

**RESOLUTION No. 2020-2204**

**A RESOLUTION AUTHORIZING CONVEYANCE OF AN EASEMENT FOR  
UNDERGROUND ELECTRIC PURPOSES TO  
PACIFIC GAS AND ELECTRIC COMPANY**

**LAS GALLINAS VALLEY SANITARY DISTRICT**

**WHEREAS**, the Las Gallinas Valley Sanitary District (“District”) owns real property located at 300 Smith Ranch Road, San Rafael, California, known as APN 155-121-20, -27, and -29, on which it operates a wastewater treatment plant; and

**WHEREAS**, the Board of Directors of said District has the authority to pass a resolution granting an Easement Deed LD# 2402-06-10105, PM# 35110428 (“Easement”) pursuant to Health and Safety Code § 6487; and

**WHEREAS**, the District requested Pacific Gas and Electric Company (“PG&E”) to relocate overhead facilities to an underground location as part of the Secondary Treatment Plant Upgrade and Recycled Water Expansion Project; and

**WHEREAS**, PG&E has requested that the District convey to PG&E an easement for new underground electric service; and

**WHEREAS**, it is in the District’s best interest to grant PG&E an easement to construct, replace, maintain, inspect, and use facilities within the easement area for current and future needs, including ingress and egress therefrom.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Las Gallinas Valley Sanitary District as follows:

1. The Board of Directors of the Las Gallinas Valley Sanitary District hereby grants an Easement to Pacific Gas and Electric Company over, under, within and through a portion of the District’s properties APN 155-121-20, -27, and -29 (“Servient Tenement”); as more specifically described in the “EASEMENT DEED” (including Exhibits “A” through “J” attached thereto), a copy of which is attached hereto as Exhibit “1,” and incorporated by reference herein, subject to all matters and encumbrances of record affecting the Servient Tenement, and on the terms and conditions set forth in said “EASEMENT DEED.”

\* \* \* \* \*

I hereby certify that the forgoing is a full, true and correct copy of a resolution duly and regularly passed and adopted by the Sanitary Board of the Las Gallinas Valley Sanitary District, Marin County, California, at a meeting thereof held on November 5, 2020, by the following vote of the members thereof:

AYES, and in the favor thereof, Members: *Clark, Elias, Murray, Schriebman, Yezzer*

NOES, Members: *None.*

ABSENT, Members: *None.*

ABSTAIN, Members: *None.*

Teresa Lerch, District Secretary,  
Las Gallinas Valley Sanitary District

APPROVED:

(seal)

Judy Schriebman, Vice- President



**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# 2402-06-10105

**EASEMENT DEED**

PM# 35110428

LAS GALLINAS VALLEY SANITARY DISTRICT, a California special district created pursuant to Health & Safety Code Sec. 6400, et seq., 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 City of San Rafael, County of Marin, State of California, described as follows:

(APN 155-121-20, -27, -29)

Lands of LAS GALLINAS SANITARY DISTRICT as shown upon the Record of Survey Map filed for record October 14, 2016 in Book 2016 of Maps at page 118, Marin County Records.

The easement area is described as follows:

The strips of land described in EXHIBIT "A", EXHIBIT "C", EXHIBIT "E", and EXHIBIT "G" and shown on EXHIBIT "B", EXHIBIT "D", EXHIBIT "F", and EXHIBIT "H" attached hereto and made a part hereof.

Grantor hereby confirms in Grantee all necessary rights for Grantee's existing pole line and other appurtenances located on said lands as shown on the EXHIBIT "I" 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 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 excavate for, 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 "J", attached hereto and made a part hereof.

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: 11/11/2020.

