

**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/County Petaluma

Recording Fee \$ \_\_\_\_\_

Document Transfer Tax \$ 00.00

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)

J.M. Hachman  
Signature of declarant or agent determining tax

LD# 2405-07-

**EASEMENT DEED**

31550224, 0070 - FLEET003134243\_PETALUMA\_CITY\_SCHOOLS

PETALUMA CITY HIGH SCHOOL DISTRICT, a public agency 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 construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement areas as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Petaluma, County of Sonoma, State of California, described as follows:

(A.P.N.s 007-473-042 & 007-473-043)

The parcel of land described in the deed from the Sonoma County Abstract Bureau to Grantor, dated June 21, 1955 and recorded in Book 1377 at page 185, Sonoma County Records; excepting therefrom the parcel of land designated Parcel One, conveyed from Petaluma City Joint Union High School District, a public agency of the State of California, to Regency Petaluma, LLC, a Delaware limited liability company by deed recorded May 18, 2004 as Document Series No. 2004074843, Sonoma County Records.

Said facilities and easement area are described as follows:

Such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; electric vehicle charging supply equipment, bollards and/or curbs or other associated safety equipment, associated signage; and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the distribution of electric energy and communication purposes located within the strips of land of the uniform width of 10 feet, lying 5 feet on each side of the alignment of the facilities as initially installed hereunder. The approximate location of said facilities are shown upon Grantee's Drawing Number 31550224 attached hereto and made a part hereof.

Grantee agrees that on receiving a request in writing, it will at Grantor’s expense, survey, prepare and record a “Notice of Final Description” referring to this instrument and setting forth a description of said strips of land.

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 shall not erect or construct any building or other structure or drill or operate any well within said easement area.

Grantor further grants to Grantee the right to assign to another public utility as defined in Section 216 of the California Public Utilities Code the right to install, inspect, maintain, replace, remove and use communications facilities within said easement area (including ingress thereto and egress therefrom).

In the event upon termination of the electric vehicle charging station contract as set forth in said terms and conditions, Grantee shall upon written demand therefor execute and deliver to Grantor a good and sufficient quitclaim of said easement and right of way or such portion thereof conveyed in this document, at Grantor’s expense.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

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

In exercising its easement rights hereunder, Grantee shall not unreasonably interfere with, disrupt, or materially adversely affect Grantor’s business operations or access rights at the property owned by Grantor.

Dated: \_\_\_\_\_, \_\_\_\_\_.

I hereby certify that a resolution was adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the \_\_\_\_\_ authorizing the foregoing grant of easement.  
By \_\_\_\_\_

PETALUMA CITY HIGH SCHOOL DISTRICT, a public agency of the State of California

By: \_\_\_\_\_

Name: Christine Thomas

Title: Chief Business Official

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, \_\_\_\_\_,  
Here insert name and title of the officer  
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)

