

<p>CF0057B UNDERGROUND AFTER RECORDING, RETURN TO:</p> <p>PACIFIC BELL TELEPHONE COMPANY 2700 Watt Avenue, Room 3012 SACRAMENTO, CA 95821 ATTN: RIGHT OF WAY OFFICE</p> <p>Location: City of Santa Rosa, County of Sonoma, State of California Document Transfer Tax \$0 <input type="checkbox"/> Computed on Full Value of Property Conveyed, or <input type="checkbox"/> Computed an Full Value Less liens & Encumbrances Remaining at Time of Sale <input checked="" type="checkbox"/> Consideration of Value Less Than \$100.00 Signature of declarant or agent determining tax: Agent: kl</p>

No Job Number Santa Rosa Main TD69
A.P. No's.: 010-760-005 & 006
R/W File No.: SON55559-01

R.O.S. BK. 559, PGS. 35-36

GRANT OF EASEMENT

The undersigned Grantor(s), ("Grantor(s)"), hereby grant(s) to PACIFIC BELL TELEPHONE COMPANY, a California Corporation, doing business as AT&T CALIFORNIA ("AT&T"), its associated and affiliated companies, its and their successors, assigns, lessees and agents, hereinafter referred to as "Grantee(s)," an easement to construct, reconstruct and maintain (place, operate, inspect, repair, replace and remove) such underground communication facilities as Grantee(s) may from time to time require (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, pipes, manholes, handholes, service boxes, aboveground markers, risers, service pedestals, underground and aboveground switches, fuses, terminals, terminal equipment cabinets, transformers with associated concrete pads, associated electrical conductors, necessary fixtures and appurtenances necessary to any and all thereof, together with the right of way therefor in, over, under and upon that certain real property in the City of Santa Rosa, County of Sonoma, State of California, as described on Exhibit "A" attached hereto and made a part hereof and as shown and delineated on Exhibit "B" also attached hereto and made a part hereof.

This legal description was prepared pursuant to Section 8730(c) of the Business and Professions Code.

Grantor(s) also grant(s) to Grantee(s) the right to trim such trees and other foliage and to cut such limbs and roots on said property as may be necessary for the protection of said facilities.

Grantor(s), his/her/their successors and assigns, shall not erect or construct any building or other structure or drill or operate any well within said easement.

Grantor(s) also grants(s) to Grantee(s) the right to cut, fill or otherwise change the grade of said property and to place such drainage and retaining structures thereon, as Grantee(s) may elect for the protection of such facilities.

Grantor(s) also grant(s) to Grantee(s) the right to receive commercial power service from the appropriate utility company serving the area, together with the right for such utility company to place its respective service facilities upon and within said easement.

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R.O.S. BK. 559, PGS. 35-36

Grantee(s) shall be responsible for damage caused intentionally or by any negligent act or omission of Grantee(s), its agents or employees, while exercising the rights granted herein.

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

The person or persons signing below represent that he/she/they are the only party/parties with an interest in the property described herein.

Executed this 11th day of August, 2016.

THI VI SONOMA LLC, a Delaware limited liability company, Grantor



Signature

Print Name: George D. Dabney

Its: Vice President
Title

ACKNOWLEDGMENT

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 Maryland

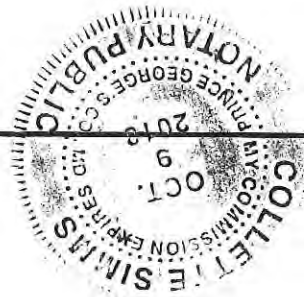
County of Anne Arundel

On August 11, 2016 before me, Collette Simms, Notary Public, personally appeared George D. Dabney, 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  (Seal)





California Region
3055 Comcast Place
Livermore, CA 94551-9559

**Public Utility Easement (“PUE”) Vacation (Abandonment)
Clearance Letter**

1. To: Hyatt Vinyard Creek - Vinyard Creek LLC

2. Type of action:

PUE partial abandon/adjustment

3. Location of action:

County: Sonoma County, California

Parcel #: 010-760-002 POR

Address: 170 Railroad Street, Santa Rosa CA 95401

Exhibits attached: Yes

4. Comcast response to request:

- a. No objection to the proposed action provided that a new PUE is dedicated with all costs of relocation paid by requester.