LAS GALLINAS VALLEY SANITARY DISTRICT, a California Special District

*R. Elias*

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

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

*Rabi Elias, President*

Print Name and Title

\_\_\_\_\_

Print Name and Title



I hereby certify that a resolution was adopted on the 5<sup>th</sup> day of November, 2020, by the Las Gallinas Valley Sanitary District authorizing the foregoing grant of easement.  
By *Teresa Lerch*  
*Teresa Lerch, Board Secretary*

**CALIFORNIA 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 Marin

On November 11, 2020 before me, Amy Leanne Schultz Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Rabi Elias  
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 Amy Leanne Schultz  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**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: D/E Easement  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PG&E EASEMENT**

BEING A PORTION OF THE LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT AS CONVEYED BY THAT CERTAIN DEED RECORDED AUGUST 22, 1958 IN BOOK 1212 OF OFFICIAL RECORDS AT PAGE 13, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS, AT PAGE 57, MARIN COUNTY RECORDS, LYING WITHIN SECTION 15, TOWNSHIP 2 NORTH, RANGE 5 WEST, MD, BEING A STRIP OF LAND 12.61 FEET WIDE LYING 6.305 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL TEN OF SAID GRANT DEED, SAID CORNER BEING ON THE BOUNDARY LINE OF THE LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT AS CONVEYED BY GRANT DEED AND DEED OF EASEMENTS RECORDED AUGUST 22, 1958 IN BOOK 1212 AT PAGE 13 AS SHOWN ON BOOK 17 OF SURVEYS AT PAGE 57, OF SAID OFFICIAL RECORDS;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY LINE OF SAID PARCEL TEN;

- 1) NORTH 75°30'00" EAST, A DISTANCE OF 110.05 FEET;
- 2) SOUTH 50°00'00" EAST, A DISTANCE OF 3.93 FEET;

THENCE LEAVING SAID SOUTHERLY LINE NORTH 36°45'11" EAST, A DISTANCE OF 30.86 FEET;

THENCE NORTH 41°15'29" EAST, A DISTANCE OF 94.24 FEET;

THENCE NORTH 39°59'00" EAST, A DISTANCE OF 13.52 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL TEN;

THENCE LEAVING SAID NORTHWESTERLY LINE OF SAID PARCEL TEN AND CONTINUING NORTH 39°59'00" EAST, A DISTANCE OF 154.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 113.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 44°50'15" WEST;

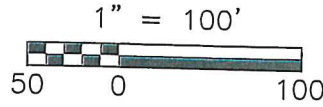
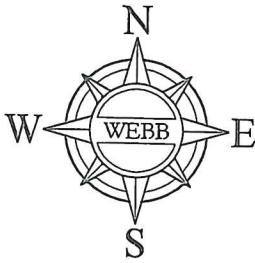
THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°03'50", AN ARC DISTANCE OF 174.45 FEET TO A POINT WHICH A RADIAL LINE BEARS NORTH 43°13'55" EAST;

THENCE SOUTH 53°21'38" EAST, A DISTANCE OF 24.93 FEET;

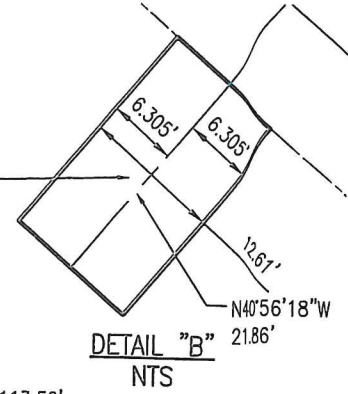




# EXHIBIT "B" PG&E EASEMENT



PGE EASEMENT  
276 SF



LANDS OF SILVEIRA SAN RAFAEL RANCH LLC,  
PARCEL SIX DOC. NO. 2016-0061171  
REC. 12/29/16, MARIN COUNTY RECORDS  
APN 155-011-12

LANDS OF SILVEIRA SAN RAFAEL RANCH LLC  
PARCEL TEN DOC. NO. 2016-0061171 REC. 12/29/2016  
MARIN COUNTY RECORDS  
APN 155-121-30

NORTHWESTERLY  
LINE PARCEL TEN

LGVSD PAR. 1A  
DN 81-037582  
REC. 8/20/81  
MARIN COUNTY RECORDS

N39°59'00"E  
154.46'

LGVSD RD EASMT.  
PAR. 2  
DN 81-037582  
REC. 8/20/1981  
RECORDS MARIN COUNTY

N39°59'00"E 13.52'

