

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 Reedley

Recording Fee \$ _____

Document Transfer Tax \$ 0.00

- 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

JMP

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2215-23-10041

EASEMENT DEED

COUNTY OF FRESNO, a political subdivision of the State of California,

(“Grantor”), hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, (“Grantee”), the right from time to time to excavate for, construct, reconstruct, install, replace (of initial or any other size), remove, maintain, inspect and use facilities of the type hereinafter specified, together with a right of way, within the easement area described below, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the City of Reedley, County of Fresno, State of California, described as follows:

(APN 368-380-55ST)

The parcel of land described in the deed from The City of Reedley to Grantor dated August 23, 2019, and recorded as Document No. 2019-0103090, Fresno County Records.

The facilities and easement area are described as follows:

Underground ducts banks, conduits, manholes, electrical conductors, wires, and cables; underground and/or aboveground junction boxes, enclosures, transformers with associated pads or vaults; aboveground risers, marker posts, service pedestals, appurtenances, and associated equipment, as Grantee deems necessary, for the distribution of electric energy and for communication purposes; together with the right to install and maintain protection barriers therefor, all to be located within the strip of land of the uniform width of 10 feet, lying 5 feet on each side of the alignment as initially installed hereunder, and the parcels of land with a width and length of 18 feet, centered on the transformer as initially installed hereunder. The approximate location of said facilities is shown upon Grantee’s Drawing No. 35633766 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 strip and parcel of land.

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 construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", Exhibit "A", attached hereto and made a part hereof.

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

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 _____, _____

ATTEST:
BERNICE E. SEIDEL
Clerk of the Board of Supervisors
County of Fresno, State of California

COUNTY OF FRESNO, a political subdivision of
the State of California,

By: _____
Deputy

Printed Name: Garry Bredefeld

Title: Chairman of the Board of Supervisors of
the County of Fresno

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”

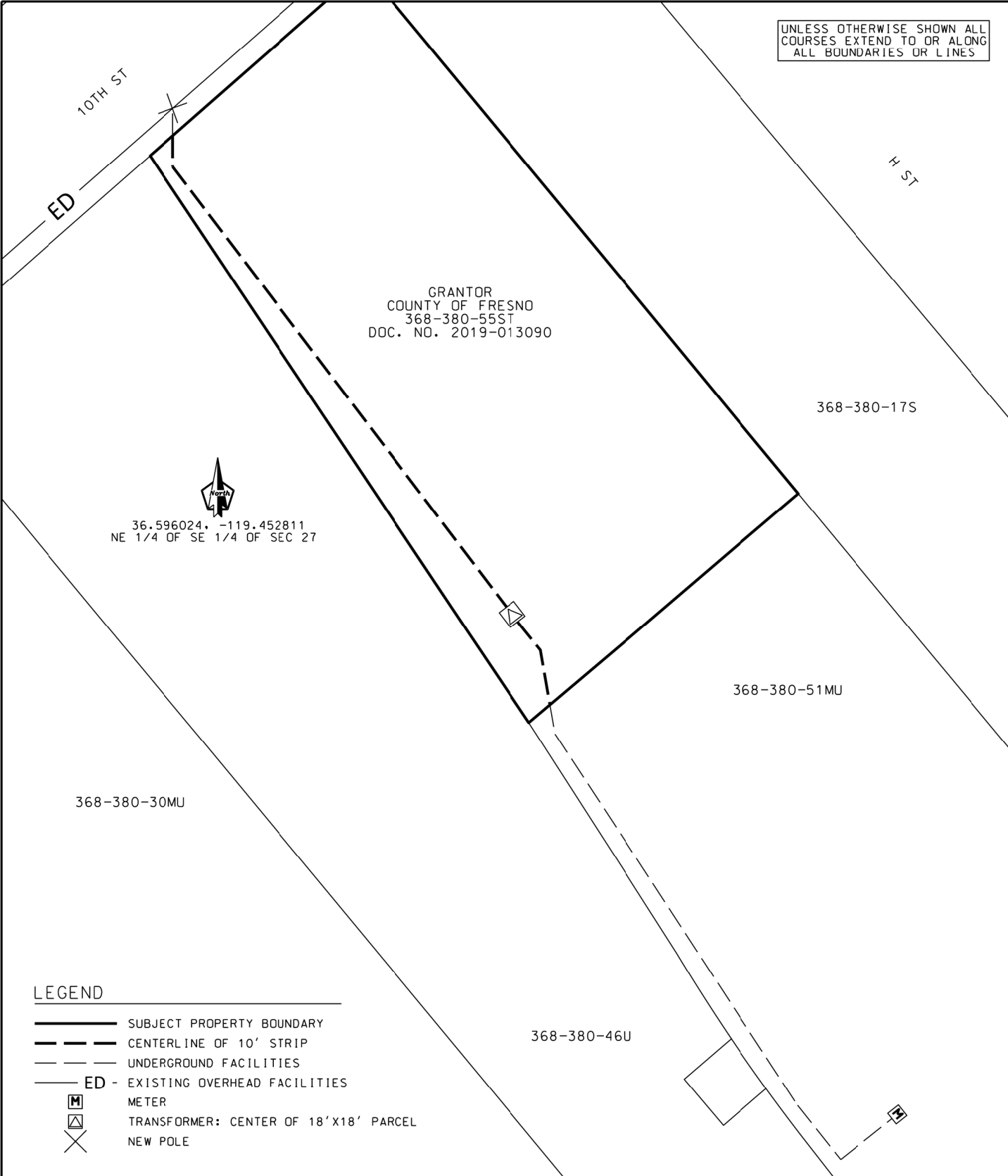
GRANT OF EASEMENT DISCLOSURE STATEMENT

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E’s applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E’s applicant requesting the extension of PG&E utility facilities to the applicant’s property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area and **may be used to install additional utility facilities**. Installation of any proposed facilities outside of this easement area will require an additional easement.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E’s contractors perform this work on your property, if available, or granting permission to PG&E’s applicant or the applicant’s contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E’s applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant’s contractor, to work on your property. Upon completion of the applicant’s installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

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



GRANTOR
 COUNTY OF FRESNO
 368-380-55ST
 DOC. NO. 2019-013090

36.596024, -119.452811
 NE 1/4 OF SE 1/4 OF SEC 27

LEGEND

- SUBJECT PROPERTY BOUNDARY
- CENTERLINE OF 10' STRIP
- UNDERGROUND FACILITIES
- ED - EXISTING OVERHEAD FACILITIES
- METER
- TRANSFORMER: CENTER OF 18'X18' PARCEL
- NEW POLE

Applicant: COUNTY OF FRESNO CLOVIS, CA 93612				SCALE N.T.S.	DATE 9/2/2025
SECTION 27	TOWNSHIP 15S	RANGE 23E	MERIDIAN MDB&M	COUNTY OF: FRESNO	CITY OF: REEDLEY
PLAT MAP REFERENCES BG130-G23				F.B.: N/A	DR.BY: JYPX CH.BY: A7HO
PG&E		FRESNO DIVISION	130937271 AUTHORIZ	35633766 DRAWING NO.	

Attach to LD: 2215-23-10041

Area, Region or Location: 4

Land Service Office: Fresno

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 22.15.23.27.21,

FERC License Number: N/A

PG&E Drawing Number: 35633766

Plat No.: BG130-G23

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: 35633766

JCN: N/A

County: Fresno

Utility Notice Number: N/A

851 Approval Application No: N/A ;Decision: N/A

Prepared By: JYPX

Checked By: A7HO

Approved By: N/A

Revised by: N/A