Comcast Signature

CONST/ENGINEERING

Title

6/16/16

Date

EXHIBIT 'A'

Legal Description

Being a strip, 10 feet wide, lying over a portion of Second Street as shown on that Record of Survey filed in Book 559 of Maps at Pages 35-36, Sonoma County Records, the centerline of which described as follows:

Beginning at a point in the northeasterly line of that parcel shown on that Record of Survey filed in Book 559 of Maps at Pages 35-36, Sonoma County records, said point lying South 36°03'37" East, 227.70 feet from a brass disk in a monument well at the intersection of Davis Street and Third Street shown thereon; thence leaving said northeasterly line, South 60°29'18" West; 283.54 feet; thence South 53°55'25" West, 43.47 feet; thence South 58°59'52" West, 80.03 feet; thence South 54°31'45" West, 30.92 feet; thence South 74°58'00" West, 42.86 feet to a point in the westerly line of said Record of Survey from which point a brass disk in a monument well at the intersection of Railroad Street and Third Street lies North 18°41'40" West, 229.94 feet.

Basis of Bearings: Record of Survey filed in Book 559 of Maps at Pages 35-36, Sonoma County Records

Prepared by:

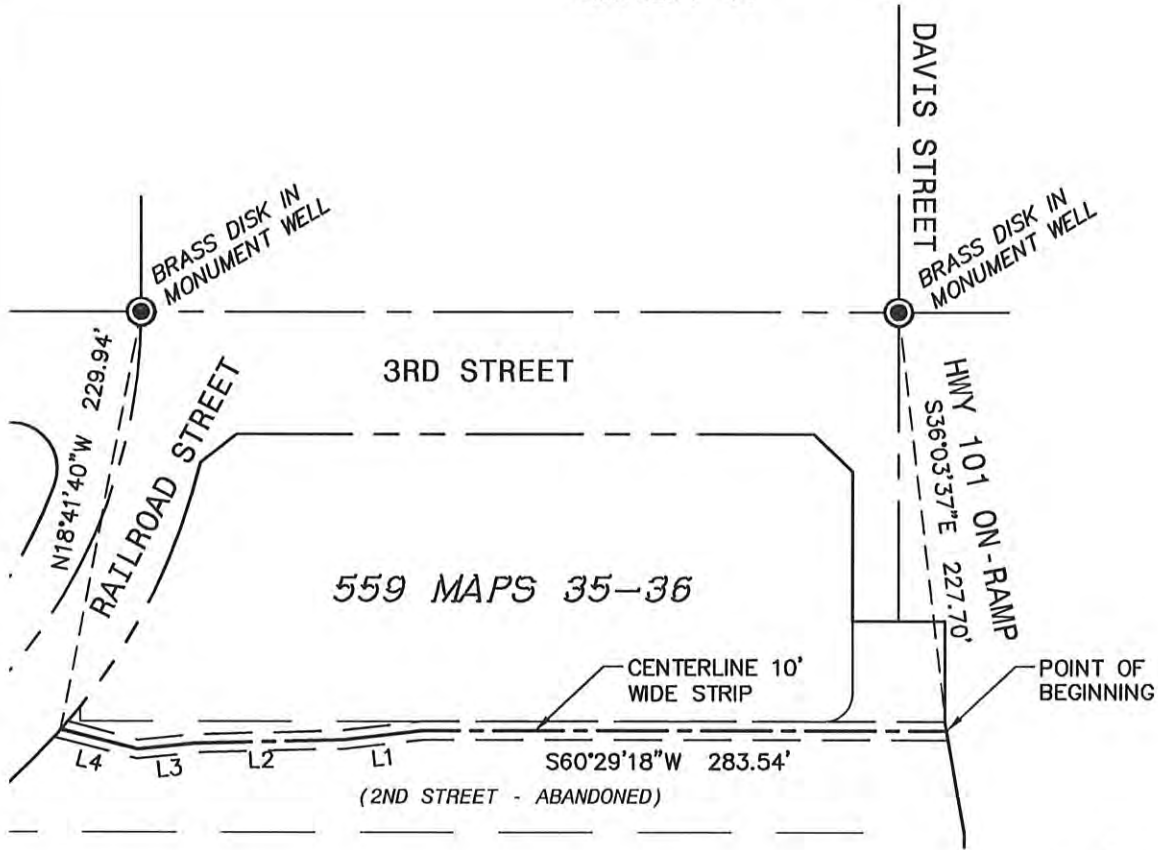
BKF ENGINEERS

DRAFT

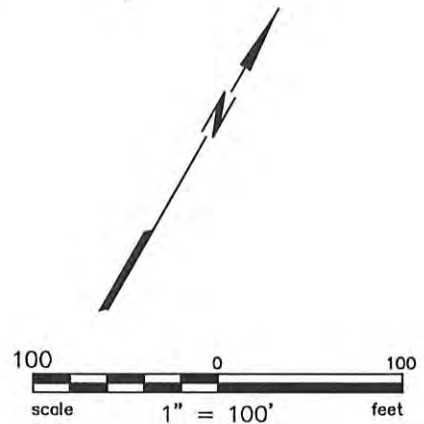
Jason Kirchmann, PLS No. 8806

Dated: _____

EXHIBIT 'A'