N41°15'29"E 94.24'

N36°45'11"E 30.86'

N50°00'00"W  
12.63'

N75°30'00"E  
110.05'

S50°00'00"E  
3.93'

POC  
SW COR.  
PAR. 1

1/2" I.P. TAGGED  
"LS 8806" PER  
2016 ROS 118

PARCEL NINE LANDS OF SILVEIRA SAN RAFAEL RANCH LLC DOC. NO. 2016-0061171  
REC. 12/29/2016 MARIN COUNTY RECORDS  
APN 155-121-17

PARCEL TWO LANDS OF COUNTY OF MARIN BOOK 2799  
PAGE 361 INST.19470 REC. 5/31/74 O.R. MARIN COUNTY RECORDS APN 155-121-13

PGE EASEMENT  
276 SF

17 O.S. 57  
1212 O.R. 13  
2016 ROS 118

LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT  
APN 155-121-27 & -29

QUITCLAIM DEED  
REC. 8/20/81  
DN 81037581 O.R.  
MARIN COUNTY RECORDS

SEE DETAIL "B"  
ABOVE

R=113.50'  
Δ=88°03'50" L=174.45'

S53°21'38"E 24.93'

S50°06'33"E 80.58'

S49°48'36"E 38.50'

S40°56'18"W 9.59'

S40°56'18"W 21.86'



THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED LEGAL DESCRIPTION IS TAKEN FROM DATA SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS AT PAGE 57, MARIN COUNTY RECORDS.

6/16/20  
(M.D.M. T2N R5W SEC. 15 SE 1/4 OF NW 1/4)

RANCHO SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS

**ALBERT A. WEBB ASSOCIATES**

**P G & E**

G:\2015\15-0154\Drawings\Mapping\PLATS N LEGALS\REVISED PGE ALR\15-154 PGE ESMT COUNTY.dwg

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.  
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.  
15-0154

SCALE: 1"=100'

DRWN BY ALR  
CHKD BY MJ

DATE 12/17/19  
DATE 12/17/19

SUBJECT: PGE EASEMENT

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**PG&E EASEMENT**

BEING A PORTION OF THE LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT AS CONVEYED BY THAT CERTAIN DEED RECORDED AUGUST 22, 1958 IN BOOK 1212 OF OFFICIAL RECORDS AT PAGE 13, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS, AT PAGE 57, MARIN COUNTY RECORDS, LYING WITHIN SECTION 15, TOWNSHIP 2 NORTH, RANGE 5 WEST, MD, BEING A STRIP OF LAND 10.00 FEET WIDE LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL TEN OF SAID GRANT DEED, SAID CORNER BEING ON THE BOUNDARY LINE OF THE LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT AS CONVEYED BY GRANT DEED AND DEED OF EASEMENTS RECORDED AUGUST 22, 1958 IN BOOK 1212 AT PAGE 13 AS SHOWN ON BOOK 17 OF SURVEYS AT PAGE 57, OF SAID OFFICIAL RECORDS;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY LINE OF SAID PARCEL TEN;

1) NORTH 75°30'00" EAST, A DISTANCE OF 110.05 FEET;

2) SOUTH 50°00'00" EAST, A DISTANCE OF 3.93 FEET;

THENCE LEAVING SAID SOUTHERLY LINE NORTH 36°45'11" EAST, A DISTANCE OF 30.86 FEET;

THENCE NORTH 41°15'29" EAST, A DISTANCE OF 94.24 FEET;

THENCE NORTH 39°59'00" EAST, A DISTANCE OF 13.52 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL TEN;

THENCE LEAVING SAID NORTHWESTERLY LINE OF SAID PARCEL TEN AND CONTINUING NORTH 39°59'00" EAST, A DISTANCE OF 154.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 113.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 44°50'15" WEST;

THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°03'50", AN ARC DISTANCE OF 174.45 FEET TO A POINT WHICH A RADIAL LINE BEARS NORTH 43°13'55" EAST;

