

Utility Distribution Easement (02/2020)

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# 2402-02-10144

EASEMENT DEED

CONTRA COSTA COUNTY, 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 situated in the City of Martinez, County of Contra Costa, State of California, described as follows:

(APN 373-262-004-6)

The parcel of land described and designated PARCEL TWO in the deed from Frank V. McGee and Mary Charlotte McGee to the County of Contra Costa dated March 9, 1953 and recorded in Book 2101 of Official Records at page 535, Contra Costa County Records.

The easement area is described as follows:

The strip 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.

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, and all covenants shall apply to and run with the land.

Dated: May 24, 2023.

CONTRA COSTA COUNTY, a political subdivision
of the State of California

By Eric Angstadt
Eric Angstadt
Chief Assistant County Administrator

I hereby certify that a resolution was adopted
on the 13 day of June, 2023, by the
BOARD OF SUPERVISORS
authorizing the foregoing grant of easement.
By June McHuen
June McHuen
Deputy Clerk

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 Contra Costa,
County of _____)

On 05/21/2023, before me, TERRY L. EDWARDS Notary Public,
personally appeared ERIC A. ANGSTADT

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]
Signature of Notary Public



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 _____

Administrative Block

PG&E Easement
County Administration Annex Building
portion of APN 373-262-004
Drawing Number MA-261-2023

EXHIBIT "A"

Real property situate in the City of Martinez, County of Contra Costa, State of California, being a portion of Lot 5 in Block 3 of Welch or Additional Survey of the Town of Martinez as the same are marked and numbered on a map of survey of said town recorded in Volume 1 Records of the Proceedings of the Probate Court of said Contra Costa County on pages 149 and 150, and as same are numbered on the map of the Original and Additional Surveys of the Town of Martinez 1873 and 1892 filed in the office of the County Recorder March 30, 1895 in Book D of Maps at page 83, described as follows:

Commencing at the Southwest corner of said Lot 5, Block 3 (D maps 83); thence along the Southerly line of said Lot 5 north $53^{\circ}57'01''$ east 21.88 feet, to the Point of Beginning; thence from said Point of Beginning, north $35^{\circ}17'09''$ west 9.72 feet more or less to the exterior building face of the County Administration Annex building as shown on architectural plan sheet A11-01B dated November 11, 2022, prepared by Perkins & Will, on file at the Contra Costa County Public Works Department; thence continuing north $35^{\circ}17'09''$ west 1.22 feet westerly to the face of the interior wall of the transformer room as shown on said architectural plans (sheet A11-01B); thence along said interior wall line the following three courses: (1) north $35^{\circ}17'09''$ west 21.10 feet; thence, (2) north $54^{\circ}42'51''$ east 16.41 feet; thence (3) south $35^{\circ}17'09''$ east 21.10 feet; thence leaving said interior wall line, south $35^{\circ}17'09''$ east 1.22 feet to a point on said exterior building face; thence leaving said exterior building face, south $35^{\circ}17'09''$ east 9.50 feet to a point on said southerly line of Lot 5, Block 3 (D maps 83), thence along said Southerly line, south $53^{\circ}57'01''$ west 16.41 to the Point of beginning.

Excepting therefrom: any portion of the airspace and structure lying above the first-floor level of the County Administration Annex building.

Containing an area of 524 square feet of land, more or less.

Bearings are based on a Kier+Wright survey dated December 2021 as stated on civil plan sheet C1.1 dated July 1, 2022, prepared by Perkins & Will, on file at the Contra Costa County Public Works Department.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: *Dana M. Trezise*
Dana M. Trezise
Licensed Land Surveyor
Contra Costa County Public Works Department

Date: May 17, 2023



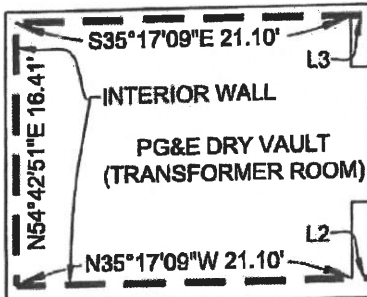


EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

LOT 6, BLOCK 3
("D" M 83)

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.72'	N35°17'09"W
L2	1.22'	N35°17'09"W
L3	1.22'	S35°17'09"E
L4	9.50'	S35°17'08"E



MAIN STREET

EXTERIOR BUILDING FACE

LOT 5, BLOCK 3
("D" M 83)

CONTRA COSTA COUNTY
APN: 373-262-004

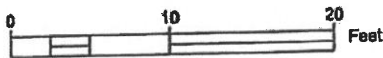
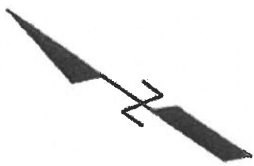
S53°57'01"W 16.41'

N53°57'01"E 21.88'

POINT OF BEGINNING

POINT OF COMMENCEMENT

PINE STREET



RANCHO LAS JUNTAS (T2N, R2W, SECTION 18, NW ¼)

File Path: C:\Users\jst\Documents\Projects\PG&E EXHIBIT.dwg Plot Date: 04/25/2023 2:37:25 PM

COUNTY ADMINISTRATION ANNEX BUILDING

Instr PG&E EASEMENT Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1" = 10'

DATE: 04/25/2023

DRAWN BY: DT

DRAWING NO.

CHECKED BY: JS

MA-261-2023

Utility Distribution Easement (02/2020)

Administrative Block

Attach to LD: 2402-02-10144

Area, Region or Location: 2

Land Service Office: Concord

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: Rancho Las Juntas (24.02.02.18.43)

FERC License Number: N/A

PG&E Drawing Number: N/A

Plat No.: N/A

LD of Affected Documents: N/A

LD of Cross Referenced Documents: N/A

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

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35366827

JCN: N/A

County: Contra Costa

Utility Notice Number: N/A

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

Prepared By: j82i

Checked By: a5sz

Record this page with document



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.