

EXHIBIT A

Utility Distribution Easement (02/2020) - Modified 4/10/25

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: City/Uninc _____

Recording Fee \$ _____

Document Transfer Tax \$ 0.00 _____

- ☒ 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# 2407-08-10206

EASEMENT DEED

PM# 35426816

THE CITY OF SANTA ROSA, a Municipal Corporation,

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 electric 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 Santa Rosa County of Sonoma, State of California, described as follows:

(APN 009-012-025)

The Lands of The City of Santa Rosa as shown upon the Record of Survey Map filed for record April 12, 2019 in Book 804 of Maps at page 45, Sonoma County Records.

The easement area is described as follows:

Commencing at the northeast corner of said Lands of The City of Santa Rosa and running thence along the northeasterly boundary line of said Lands of The City of Santa Rosa

(a) south 60° 34' 22" west 8.00 feet

to the TRUE POINT OF BEGINNING of said line; thence leaving said northeasterly boundary line

(1) south 29° 25' 38" east 10.00 feet; thence

(2) south 60° 34' 22" west 10.00 feet; thence

(3) north 29° 25' 38" west 10.00 feet,

to a point in the northeasterly boundary line of the parcel of land described above; thence along said northeasterly boundary line

(4) north 60° 34' 22" east 10.00 feet to the point of beginning.

The foregoing description is based on a survey made by Grantee in January 2025. The basis of bearing for this description is calculated as being north 60°34'22" east, between the found 3" Brass disk tagged City of Santa Rosa marking the southwesterly terminus of a course shown as N 60° 34' 22" E, 381.23 feet as shown upon Record of Survey filed for record April 12, 2019 in Book 804 of Maps at page 45, Sonoma County Records, and the 3" Brass disk tagged City of Santa Rosa accepted as marking the northerly terminus of a course shown as N 60° 34'22" E, 381.23 feet as shown upon said Record of Survey.

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 reasonable 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 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.

Grantee shall indemnify Grantor against any loss and damage which shall be caused by any negligent act or omission of Grantee or of its agents or employees in the course of their employment, provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by Grantor's comparative negligence or willful misconduct.

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.

