

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# 2405-04-

EASEMENT DEED

NAPA VALLEY UNIFIED SCHOOL DISTRICT, a unified school district duly organized and existing 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 and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Napa, County of Napa, State of California, described as follows:

(APN 001-170-001)

The parcel of land conveyed by Southern Pacific Railroad Company, a corporation and Southern Pacific Company, a corporation to Napa Union High School District by deed dated February 25, 1922 and recorded in Book 135 of Deeds at Page 21, Napa County Records; excepting therefrom the parcel of land described in the deed from Napa Valley Unified School District, a political subdivision of the State of California to the City of Napa, a municipal corporation dated September 3, 1981 and recorded in Book 1218 of Official Records at Page 490, Napa 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 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 shall not 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.

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: _____, _____.

NAPA VALLEY UNIFIED SCHOOL DISTRICT,
a unified school district duly organized and
existing under the laws of the State of California

By _____
Name
Title

By _____
Name
Title

I hereby certify that a resolution was adopted on the
_____ day of _____, 20_____, by the

authorizing the foregoing grant of easement.

By _____

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,
Insert name
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 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 _____

EXHIBIT "A"
PG&E EASEMENT

LANDS:
(APN 001-170-001)

The parcel of land conveyed by Southern Pacific Railroad Company, a corporation and Southern Pacific Company, a corporation to Napa Union High School District by deed dated February 25, 1922 and recorded in Book 135 of Deeds at Page 21, Napa County Records; excepting therefrom the parcel of land described in the deed from Napa Valley Unified School District, a political subdivision of the State of California to the City of Napa, a municipal corporation dated September 3, 1981 and recorded in Book 1218 of Official Records at Page 490, Napa County Records.

EASEMENT:

A strip of land of the uniform width of 10 feet extending from a point within said lands in a southerly direction to a point in the northerly boundary line of Lincoln Avenue (width varies) and lying 5 feet on each side of the following described line:

BEGINNING at a point within said lands which bears south 87°47'08" west 277.19 feet distant from the found 2.5 inch brass disk in well stamped PLS 7935 accepted as marking the centerline intersection of Jefferson Street and Lincoln Avenue as shown upon the Record of Survey filed for record October 29, 2013 and recorded in Book 42 of Surveys at Page 69, Napa County Records and running thence

- (1) south 12°49'00" east 9.00 feet, more or less, to a point in the northerly boundary line of Lincoln Avenue (width varies).

The sidelines of said strip of land shall be lengthened or shortened so as to terminate in the northerly boundary line of Lincoln Avenue.

The hereinbefore described strip of land affects approximately 90 square feet of said lands and is as shown upon EXHIBIT "B" attached hereto and made a part hereof.

The BASIS OF BEARING for this description is north 77°15'00" east between the found 2.5 inch brass disk in well stamped PLS 7935 accepted as marking the centerline intersection of Jefferson Street and Lincoln Avenue and the found Brass Pin Monument marking the easterly terminus of the course shown as N 77°15'00" E 388.44' in the centerline of Lincoln Avenue as shown upon the Record of Survey filed for record October 29, 2013 and recorded in Book 42 of Surveys at Page 69, Napa County Records.

