

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 \$ _____

- ☐ 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# 2302-03-10070

EASEMENT DEED

CITY OF SAN LEANDRO, a public body corporate and politic,

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, 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 San Leandro, County of Alameda, State of California, described as follows:

(APN 079A-515-1-17)

The parcel of land described in the deed from Country Life Insurance Company, An Illinois Corporation to City Of San Leandro, a public body corporate and politic, dated June 29, 2004 and recorded as Document No. 2004294162, Alameda 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.

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 _____, 20____, by the

authorizing the foregoing grant of easement.

By _____

CITY OF SAN LEANDRO,
a public body corporate and politic,

By _____
Name
Title

By _____
Name
Title

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 _____

Administrative Block
Attach to LD# 2302-03-10070
Location: Area 2, East Bay Division
Land Service Office: Concord
Line of Business: Electric Distribution (43)
Business Doc Type: Easement
MTRSQ: 23.02.03.34.43 RANCHO SAN LEANDRO
FERC License Number(s): N/A
PG&E Drawing Number(s): N/A
PLAT NO. H0721
LD of any affected documents: N/A
LD of any Cross-referenced documents: N/A
TYPE OF INTEREST: Electric Underground Easement (4), Utility Easement (86)
SBE Parcel Number: N/A
(For Quitclaims, % being quitclaimed): N/A
Order# or PM#: 35072800 OPS: 3200
JCN: N/A
County: Alameda
Utility Notice Numbers: N/A
851 Approval Application No. N/A Decision N/A
Prepared By: PJN8
Checked By: A5SZ

(This page must be recorded with document)

EXHIBIT "A"

PG&E EASEMENT DESCRIPTION

LANDS:

Real property situated in the City of San Leandro, County of Alameda, State of California being more particularly described as follows:

The parcel of land described and designated Parcel 1 in the deed from Country Life Insurance Company to City of San Leandro dated May 24, 2004 and recorded as Document No. 2004294162, Alameda County Records.

EASEMENT:

A strip of land of varying width comprising entirely the parcel of land described and designated Parcel 1 in said deed (Document No. 2004294162).

Excepting therefrom all that portion of Parcel 1 lying northeasterly of the following described line:

Commencing at a point on the southeasterly boundary line of said Parcel 1; said point also being the westerly terminus of that certain course described as "North 70°58'48" East, 66.987 meters (219.77 feet)" in said deed; thence, northeasterly along said course, 110.00 feet to the **true point of beginning**;

Thence, leaving said southeasterly boundary line at right angles, North 19°01'12" West 11.61 feet, more or less, to the northwesterly line of said Parcel 1, said point also being the **point of terminus**.

CONTAINING: 1679 SQ. FT., more or less.

