

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# 2401-05-10025

EASEMENT DEED

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a flood control district organized under the laws 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 unincorporated area of the County of Contra Costa, State of California, described as follows:

(Appurtenant to APN 409-300-036)

The parcel of land described in the deed from City of Richmond to Contra Costa County Flood Control and Water Conservation District dated July 27, 1988 and recorded in Book 14705 of Official Records at page 758, 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 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: _____, _____.

CONTRA COSTA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT, a
flood control district organized under the laws of
the State of California

By _____
Diane Burgis
Chair, Board of Supervisors

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 CONTRA COSTA) §

On _____ before me, _____ Clerk of the Board of Supervisors, Contra Costa County, 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: _____
Deputy Clerk

EXHIBIT "A"
LEGAL DESCRIPTION
PG&E EASEMENT-1

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE CONTRA COSTA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT (CCCFC) PARCEL DESCRIBED IN THAT CERTAIN DEED RECORDED NOVEMBER 9, 1988, IN BOOK 14705, PAGE 758, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE AND CAP STAMPED "LS 6627" SET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FRED JACKSON WAY (FORMERLY THIRD STREET), WHOSE WIDTH VARIES, ALSO BEING THE MOST SOUTHWESTERLY CORNER OF PARCEL 8 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 21, 2018, AS DOCUMENT NO. 2018-0043323, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED DECEMBER 22, 2016, IN BOOK 153 OF LICENSED SURVEYOR'S MAPS AT PAGE 45, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND ALSO BEING THE NORTHWESTERLY CORNER OF SAID CCCFC PARCEL (14705 OR 758);

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 8, AND THE NORTHERLY LINE OF SAID CCCFC PARCEL (14705 OR 758), SOUTH 88° 47' 13" EAST, 555.63 FEET;

THENCE LEAVING SAID PARCEL 8, ALONG THE SOUTHERLY LINE OF THAT CERTAIN CCCFC DEED RECORDED OCTOBER 12, 1988, IN BOOK 14648 PAGE 185, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, SOUTH 88° 47' 13" EAST, 13.00 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 40° 54' 18" WEST, 13.00 FEET, TO A POINT ON A LINE PARALLEL TO AND DISTANT 10.00 FEET SOUTHERLY FROM THE FIRST COURSE HEREIN DESCRIBED;

THENCE ALONG SAID PARALLEL LINE, NORTH 88° 47' 13" WEST, 560.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRED JACKSON WAY (FORMERLY THIRD STREET), WHOSE WIDTH VARIES.

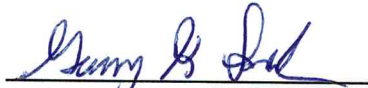
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03° 08' 22" EAST, 10.01 FEET, TO **THE POINT OF BEGINNING.**

CONTAINING 5,646 SQUARE FEET OR 0.1296 ACRES OF LAND, MORE OR LESS.

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF.

THE LEGAL DESCRIPTION HEREIN IS BASED UPON A SURVEY MADE BY ME OR UNDER MY DIRECTION IN JUNE OF 2022. THE BEARING OF NORTH 01° 09' 45" EAST TAKEN BETWEEN THE TWO BRASS DISCS ON THE MONUMENT LINE OF THIRD STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED DECEMBER 22, 2016, IN BOOK 153 OF LICENSED SURVEYOR'S MAPS AT PAGE 45, OFFICIAL RECORDS OF CONTRA COSTA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


GARY K. LAMB, PLS 6627

12-8-23
DATE



RANCHO SAN PABLO - T01N, R05W, NE 1/4 OF NW 1/4 SECTION 01, M.D.B.& M.



0 40' 80' 160'

Scale 1" = 80 ft

LEGEND

- BD BRASS DISC
- CCCFC CONTRA COST COUNTY FLOOD CONTROL
- & WCD AND WATER CONSERVATION DISTRICT
- GLE GAS LINE EASEMENT
- LS LICENSED SURVEYOR
- MW MONUMENT WELL
- OR OFFICIAL RECORDS
- POB POINT OF BEGINNING
- SF SQUARE FEET
- ⊙ BRASS DISC IN MONUMENT WELL

BASIS OF BEARINGS

2"BD IN MW AT BROOKSIDE DR.
 N1°09'45"E 749.98' M-M
 2"BD IN MW AT ANGLE POINT

N88°47'38"W 40.00'
 S1°09'45"W 0.68'

BASIS OF BEARINGS
 THE BEARING OF NORTH 01° 09' 45" EAST TAKEN BETWEEN THE TWO BRASS DISCS ON THE MONUMENT LINE OF THIRD STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED DECEMBER 22, 2016 IN BOOK 153 OF LICENSED SURVEYOR'S MAPS AT PAGE 45, OFFICIAL RECORDS OF CONTRA COSTA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

FRED JACKSON WAY
 (FORMERLY THIRD ST, WIDTH VARIES)
 N3°08'22"E 392.11'

LOT 198 OF THE RANCHO SAN PABLO
 T1N, R5W, MDBM

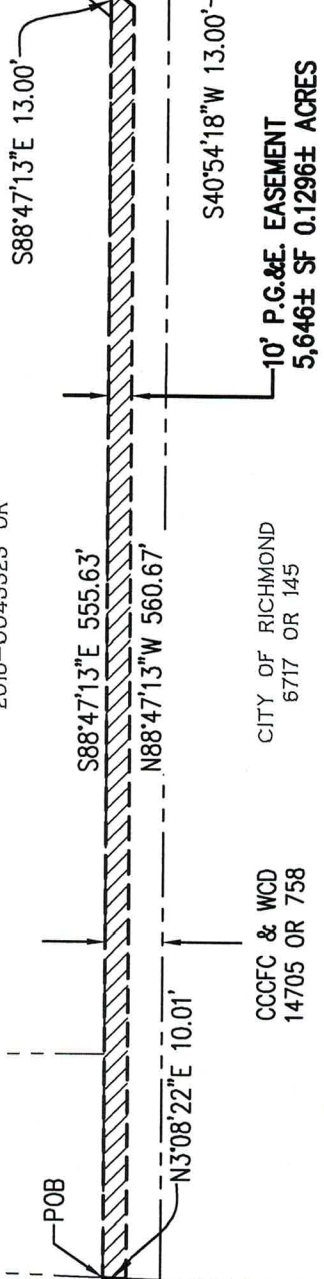


10 PAGE GLE
 88-202210 OR
 TO REAMIN

CENTERPOINT PROPERTIES TRUST
 2018-0043323 OR

CITY OF RICHMOND
 6717 OR 145

CCCFC & WCD
 14705 OR 758



CCCFC & WCD
 14926 OR 583
 CCCFC & WCD
 14648 OR 185

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road
 Livermore, California 94551
 Phone (925) 245-8788
 Fax (925) 245-8796
 www.kierwright.com

EXHIBIT "B"
PG&E EASEMENT 1
 UNINCORPORATED AREA OF CONTRA COSTA COUNTY, CALIFORNIA

DATE	DEC., 2023
SCALE	1" = 80'
BY	GKL
JOB NO.	A17585-1
SHEET	1 OF 1