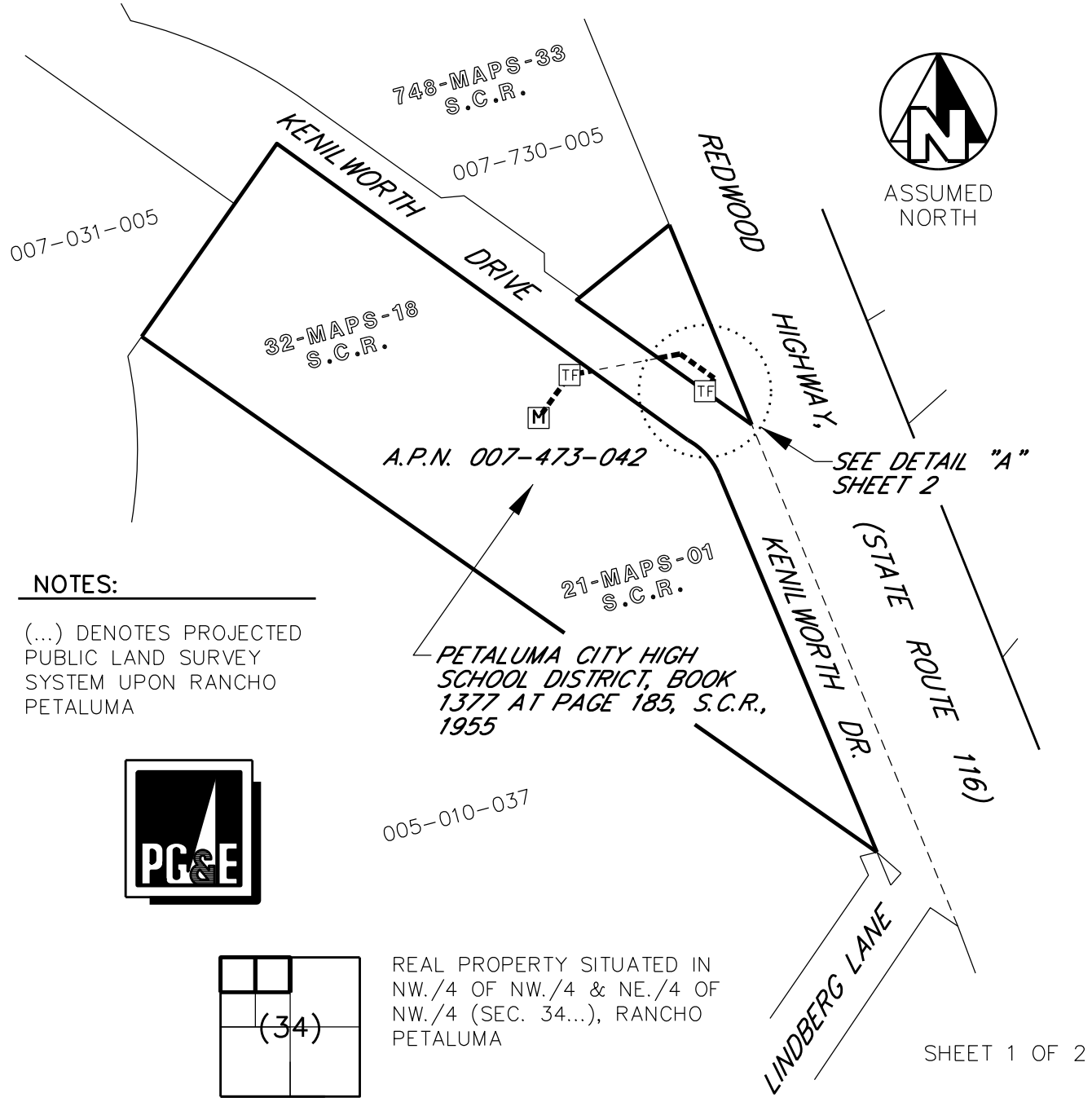
**CAPACITY CLAIMED BY SIGNER**

- 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 \_\_\_\_\_

**LEGEND:**

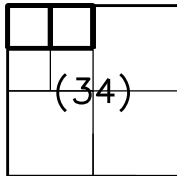
- PROPOSED ELECTRIC FACILITIES
- SUBJECT PARCEL
- ..... PROPOSED EASEMENT CENTERLINE, APPROXIMATE
- S.C.R. SONOMA COUNTY RECORDS
- M PROPOSED ELECTRIC METER
- TF PROP. ELECTRIC TRANSFORMER

APPROX. GEO. LOCATION: 38° 14' 26.65" N., 122° 37' 21.05" W. (WGS84)