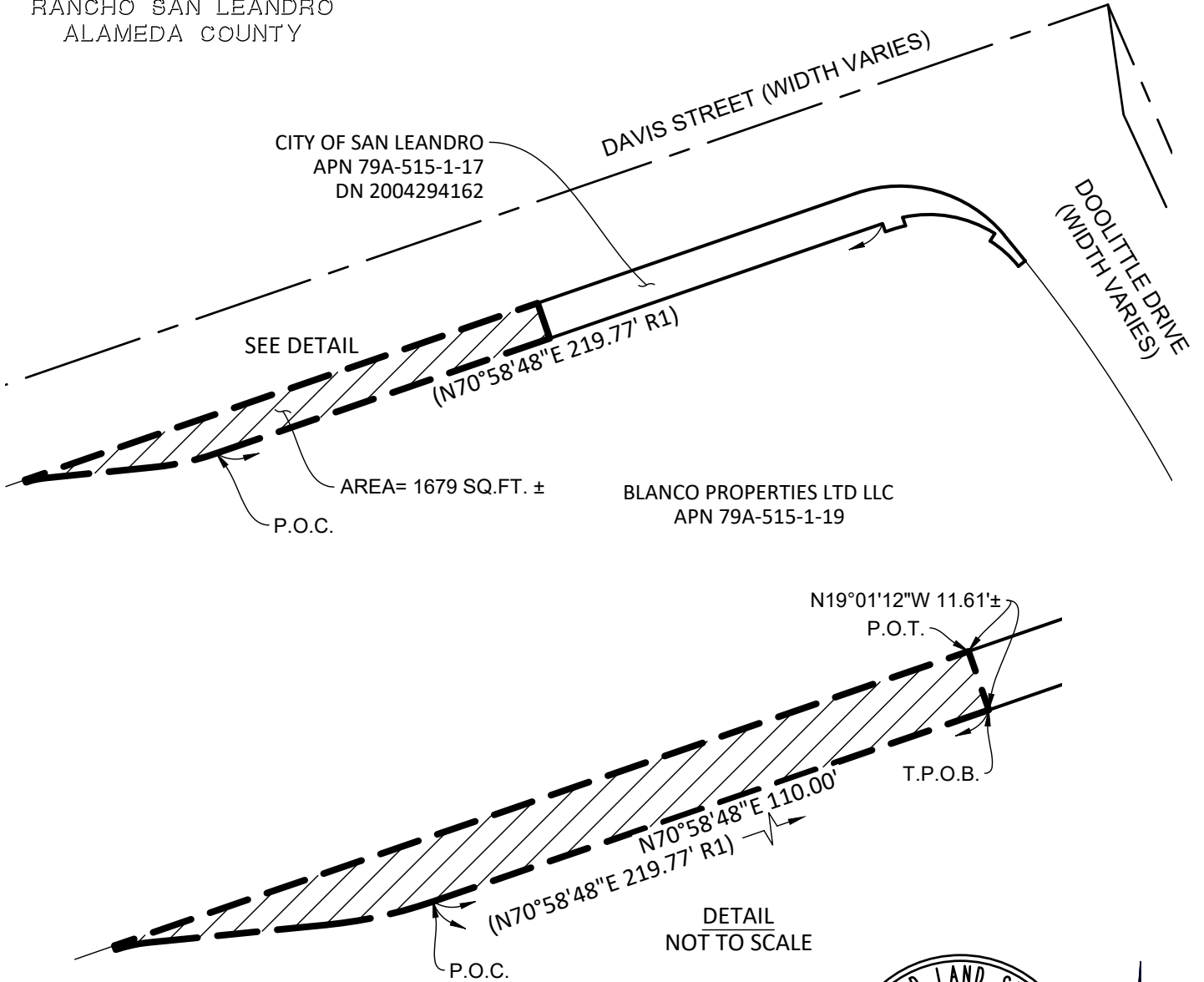
EXHIBIT "B" attached and made a part hereto.

The legal description herein was prepared by me or under my direction on February 25, 2025.



EXHIBIT "B"

SW 1/4, NW 1/4, SEC. 34
T.2S., R.32., MDBM
RANCHO SAN LEANDRO
ALAMEDA COUNTY



LEGEND



APPROXIMATE LOCATION OF PG&E EASEMENT AREA

SUBJECT PARCEL

ADJACENT PARCEL

STREET CENTERLINE

R1

GRANT DEED DATED MAY 24, 2004 AS DOCUMENT NO. 2004294162

P.O.C.

POINT OF COMMENCEMENT

T.P.O.B.

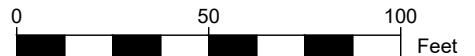
TRUE POINT OF BEGINNING

P.O.T.

POINT OF TERMINUS



UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG BOUNDARIES OR LINES



SHEET NUMBER 1 OF 1	1251 DOOLITTLE DRIVE SAN LEANDRO, CA PACIFIC GAS & ELECTRIC COMPANY	DRAWING INFO 23-D000163.01 35072800 1"=50'	SHEET INFO DRAWN RD CHECKED JM LAST EDIT 2/25/2025 PLOT DATE 2/25/2025	 190 N WIGET LN, SUITE 101 WALNUT CREEK, CA 94598 P: 858.223.2330 WWW.NV5.COM
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