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	$S53^{\circ}55'25''W$	43.47'
L2	$S58^{\circ}59'52''W$	80.03'
L3	$S54^{\circ}31'45''W$	30.92'
L4	$S74^{\circ}58'00''W$	42.86'



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 05/18/2016



JASON KIRCHMANN PLS 8806



200 4TH ST, STE. 300
 SANTA ROSA, CA 95401
 PH: 707-583-8500
 FAX: 707-583-8539

Subject HYATT VINEYARD CREEK
EASEMENT EXHIBIT
 Job No. 20169041
 By DAC Date MAY 2016 Chkd. LJM
 SHEET 1 OF 1

Plot May 18, 2016 at 5:27pm

AFTER RECORDING, RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Santa Rosa Land Rights Office
111 Stony Circle
Santa Rosa, CA 95401-9599



2001159875

OFFICIAL RECORDS OF
SONOMA COUNTY
GEOFFREY T. LEWIS

GENERAL PUBLIC
11/21/2001 08:37 DEED
RECORDING FEE: 10.00

2



Location: City Santa Rosa

Recording Fee 10
Easement, No Consideration (R&T 11911-Value less than \$100.00)
 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 [Signature]

(SPACE ABOVE FOR RECORDER'S USE ONLY)
EASEMENT QUITCLAIM DEED

2407-08-2001

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called PG&E, hereby quitclaims to the CITY OF SANTA ROSA, their respective successors in interest appear of record the real property, situate in the City of Santa Rosa County of SONOMA, State of California, described as follows:

(APN 010-760-002 POR.)

The exception and reservation of an easement in Resolution No. 23319 to Pacific Gas and Electric, recorded February 13, 1998 as Official Records Series Number 1998 0014093, Sonoma County Records.

The real property hereby quitclaimed is no longer necessary or useful to PG&E in the performance by it of its duties to the public.

Dated October 25, 2001.

SANTA ROSA LAND RIGHTS OFFICE
PM# 30165514
MAP H2816 & 17 (Elec.) 2634-D3 & D4 (Gas)
DRAWING# 30165514
T.7N., R.8W., MDB&M
SEC. 23, N 1/2 of SW 1/4

file: s:\quitclaim\srosa_2001\30165514.doc

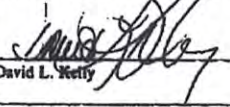
PACIFIC GAS AND ELECTRIC COMPANY

By [Signature]
Neal Rotlisberger
Supervisor, Land Services
North Coast Area

STATE OF CALIFORNIA)
COUNTY OF SONOMA) ss

On October 25, 2001 before me, the undersigned, a Notary for said State, personally appeared Neal Rotlisberger [] personally known to me -OR- [] proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


David L. Kelly



- | | |
|--|---|
| <input type="checkbox"/> Individual(s) Signing For Oneself/Themselves | <input type="checkbox"/> Corporate Officer(s) of the Above Named Corporation(s) |
| <input type="checkbox"/> Guardian of the Above Named Individual(s) | <input type="checkbox"/> Partner(s) of the above Named Partnership(s) |
| <input type="checkbox"/> Attorney(s)-in-Fact of the above Named Principal(s) | <input type="checkbox"/> Trustee(s) of the above Named Trustee(s) |
| <input type="checkbox"/> Other _____ | |



1998 0014093

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

Recording Requested By
and
Return To:

ASSISTANT CITY CLERK
CITY OF SANTA ROSA
100 SANTA ROSA AVENUE
P.O. BOX 1678
SANTA ROSA, CA 95402-1678

AT REQUEST OF:

02/13/1998
FEE: \$
TT : \$

09:10:04
PGS: PAID 4
.00 .00

Document Title(s)

RESOLUTION NO. 23319
VACATING PUBLIC RIGHT OF WAY
170 RAILROAD AVENUE

RESOLUTION NO. 23319

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA VACATING PUBLIC RIGHT-OF-WAY AT 170 RAILROAD AVENUE, PURSUANT TO REQUIREMENTS OF STREETS AND HIGHWAYS CODE SECTION 8300 ET SEQ. - FILE NUMBER 97-0028