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: _____, _____,

I hereby certify that a resolution was adopted on
the ____ day of 2025 by the

THE CITY OF SANTA ROSA, a Municipal
Corporation

Authorizing the foregoing grant of easement

By _____

Name _____

Name _____

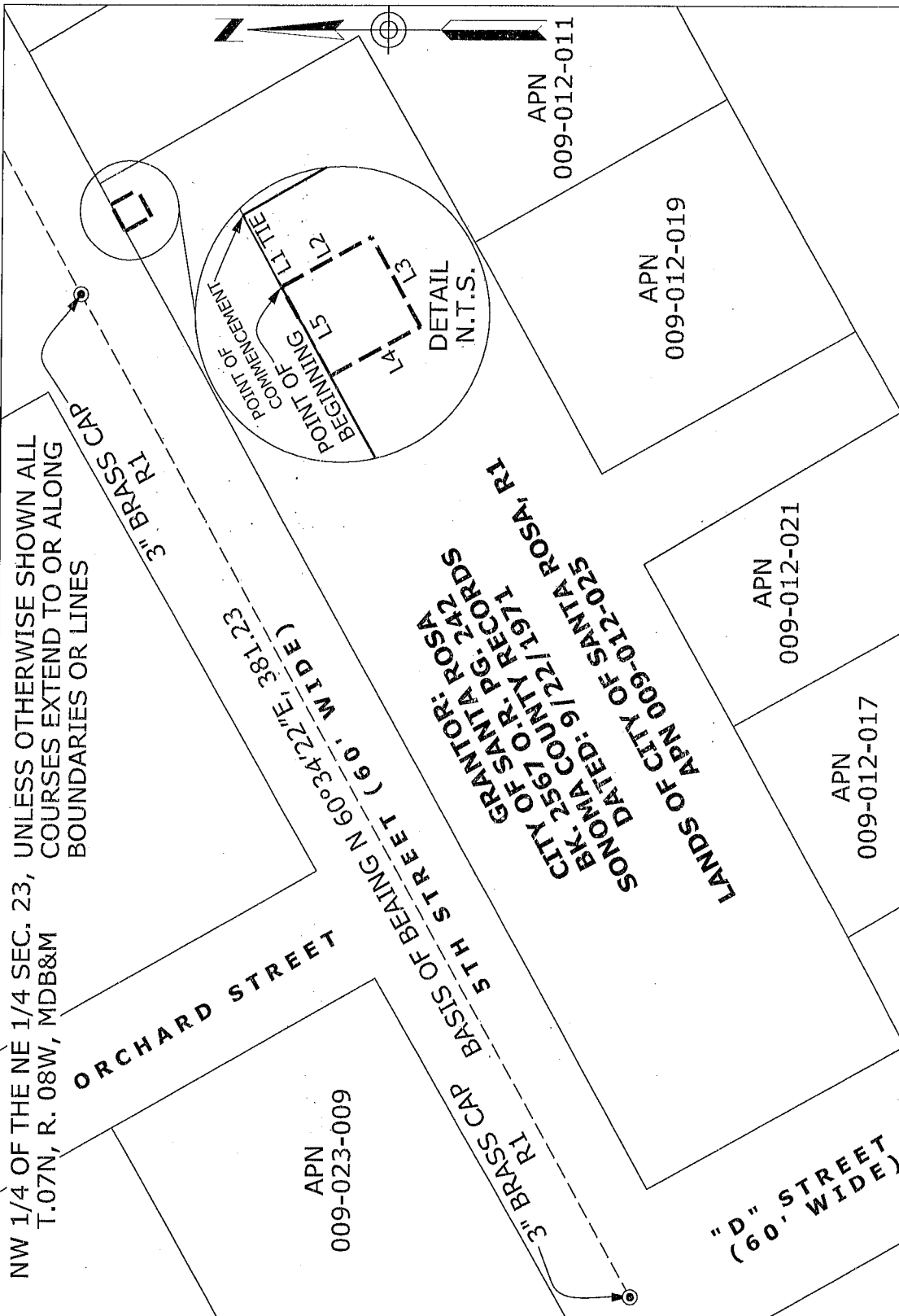
Title _____

Title _____

By _____

Name _____

Title _____



NW 1/4 OF THE NE 1/4 SEC. 23, UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG T.07N, R. 08W, MDB&M BOUNDARIES OR LINES

ORCHARD STREET

5TH STREET (60' WIDE)

GRANTOR: CITY OF SANTA ROSA
 BK. 2567 O.R. PG. 242
 SONOMA COUNTY RECORDS
 DATED: 9/22/1971
 CITY OF SANTA ROSA, R1

LEGEND

--- PROPOSED PG&E EASEMENT
 R1 BK. 804 OF MAPS PG. 45
 FILED FOR RECORD 4/12/2019
 SONOMA COUNTY RECORDS
 3" BRASS DISK, "CITY OF SANTA ROSA"

LINE TABLE

L1 TIE	S 60°34' 22" W	8.00'
L2	S 29°25' 38" E	10.00'
L3	S 60°34' 22" W	10.00'
L4	N 29°25' 38" W	10.00'
L5	N 60°34' 22" E	10.00'

Applicant: CITY OF SANTA ROSA-SERVICE EXTENSION-700 5TH ST.				SCALE 1"=50'		DATE 02/18/25	
SECTION NW1/4 OF NE1/4 23	TOWNSHIP 07N	RANGE 08W	MERIDIAN MDM&B	COUNTY OF: SONOMA		CITY OF: SANTA ROSA	
PLAT MAP (E) 112812D REFERENCES 804-45				F.B.: N/A	DR.BY: MY10	CH.BY: CSSB	
				PG&E	SONOMA DIVISION	35426816 AUTHORIZ	35426816 DRAWING NO.

Attach to LD: 2407-08-10206

Area, Region or Location: 7

Land Service Office: Santa Rosa

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 24.07.08.23.14

Lat/Long: 38.442286, -122.711601

FERC License Number: N/A

PG&E Drawing Number: 35426816

Plat No.: (E) II2812D

LD of Affected Documents: N/A

LD of Cross-Referenced Documents: N/A

Type of interest: Electric Underground Easements (4)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35426816

JCN: N/A

County: Sonoma

Utility Notice Number: N/A

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

Prepared By: MY10

Checked By: CSSB *cssb*

Approved By: CTBA *CTBA* (Remove contiguous lands clause. Remove from granting clause: public utility purposes, including, but not limited to gas)

Revised by: N/A

PW: LS&ES\Distribution - North Coast\Santa Rosa\Archive\R_W 2025\Sonoma\35426816 - 730 5th St, Santa Rosa