Prepared By:
Mark Thomas

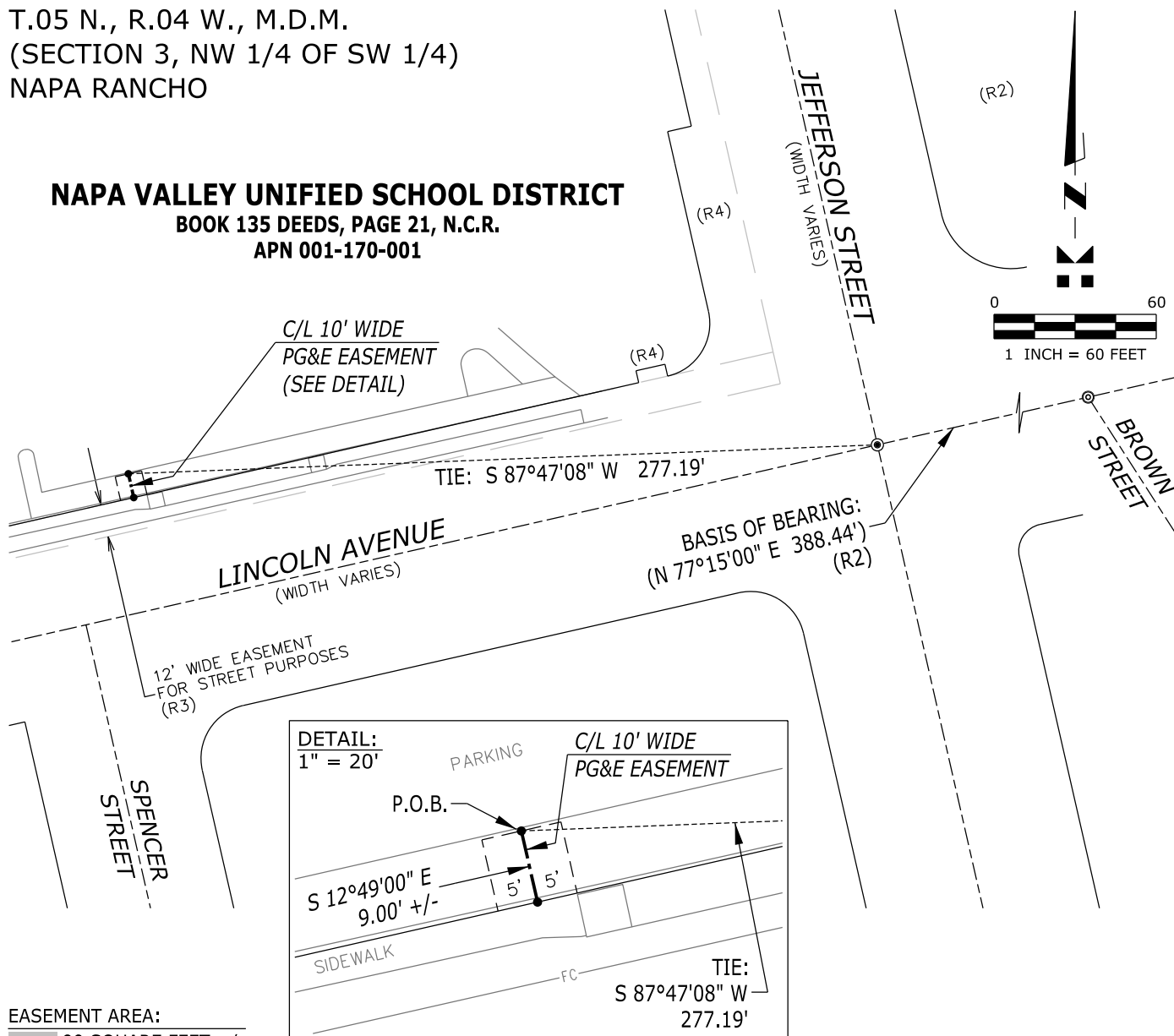


Erik Paul Kiel, PLS 8911 Date: 7/10/2019



T.05 N., R.04 W., M.D.M.
(SECTION 3, NW 1/4 OF SW 1/4)
NAPA RANCHO

NAPA VALLEY UNIFIED SCHOOL DISTRICT
BOOK 135 DEEDS, PAGE 21, N.C.R.
APN 001-170-001



EASEMENT AREA:
90 SQUARE FEET +/-

LEGEND:

- PG&E EASEMENT BOUNDARY LINE
- FOUND DISK IN WELL PLS 7935
- ⊙ FOUND BRASS PIN MONUMENT (R2)
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- N.C.R. NAPA COUNTY RECORDS

BASIS OF BEARING:

RECORD OF SURVEY FILED FOR
RECORD OCTOBER 29, 2013 IN
BOOK 42 OF SURVEYS AT PAGE
69, N.C.R.

REFERENCES:

- (R1) GRANT DEED DATED 2/25/1922, BOOK 135 OF DEEDS AT PAGE 21, N.C.R.
- (R2) RECORD OF SURVEY FILED 10/29/2013, BOOK 42 OF SURVEYS AT PAGE 69, N.C.R.
- (R3) GRANT OF EASEMENT DATED 9/13/1955, BOOK 492 OF O.R. AT PAGE 416, N.C.R.
- (R4) GRANT DEED DATED 9/3/1981, BOOK 1218 OF O.R. AT PAGE 490, N.C.R.



MT JOB NUMBER
FN-19103_047

BY: MT
DR: E. KIEL
CH: MT
O.K. C. BERND
DATE: 7/10/2019

EXHIBIT "B"
PG&E EASEMENT
2425 JEFFERSON STREET
NAPA, CALIFORNIA
MARK THOMAS
3000 OAK ROAD SUITE 650, WALNUT CREEK CA 94597

AREA 7
DIVISION NORTH BAY
COUNTY NAPA
SCALE 1" = 60'

SHEET NO. 1 OF 1
DRAWING NUMBER 31404748
CHANGE 0

Attach to LD 2405-04-

The Area, Region or Location: Area 7, North Bay Division

Land Service Office: Santa Rosa Land Management

Line of Business: 52, 53

Business Doc Type: Easement

MTRSQ: (24.05.04.03.34)

Napa Rancho

FERC License Number(s): NA

PG&E Drawing Number: 31404748

PLAT NO. 2710-I08

LD of any affected documents: NA

LD of any Cross-referenced documents: NA

TYPE OF INTEREST: 5, 6, 86

SBE Parcel Number: NA

(For Quitclaims, % being quitclaimed): NA

Order # or PM #: 31404748, Ops. # 0050

JCN: NA

County: Napa

Utility Notice Numbers (if applicable): NA

851 Approval Application No. NA Decision NA

Prepared By: EPK3

Checked By: DAK8  / CTBA