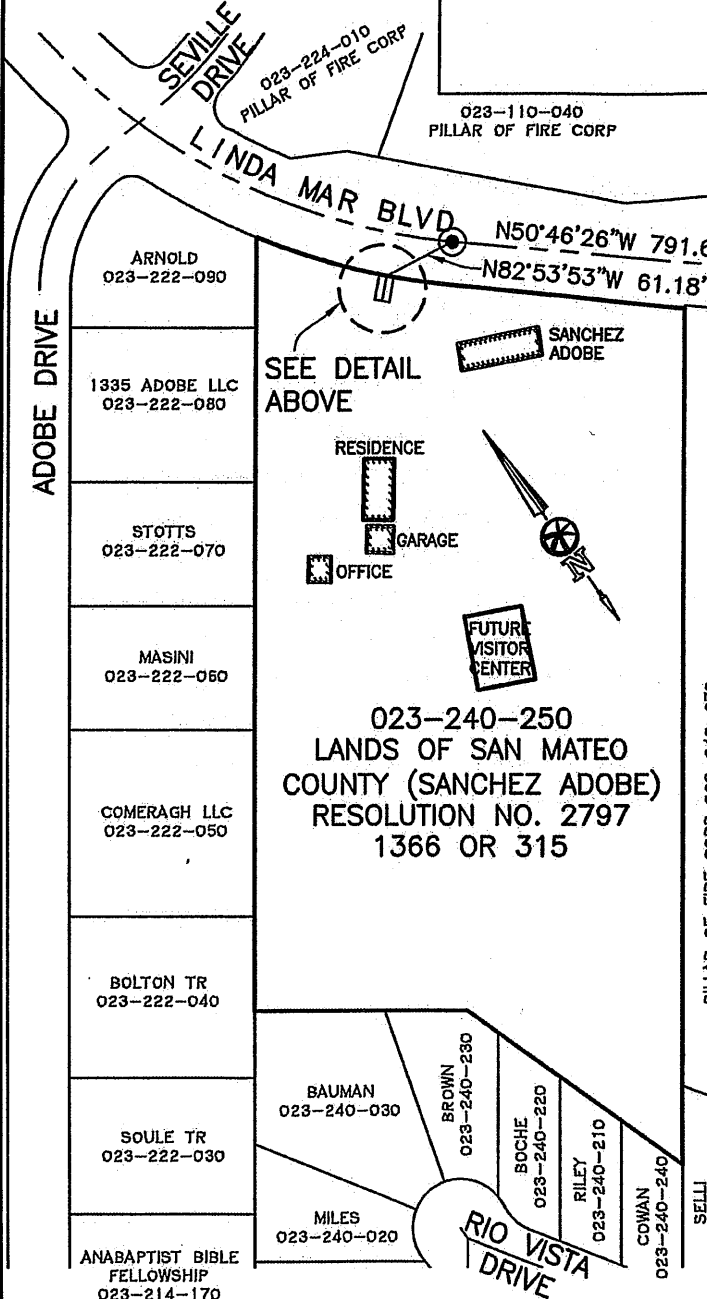
Containing an area of 247 square feet more or less.



Alexander Fong
11/4/19



DETAIL
SCALE 1" = 20'



SEE DETAIL ABOVE

BASIS OF BEARINGS

LEGEND

- BOUNDARY
- - - - EASEMENT
- P.O.B.
- P.O.C.
- FOUND STANDARD CITY STREET MONUMENT PER RECORD OF SURVEY 8 MAPS 132

SCALE 1" = 150'



Alexander Fong
11/4/19

 **Bellecci & Associates, inc.**
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 686-4699 Fax (925) 686-4898

DATE: 11/4/19	SCALE: AS SHOWN
PROJECT NO.: 19103	SHEET 1 OF 1

EXHIBIT A



EXHIBIT "B"

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.