WHEREAS, pursuant to Streets and Highways Section 8300 et seq., the Council of the City of Santa Rosa may summarily vacate any public right-of-way which in its determination has been superseded by relocation, and there are existing storm drains, water wells and mains, Pacific Gas & Electric, Pac Bell, Cable TV line facilities located therein; and

WHEREAS, after hearing testimony from staff, the Council concurs with and adopts the findings of the Department of Community Development and finds that the public right-of-way at 170 Railroad Avenue has been superseded by relocation, and there are existing Storm drains, water wells and mains, Pacific Gas & Electric, Pac Bell, Cable TV line facilities location therein; and

WHEREAS, the Public Right-of-Way at 170 Railroad Avenue is more particularly described in Exhibit "A," attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT RESOLVED by the Council that:

1. The public right-of-way as described in Exhibit "A," attached hereto be vacated and abandoned.
2. The City Clerk be ordered to record a certified copy of this resolution in the Office of the County Recorder for Sonoma County. The recording of a certified copy of this resolution by the City Clerk shall evidence the fact that the City of Santa Rosa has vacated and abandoned the portion of public right-of-way as described in Exhibit "A," attached hereto.
3. The vacation of right-of-way at 170 Railroad Avenue, however, shall except and reserve thereto Sonoma County Water Agency, City of Santa Rosa Public Works, Pacific Gas and Electric Company, Pacific Bell Company, and Total Television, the right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduits, cable, wires, poles, and other structures, equipment and fixtures, both above ground or underground, for due operation of these facilities for Sonoma County Water Agency, City of Santa Rosa Public Works, Pacific Gas and Electric, Pacific Bell, and Total Television, in, upon, over, and across that portion of the area to be abandoned.

BE IT FURTHER RESOLVED that the Council authorizes the Mayor of the City of Santa Rosa to execute all other instruments that may be required to effect the vacation of this public right-of-way and to quitclaim the subject real property as above described.

IN COUNCIL DULY PASSED this 7th day of October, 1997.

AYES: (6) Vice Mayor Condron; Councilmembers Berto, Martini, Runyan, Wiggins
NOES: (1) Councilmember Evans
ABSENT: (1) Mayor Wright
ABSTAIN: (0)

ATTEST: [Signature]
Assistant City Clerk

APPROVED AS TO FORM
[Signature]
City Attorney

APPROVED: [Signature]
Vice Mayor

I hereby certify that the foregoing is a true and correct copy of a resolution duly and regularly adopted by the Council of the City of Santa Rosa at a regular meeting thereof on October 7, 1997.
KATHLEEN R. BLACKMAN, City Clerk
City of Santa Rosa

By [Signature]
Assistant City Clerk / Deputy City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

Being portions of Second Street and Davis Street as shown in that Record of Survey filed for record on January 17, 1997 in Book 559 of Maps, at Pages 35 and 36, Sonoma County Records, said portions being more particularly described as follows:

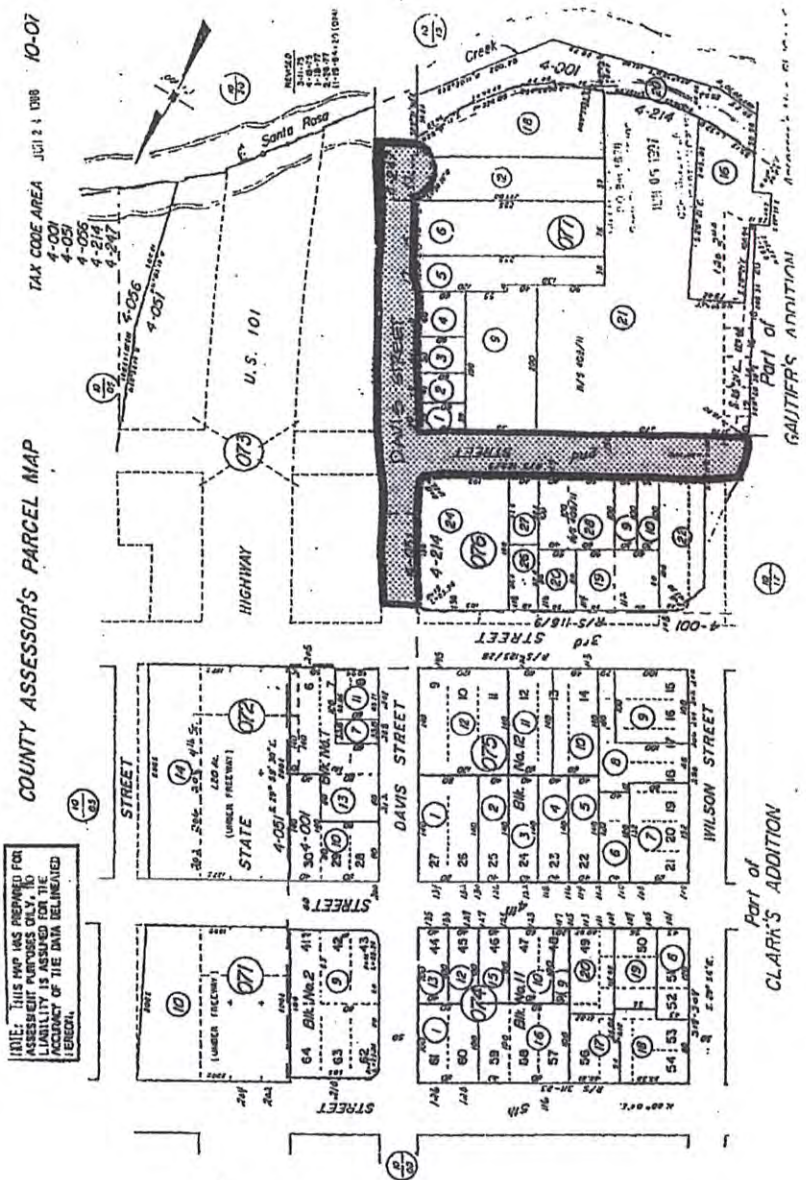
Second Street

All of that portion of Second Street lying between the easterly right-of-way line of Railroad (Wilson) Street (labeled on said Record of Survey as "PROPOSED RIGHT OF WAY LINE PER R-3) and Davis Street as shown in said Record of Survey.

Davis Street

All of that portion of Davis Street lying southerly of the southerly right-of-way line of Third Street (labeled on said Record of Survey as "PROPOSED RIGHT OF WAY LINE PER R-3) and northerly of the Santa Rosa Creek Channel, including all of Parcel 2 of the Right of Way Relinquishment to the City of Santa Rosa, recorded on April 1, 1969 in Book 2386 of Official Records, Page 100, Sonoma County Records.





AFTER RECORDING, RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Santa Rosa Land Rights Office
111 Stony Circle
Santa Rosa, CA 95401-9599

Location: City Santa Rosa

Recording Fee 10
Easement, No Consideration (R&T 11911-Value less than \$100.00)
 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 L. Kelly



2001159875

OFFICIAL RECORDS OF
SONOMA COUNTY
EVE T. LEWIS

GENERAL PUBLIC
11/21/2001 08:37 DEED
RECORDING FEE: 10.00

2



(SPACE ABOVE FOR RECORDER'S USE ONLY)
EASEMENT QUITCLAIM DEED

2407-08-2473

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(APN 010-760-002 POR.)

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Dated October 25, 2001.

SANTA ROSA LAND RIGHTS OFFICE
PM# 30165514
MAP II2816 & 17 (Elec.) 2634-D3 & D4 (Gas)
DRAWING# 30165514
T.7N., R.8W., MDB&M
SEC. 23, N 1/2 of SW 1/4

file: s:\quitclaim\srosa_2001\30165514.doc

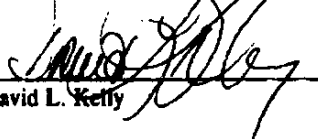
PACIFIC GAS AND ELECTRIC COMPANY

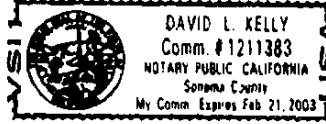
By Neal Rotlisberger
Neal Rotlisberger
Supervisor, Land Services
North Coast Area

STATE OF CALIFORNIA)
COUNTY OF SONOMA) ss

On October 25, 2001 before me, the undersigned, a Notary for said State, personally appeared Neal Rotlisberger [] personally known to me -OR- [] proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


David L. Kelly



- | | |
|--|---|
| <input type="checkbox"/> Individual(s) Signing For Oneself/Themselves | <input type="checkbox"/> [*] Corporate Officer(s) of the Above Named Corporation(s) |
| <input type="checkbox"/> Guardian of the Above Named Individual(s) | <input type="checkbox"/> Partner(s) of the above Named Partnership(s) |
| <input type="checkbox"/> Attorney(s)-in-Fact of the above Named Principal(s) | <input type="checkbox"/> Trustee(s) of the above Named Trustee(s) |
| <input type="checkbox"/> Other _____ | |