

RECORDING REQUESTED BY AND RETURN TO:

SR 23-008

Att.1.

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000, San Francisco, CA 94177

Location: City/~~Unit~~ Emeryville

Recording Fee \$ _____

Document Transfer Tax \$ N/A

- ☒ 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.H.

Signature of declarant or agent determining tax

LD# 2301-04-10098

EASEMENT DEED

35360223, 1111 - FLEET002849522_ALAMEDACCTD_EMERYVILLE

ALAMEDA-CONTRA COSTA TRANSIT DISTRICT, a public corporation,

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 area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Emeryville, County of Alameda, State of California, described as follows:

(A.P.N. 49-1178-003)

The parcel of land described and designated PARCEL 2, in the deed from Key System Transit Lines and Bay Area Public Service Corporation to Grantor dated September 30, 1960 and recorded on Reel 181, Image 374 of Official Records of Alameda County.

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 35360223 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: _____, _____.

ALAMEDA-CONTRA COSTA TRANSIT
DISTRICT, a public corporation

By: _____

Name: _____

Title: _____

(PG&E Use Only)
Att. to LD: 2301-04-10098
Area, Div.: 2, East Bay
Land Serv. Office: Fresno
L.O.B.: Char. Sta. (95), E. Dist. (43)
Doc. Type: Easements
M.T.R.S.Q.: (23.01.04.23.44),
(23.01.04.22.11)
F.E.R.C. Lic. No.: N/A
PG&E Draw. No.: 35360223
Plat No.: F04, F0410 (E.)
Aff. Docs: N/A
X-ref. Docs: N/A
Interest Type: Comm. Ease. (6), E. U/G
Ease. (4), Util. Ease (86)
S.B.E. Parcel: N/A
% Quitclaimed: N/A
Order/PM: 35360223, 1111
JCN: N/A
County: Alameda
Ut. Notice No.: N/A
851 Approv. App. No.: N/A
Prep. By: JUHT, L.C. (W.H.P.)
Checked By: JUHT

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

authorizing the foregoing grant of easement.

By _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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
Date Here Insert Name and Title of the Officerpersonally appeared _____
Name(s) of Signer(s)

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

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easement Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☒ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

California All-Purpose Acknowledgment

The so-called “all-purpose” acknowledgment wording, as prescribed in California Civil Code Section 1189(a), is mandatory for all acknowledgments taken in the state, whether the acknowledger is signing as an individual or a representative (partner, corporate officer, attorney in fact, trustee, etc.).

Law permits California Notaries to use an out-of-state acknowledgment form on a document that will be filed in that other state or U.S. jurisdiction, but only if “the form does not require the Notary to determine or certify that the signer holds a particular representative capacity or to make other determinations and certifications not allowed by California

law” (Civil Code Section 1189(c)).

Still, however, any acknowledged document notarized and filed or recorded in California must bear only an all-purpose certificate.

State law requires the “all-purpose” certificate wording to be used exactly as it appears in statute.

The optional section at the bottom can deter alteration of the document or fraudulent reattachment of this form to an unintended document. The insertions in this section are not required by law. Failure to fill out this section will not affect the validity of the certificate.

Instructions:

1 NAME OF COUNTY where Notary performs notarization.

2 DATE OF NOTARIZATION. Actual month, day and year on which signer(s) appear(s) before Notary.

3 NAME & TITLE OF NOTARIZING OFFICER. In the case of a Notary, “Notary Public” would be the title.

4 NAME(S) OF SIGNER(S) appearing before Notary. Initials and spelling of names should agree with name(s) signed on document and ID card.

5 NUMBER AND GENDER OF SIGNER(S). Cross out letters and words that do not apply — person(s), name(s), is/are, he/she/they, his/her/their, capacity(ies), signature(s) — or circle words that apply, to agree with number and gender of signer(s) in space 4.

6 SIGNATURE OF NOTARY exactly as name appears on commissioning papers, in space 3 and in seal.

7 NOTARY SEAL IMPRINT, clearly and legibly affixed.

SPACES 8–15 ARE OPTIONAL.

Omission of information here will not affect the document's validity. However, completing these spaces can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

8 TITLE OR TYPE OF DOCUMENT notarized, such as “Grant Deed.”

9 DATE OF DOCUMENT notarized. Most but not all documents will have a date, usually at the top or following the signature. If none, insert “No Date.”

10 NUMBER OF PAGES in the notarized document. This may point out fraudulent addition or removal of pages. Do not count the certificate as a page. However, the certificate will be regarded as a page by recording officials in assessing recording fees.

11 SIGNER(S) OTHER THAN NAMED IN SPACE 4. Since all signers might not be named on the same notarial certificate, insert name(s) of signer(s) here that appear(s) or will appear on other certificates — as many as space allows. If there are a large number of signers, a notation such as “Mary Smith and 28 other signers” will suffice. If none, insert “no other signers.”

12 NAME(S) OF SIGNER(S) from space 4 whose capacity and represented entity follow.

13 CAPACITY CLAIMED BY SIGNER. Check appropriate box to indicate whether signer is signing as individual (on his or her own behalf), or as corporate officer (indicate corporate title), partner (indicate whether “limited” or “general” partner), attorney in fact, trustee, guardian/conservator, or in another capacity.

14 DESCRIPTION OF OTHER CAPACITY(IES). A single capacity, such as “executor,” may be indicated here; or a multiple capacity, such as “corporate officer signing for partnership in which corporation is partner.”