THENCE SOUTH 53°21'38" EAST, A DISTANCE OF 24.93 FEET;

THENCE SOUTH 50°06'33" EAST, A DISTANCE OF 80.58 FEET;

EXHIBIT "C"  
LEGAL DESCRIPTION  
PG&E EASEMENT

THENCE SOUTH 49°48'36" EAST, A DISTANCE OF 38.50 FEET TO A POINT THEREON;

THENCE CONTINUING SOUTH 49°48'36" EAST, A DISTANCE OF 45.29 FEET;

THENCE SOUTH 50°09'20" EAST, A DISTANCE OF 67.51 FEET;

THENCE SOUTH 49°14'36" EAST, A DISTANCE OF 45.77 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL SIX AS CONVEYED BY THAT CERTAIN GRANT DEED TO SILVEIRA SAN RAFAEL RANCH LLC RECORDED DECEMBER 29, 2016 AS DOCUMENT 2016-0061171 OF OFFICIAL RECORDS OF THE COUNTY OF MARIN, CALIFORNIA FOR THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49°14'36" EAST, A DISTANCE OF 3.38 FEET;

THENCE SOUTH 43°40'23" EAST, A DISTANCE OF 19.59 FEET;

THENCE SOUTH 32°20'53" EAST, A DISTANCE OF 1.98 FEET;

THENCE SOUTH 65°24'39" EAST, A DISTANCE OF 85.83 FEET TO A POINT OF TERMINUS;

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE AT THE SAID EASTERLY LINE.

CONTAINING 1,108 SQUARE FEET, MORE OR LESS.

APN 155-121-27 & -29

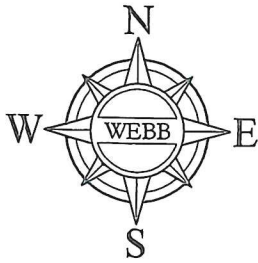
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SEE PLAT ATTACHED HERETO AS EXHIBIT "D" AND MADE A PART HEREOF. PREPARED UNDER MY SUPERVISION

  
\_\_\_\_\_  
MICHAEL E. JOHNSON, L.S. 7673      6/16/20      DATE

PREPARED BY: AL  
CHECKED BY: mf





# EXHIBIT "D" PG&E EASEMENT

1" = 100'



6/16/20

LGVSD PAR. 1A  
DN 81-037582  
REC. 8/20/81  
MARIN COUNTY RECORDS

LANDS OF SILVEIRA SAN RAFAEL RANCH LLC,  
PARCEL SIX DOC. NO. 2016-0061171  
REC. 12/29/16, MARIN COUNTY RECORDS  
APN 155-011-12

LANDS OF SILVEIRA SAN RAFAEL RANCH LLC  
PARCEL TEN DOC. NO. 2016-0061171  
REC. 12/29/16, MARIN COUNTY RECORDS  
APN 155-121-30

R=113.50'  
Δ=88°03'50" L=174.45'

N39°59'00"E 154.46'

40'

N44°50'15"W(R)

N43°13'35"E(R)

S53°21'38"E 24.93'

S50°06'33"E 80.58'

EASTERLY LINE  
PARCEL SIX

S49°48'36"E 38.50'

S49°48'36"E 45.29'

S50°09'20"E 67.51'

S49°14'36"E 45.77'

S49°14'36"E 3.38'

N75°30'00"E 110.05'

N39°59'00"E 13.52'

N41°15'29"E 94.24'

N36°45'11"E 30.86'

17 O.S. 57  
1212 O.R. 13  
2016 ROS 118

LANDS OF LAS GALLINAS  
VALLEY SANITARY DISTRICT  
APN 155-121-27 & -29

TPOB

PGE EASEMENT  
1108 SF

S43°40'23"E 19.59'

S32°20'53"E 1.98'

S65°24'39"E 85.83'

