

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# 2305-03-10035

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, 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 052-341-250)

Two parcels of land one described in the Final Order of Condemnation dated April 20, 1971 and recorded in Book 5929 of Official Records at page 369, San Mateo County Records, and the other designated Lot 6 of Block 7, Range E as shown upon the map entitled "Map of Mezesville", filed for record on August 1, 1856 in Book 1 of Maps at Page 79, San Mateo County Records.

The easement area is described as follows:

The parcel 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. Any apportionment, co-location, or other third party, including another public utility, use of the easement area shall require the prior written consent of Grantor.

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 _____, 20____, by
the _____ authorizing the foregoing grant of
easement.

By _____

Title _____

EXHIBIT "A"
Legal Description

PG&E EASEMENT
San Mateo County Parking Structure No. 2
Redwood City, CA

Real property in the City of Redwood City, County of San Mateo, State of California; being a portion of the lands of County of San Mateo, a political subdivision of the State of California, described as follows:

Being also a portion of Lot 6 in Block 7, Range E, as said Lot, Block and Range are shown on that certain map entitled "Map of Mezesville", filed for record on August 1, 1856 in Book 1 of Maps at Page 79, Records of San Mateo County and being also a portion of the lands described in that certain Final Order of Condemnation entered in the Superior Court of the State of California, in and for the County of San Mateo in that certain action entitled, "County of San Mateo, Plaintiff, vs. the Phillips Petroleum Company, et al, Defendants", Case No. 153008, a certified copy of which Decree was recorded on April 22, 1971 in Book 5929 at Page 369, Official Records of San Mateo County, more particularly described as follows:

Commencing at the centerline intersection point of Brewster Avenue and Winslow Street, said intersection point being distant thereon North 42°30'06" West, 5.03 feet from a 2 inch diameter brass disk monument with punched hole, inside circular well with frame and cover, as said monument is shown on that certain map, entitled "Brewster Villas", filed for record on November 7, 2007 in Book 135 of Maps at Pages 98 through 100 inclusive, Records of said County;

Thence leaving said intersection point and along said centerline of Brewster Avenue, North 47°28'03" East, 311.71 feet;

Thence leaving said center line, South 42°31'57" East, 40.00 feet to a point in the southeasterly line of said Brewster Avenue, said point being also the **POINT OF BEGINNING** of this legal description;

Thence from said True Point of Beginning and along said southeasterly line of said Brewster Avenue, North 47°28'03" East, 13.50 feet;


Thence leaving said southeasterly line, South 42°31'57" East, 19.56 feet;

Thence parallel with said southeasterly line of said Brewster Avenue, South 47°28'03" West, 13.50 feet;

Thence North 42°31'57" West, 19.56 feet to the **POINT OF BEGINNING** of this legal description and containing an area of 264 square feet, more or less.

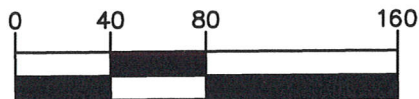
As shown upon Exhibit "B" plat attached hereto and made a part hereof.

BASIS OF BEARINGS: The bearing North 42°30'06" West of the monument line of Winslow Street, as said bearing is shown on that certain map, entitled "Brewster Villas", filed for record on November 7, 2007 in Book 135 of Maps at Pages 98 through 100 inclusive, Records of San Mateo County.