15 NAME OF PERSON OR LEGAL ENTITY that signer is representing. It could, for example, be the name of an absent person represented by attorney in fact. It could be the name of a condominium association, such as “Blue Lagoon Condo Assn.” Or it could be multiple entities, such as “XYZ Corp., partner in Mutual Enterprises, a partnership.”

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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 Los Angeles **1**


On July 19, 2012 before me, Pat R. Jones, Notary Public
Date Here Insert Name and Title of this Officer
personally appeared Michael T. Smith **4**
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person ~~whose name~~ **5** 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 on the instrument the person ~~or the entity upon behalf of which the person~~ 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 Pat R. Jones **6**
Signature of Notary Public

7  Place Notary Seal Above

OPTIONAL
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed **8**
Document Date: July 19, 2012 **9** Number of Pages: one **10**
Signer(s) Other Than Named Above: no other signers **11**

Capacity(ies) Claimed by Signer(s)
Signer's Name: Michael T. Smith
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____ **14**

Signer's Name: _____
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____ **15**

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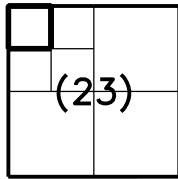


NATIONAL NOTARY ASSOCIATION
9350 De Soto Avenue
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www.NationalNotary.org

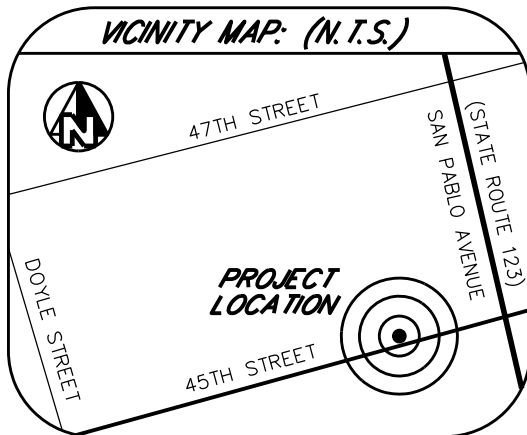
LEGEND:

- EXISTING TIE-IN FACILITIES
- SUBJECT PARCEL
- **PROPOSED EASEMENT CENTERLINE, (APPROXIMATE)**
- [TF] PROPOSED PAD-MOUNTED TRANSFORMER
- [M] PROPOSED ELECTRIC SERVICE METER LOCATION
- O.R.A.C. OFFICIAL RECORDS OF ALAMEDA COUNTY

APPROX. GEO. LOC.: 37° 50' 03.15" N., 122° 16' 54.35" W. (WGS84)



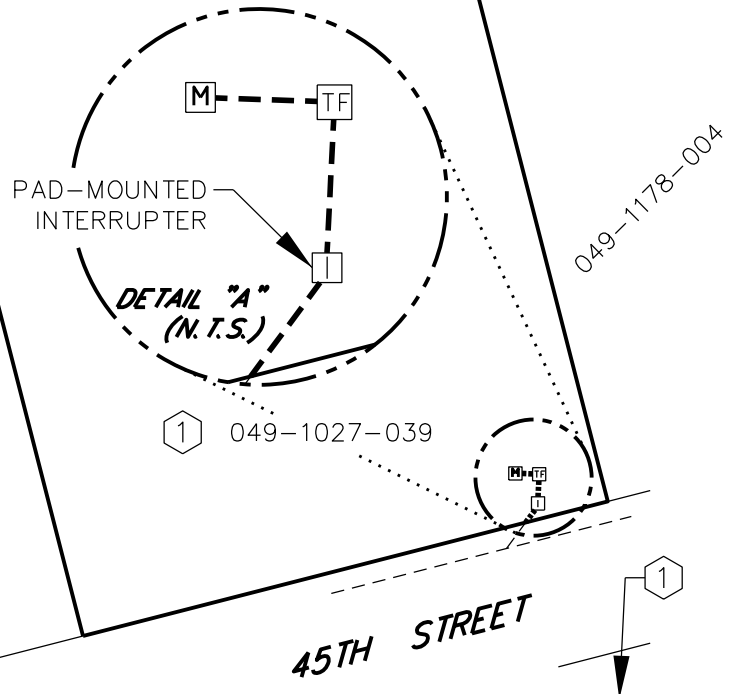
REAL PROPERTY SITUATED IN THE N.W./4 OF N.W./4 OF SECTION (23)...



ALAMEDA-CONTRA COSTA TRANSIT DISTRICT, BOOK 181 AT PAGE 374, O.R.A.C.

A.P.N. 049-1178-003

(...) DENOTES PROJECTED PUBLIC LAND SURVEY SYSTEM UPON RANCHO SAN ANTONIO, (ANTONIO MARIA PERALTA)



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

APPLICANT: ALAMEDA-CONTRA COSTA TRANSIT DIST.
1177 47TH ST., EMERYVILLE, 94608

SCALE:
N/A

DATE:
08/19/22

SECTION (23)	TOWNSHIP (01 S.)	RANGE (04 W.)	MERIDIAN: (M.D.B.M.)	COUNTY OF ALAMEDA	CITY OF EMERYVILLE
				F.B.: N/A	DR. BY: L.C., JUHT
				CH. BY: JUHT	
PG&E DIST. PLAT MAP: F04, F0410 (E.)				123219824	35360223
PG&E L.D. REFERENCES: N/A				AUTHORIZ.	DRAWING No.