

EXHIBIT A

Distribution Easement (Rev. 04/13)

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Santa Rosa Land Management Office
111 Stony Circle
Santa Rosa, CA 95401

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# 2408-08

EASEMENT DEED

PM 31064344

THE CITY OF SANTA ROSA, 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 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 Grantor situate in the City of Santa Rosa, County of Sonoma, State of California, described as follows:

(APN 173-500-055)

The parcel of land described and designated FEE containing 1.11 acres, more or less, in the deed from Debra Investment Corporation to The City of Santa Rosa dated June 2, 1993 and recorded as Official Records Series Number 1993 0076853, Sonoma 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 described in Exhibit A and shown on Exhibit B attached hereto and made 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 shall not erect or construct any building or other structure or drill or operate any well within said easement area.

Grantor acknowledges 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: _____, _____.

THE CITY OF SANTA ROSA

By _____

_____, Mayor

I hereby certify that a resolution was adopted

On the ____ day of _____, 20____, by the

authorizing the foregoing grant of easement.

By _____

Print name and title

State of California

County of _____)

On _____, before me, _____ (notary public),
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

Lying within City of Santa Rosa, County of Sonoma, State of California, being an easement over a portion of the lands of the City of Santa Rosa as described by grant deed recorded under instrument number 1993-0110861, Official Records of Sonoma County, said portion being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe tagged P.L.S. 5143 on the northeasterly right-of-way of Newgate Court at the common corner of said lands of the City of Santa Rosa and Lot 20 as shown on the map of The Summit at Fountain Grove filed in Book 598 of Maps at Pages 38 through 44, Sonoma County Records; thence along the common boundary of said Lot 20 and said lands of the City of Santa Rosa, North 22°06'16" East 170.66 feet; thence leaving said common boundary, North 33°42'48" West 5.12 feet; thence South 56°17'12" West 10.14 feet; thence South 33°42'48" East 1.66 feet; thence South 19°00'07" West 32.33 feet; thence North 67°53'44" West 22.59 feet; thence South 22°06'16" West 10.00 feet; thence South 67°53'44" East 23.17 feet; thence South 22°06'16" West 122.30 feet to the northeasterly right-of-way of Newgate Court; thence along said right-of-way on a non-tangent curve to the left, concave northeasterly, the radius point of which bears North 19°21'17" East, with a radius of 330.00 feet, through a central angle of 1°05'03", for a length of 6.24 feet to the POINT OF BEGINNING.

Containing 1,366 square feet more or less.

Basis of Bearings

The legal description herein is based upon a survey made by me or under my direction in November 2014. The bearings used are based on a course on the westerly line of Lot 20, said course according to the map of The Summit at Fountain Grove filed in Book 598 of Maps at Pages 38 through 44, Sonoma County Records, has a bearing of North 22°06'16" East and a length of 188.85 feet.

Being a portion of APN 173-500-055

Prepared by Cinquini & Passarino, Inc.


Anthony G. Cinquini, P.L.S. 8614

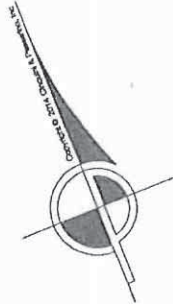
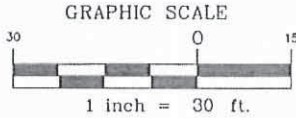


Nov 20, 2014
Date

1360 North Dutton Avenue, Suite 150, Santa Rosa, CA 95401
Tel: (707) 542-6268 Fax: (707) 542-2106
www.cinquinipassarino.com
CPI No.: 6100-09

EXHIBIT B

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY.
ANY ERRORS OR OMISSIONS SHALL NOT EFFECT
THE LEGAL DESCRIPTION.



LEGEND

- EXISTING ELECTRIC EQUIPMENT
- FOUND 1/2" IRON PIPE
P.L.S. 5143

BASIS OF BEARINGS:

THE LEGAL DESCRIPTION HEREIN IS BASED UPON A SURVEY MADE BY ME OR UNDER MY DIRECTION IN NOVEMBER 2014. THE BEARINGS USED ARE BASED ON A COURSE ON THE WESTERLY LINE OF LOT 20, SAID COURSE, ACCORDING TO THE MAP OF THE SUMMIT AT FOUNTAIN GROVE FILED IN BOOK 598 OF MAPS AT PAGES 38 THROUGH 44, SONOMA COUNTY RECORDS, HAS A BEARING OF NORTH 22°06'16" EAST AND A LENGTH OF 188.85 FEET.

LANDS OF COBURN
APN 173-500-020

THE SUMMIT

AT FOUNTAIN GROVE

598 MAPS 38-44

LOT 20

LOT 19

LANDS OF
ST. PIERRE
APN 173-500-019

N33°42'48"W 5.12'
S56°17'12"W 10.14'
S33°42'48"E 1.66'
S19°00'07"W 32.33'
N67°53'44"W 22.59'
S22°06'16"W 10.00'
S67°53'44"E 23.17'

PG&E EASEMENT AREA
LANDS OF
CITY OF SANTA ROSA
APN 173-500-055
DN 1993-0110861
1.11 ACRES

N22°06'16"E 188.85' BASIS OF BEARINGS 598-MAPS-40
EXISTING PUBLIC UTILITY AND ACCESS EASEMENT PER 598-MAPS-40



WEDGEWOOD
WAY

NEWGATE COURT

RADIAL BEARING
N19°21'17"E

POINT OF BEGINNING

R=330.00'
Δ=1°05'03"
L=6.24'

APN 173-500-055 (PORTION)
T7N, R8W, SEC 1, NW 1/4
SONOMA COUNTY

JOB: S.R. FIRE STATION No.5

DESCRIPTION: PG&E EASEMENT

DRAWN BY: MDD

SCALE: 1" = 30'

JOB #: 6100-09

CHECKED BY: AGC

DATE: 11/20/14

SHEET: 1 OF 1



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.

Area 7, North Coast

Santa Rosa Land Management Office

Operating Department: Electric Distribution

USGS location MDM, T8N, R8W, Sec 36, SW 1/4

FERC License Number(s): N/A

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

PLAT NO. HH-2814

LD of any affected documents: N/A

LD of any Cross-referenced documents: N/A

TYPE OF INTEREST: 4, 6, 43

SBE Parcel Number: N/A

(For Quitclaims, % being quitclaimed)

PM #: 31064344

JCN: N/A

County: Sonoma

Utility Notice Numbers:

851 Approval Application No. _____ Decision _____

Prepared By: DAK8

Checked By: CSSB *csb*

Revision Number:

S:\GenlSvcs\Land\R_W 2014\SONOMA\31064344 NEWGATE CT SANTA ROSA\Office\31064344