John Koroyan
P.L.S. No. 8883

Nov. 12, 2020
Date



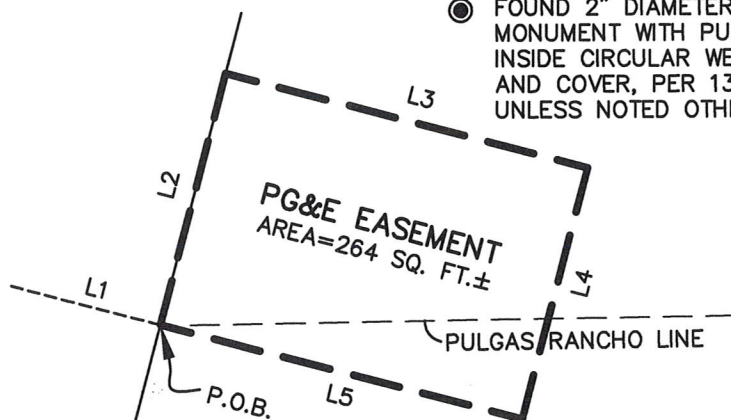


SCALE IN FEET

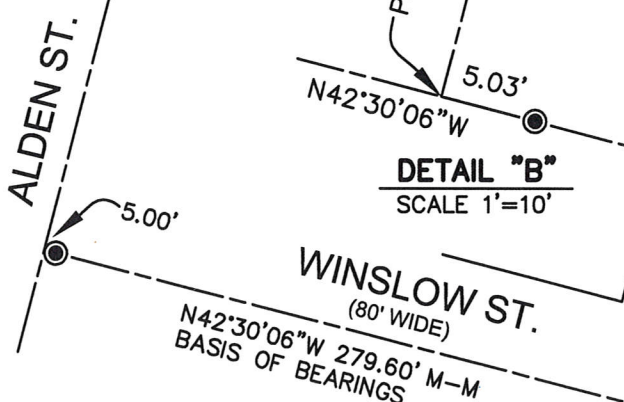
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S42°31'57"E	40.00'
L2	N47°28'03"E	13.50'
L3	S42°31'57"E	19.56'
L4	S47°28'03"W	13.50'
L5	N42°31'57"W	19.56'

LEGEND

- FOUND 2" DIAMETER BRASS DISK MONUMENT WITH PUNCHED HOLE, INSIDE CIRCULAR WELL WITH FRAME AND COVER, PER 135 M 98-100; UNLESS NOTED OTHERWISE



DETAIL "A"
SCALE 1"=10'



DETAIL "B"
SCALE 1"=10'

FOUND 2" DIAMETER BRASS DISK MONUMENT WITH PUNCHED HOLE, STAMPED "RE 5597", INSIDE CIRCULAR WELL WITH FRAME AND COVER, PER 135 M 98-100

VETERANS BLVD.
(125' WIDE)

BREWSTER AVE.
(80' WIDE)

(N47°28'35"E PER 135 M 98-100)
(N47°28'03"E 520.97')

COUNTY OF
SAN MATEO
5929 O.R. 369

PG&E EASEMENT
SEE DETAIL "A"

PULGAS RANCHO
LINE

POINT OF
BEGINNING
(P.O.B.)

BLOCK 7
RANGE "E"
1 M 79



EXHIBIT "B"

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

K:\2017\170164 SMC PS2\SUR\DWG\PLAT\PGE EASEMENT.DWG



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
www.bkf.com

Subject **PG&E EASEMENT**

SAN MATEO COUNTY PARKING STRUCTURE NO. 2

Job No. 20170164 REDWOOD CITY, CA

By DIS Date 11-12-2020 Chkd. JVK

SHEET 1 OF 1

Closure Calculations
San Mateo County
Parking Structure No. 2
Redwood City, California

Project: 170164
PG&E EASEMENT

November 12, 2020
BKF No. 20170164

Parcel name: PG&E EASEMENT

	North: 40,184.9495'	East: 80,253.3370'
Line	Course: N47° 28' 03"E	Length: 13.50'
	North: 40,194.0756'	East: 80,263.2851'
Line	Course: S42° 31' 57"E	Length: 19.56'
	North: 40,179.6620'	East: 80,276.5078'
Line	Course: S47° 28' 03"W	Length: 13.50'
	North: 40,170.5359'	East: 80,266.5597'
Line	Course: N42° 31' 57"W	Length: 19.56'
	North: 40,184.9495'	East: 80,253.3370'



Perimeter: 66.12' Area: 264 Sq Ft 0.006 Ac.
Error Closure: 0.00' Course: N0° 00' 00"E
Error North: 0.0000' East: 0.0000'
Precision 1: 66,120,000.00'

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,
personally appeared _____

Insert name

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 _____

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) Modified (01/04/2020)

Attach to LD: 2305-03-10035

Area 1, Peninsula Division

Land Service Office: San Jose

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: (23.05.03.18.23, 23.05.03.19.14) Pulgas Rancho

FERC License Number: N/A

PG&E Drawing Number: N/A

Plat No.: D0805 (Elec.)

LD of Affected Documents: N/A

LD of Cross Referenced Documents: N/A

Type of interest: Electric Underground Easements (4), Communication Easements (6), Utility Easement (86)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35088511-1110

JCN: N/A

County: San Mateo

Utility Notice Number: N/A

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

Prepared By: RRRD

Checked By: DAN9

Approved By: N/A

Revised by: N/A