**NOTES:**

(...) DENOTES PROJECTED PUBLIC LAND SURVEY SYSTEM UPON RANCHO PETALUMA



REAL PROPERTY SITUATED IN NW./4 OF NW./4 & NE./4 OF NW./4 (SEC. 34...), RANCHO PETALUMA

SHEET 1 OF 2

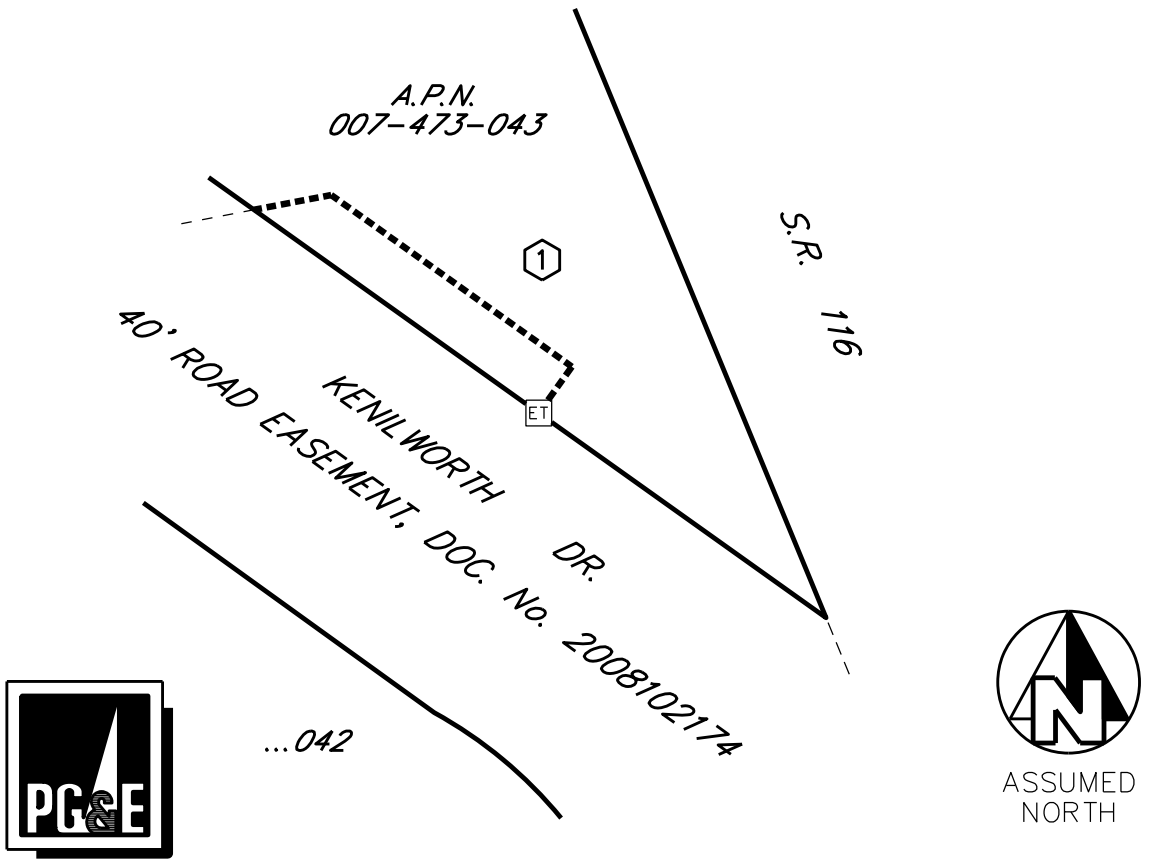
UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG ALL BOUNDARIES OR LINES

<b>APPLICANT: PETALUMA CITY HIGH SCHOOL DISTRICT</b>				SCALE: N/A		DATE: 03/18/22	
<b>993 LINDBERG LN. PETALUMA, CA 94952-3356</b>							
SECTION (34)	TOWNSHIP (05 N.)	RANGE (07 W.)	MERIDIAN: (M.D.B.M.)	COUNTY: SONOMA	CITY: PETALUMA		
				F.B.: N/A	DR.BY: L.C., JUHT	CH.BY: JUHT	
PLAT MAP: NN3003, N30, NN30, ELECTRIC PG&E L.D. REFERENCES: 2405-07-1446				AREA 7, NORTH COAST DIV.		121939798 AUTHORIZ.	<b>31550224 DRAWING No.</b>

**LEGEND:**

- PROPOSED ELECTRIC FACILITIES
- SUBJECT PARCEL
- PROPOSED EASEMENT CENTERLINE, APPROXIMATE
- S.C.R. SONOMA COUNTY RECORDS
- ET EXISTING ELECTRIC TRANSFORMER

① *PETALUMA CITY HIGH SCHOOL DISTRICT,  
BOOK 1377 AT PAGE 185, S.C.R., 1955*



**DETAIL "A":**  
(NOT TO SCALE)

SHEET 2 OF 2

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

<b>APPLICANT: PETALUMA CITY HIGH SCHOOL DISTRICT 993 LINDBERG LN. PETALUMA, CA 94952-3356</b>				SCALE: N/A	DATE: 03/18/22
SECTION (34)	TOWNSHIP (05 N.)	RANGE (07 W.)	MERIDIAN: (M.D.B.M.)	COUNTY: SONOMA	CITY: PETALUMA
				F.B.: N/A	DR.BY: L.C., JUHT
				CH.BY: JUHT	
PLAT MAP: NN3003, N30, NN30, ELECTRIC PG&E L.D. REFERENCES: 2405-07-1446			AREA 7, NORTH COAST DIV.	121939798 AUTHORIZ.	<b>31550224</b> <i>DRAWING No.</i>

Attach to LD: 2405-07-\_\_\_\_\_

Area, Region or Location: Area 7, (North Coast Division)

Land Service Office: Fresno

Line of Business: Electric Charging Station (95), Electric Distribution  
(43)

Business Doc Type: Easements

MTRSQ: 24.05.07.34.44, 24.05.07.34.41

FERC License Number: N/A

PG&E Drawing Number: 31550224

Plat No.: NN3003, N30, NN30, (Electric)

LD of Affected Documents: N/A

LD of Cross-Referenced Documents: N/A

Type of interest: Communication Easements (6), Electric Underground  
Easements (4), Utility Easement (86)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: Order No. 31550224, Op. 0070

JCN: N/A

County: Sonoma

Utility Notice Number: N/A

851 Approval Application No.: N/A

Prepared By: L.C., (NV5)

Checked By: JUht