POC  
SW COR.  
PAR. 1

N50°00'00"W 3.93'  
N50°00'00"W 12.63'  
N50°00'00"W 147.13'  
BASIS OF BEARINGS

1/2" I.P.  
TAGGED "LS 8806"  
PER 2016 ROS 118

1/2" I.P. TAGGED  
"LS 8806" PER  
2016 ROS 118

PARCEL NINE LANDS OF SILVEIRA SAN RAFAEL RANCH LLC  
DOC. NO. 2016-0061171  
REC. 12/29/2016 MARIN COUNTY RECORDS  
APN 155-121-17

PARCEL TWO LANDS OF COUNTY OF MARIN BOOK 2799  
PAGE 361 INST.19470 REC.  
5/31/74 O.R. MARIN COUNTY RECORDS APN 155-121-13

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RANCHO SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS

(M.D.M. T2N R5W SEC. 15 SE 1/4 OF NW 1/4)

ALBERT A.

# WEBB

ASSOCIATES

# P G & E

G:\2015\15-0154\Drawings\Mapping\PLATS N LEGALS\REVISED PGE ALR\15-154 PGE ESMT COUNTY.dwg

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.  
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.  
15-0154

SCALE: 1"=100'

DRWN BY ALR  
CHKD BY MJ

DATE 12/17/19  
DATE 12/17/19

SUBJECT: PGE EASEMENT

EXHIBIT "E"  
LEGAL DESCRIPTION  
PG&E EASEMENT

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COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL TEN OF SAID GRANT DEED, SAID CORNER BEING ON THE BOUNDARY LINE OF THE LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT AS CONVEYED BY GRANT DEED AND DEED OF EASEMENTS RECORDED AUGUST 22, 1958 IN BOOK 1212 AT PAGE 13 AS SHOWN ON BOOK 17 OF SURVEYS AT PAGE 57, OF SAID OFFICIAL RECORDS;

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THENCE SOUTH 50°06'33" EAST, A DISTANCE OF 80.58 FEET;

**EXHIBIT "E"**  
**LEGAL DESCRIPTION**  
**PG&E EASEMENT**

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THENCE SOUTH 43°40'23" EAST, A DISTANCE OF 19.59 FEET;

THENCE SOUTH 32°20'53" EAST, A DISTANCE OF 1.98 FEET;

THENCE SOUTH 67°26'08" EAST, A DISTANCE OF 66.24 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 80°13'54" EAST, A DISTANCE OF 112.15 FEET TO A POINT OF TERMINUS;

CONTAINING 3,364 SQUARE FEET, MORE OR LESS.

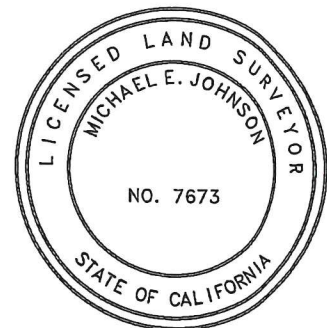
APN 155-121-27 & -29

THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED LEGAL DESCRIPTION IS TAKEN FROM DATA SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS AT PAGE 57, MARIN COUNTY RECORDS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "F" AND MADE A PART HEREOF. PREPARED UNDER MY SUPERVISION

  
MICHAEL E. JOHNSON, L.S. 7673      6/16/20  
DATE

PREPARED BY: AL  
CHECKED BY: mf



# EXHIBIT "F" PG&E EASEMENT



6/16/20

LGVSD PAR. 1A  
DN 81-037582  
REC. 8/20/1981  
MARIN COUNTY RECORDS

LANDS OF SILVEIRA SAN RAFAEL RANCH LLC,  
PARCEL SIX DOC. NO. 2016-0061171  
REC. 12/29/16, MARIN COUNTY RECORDS  
APN 155-011-12

LANDS OF SILVEIRA SAN  
RAFAEL RANCH LLC  
PARCEL TEN DOC. NO.  
2016-0061171  
REC. 12/29/16,  
MARIN COUNTY RECORDS  
APN 155-121-30

LANDS OF LAS GALLINAS  
VALLEY SANITARY DISTRICT  
APN 155-011-15  
LGVSD RD EASMT. PAR. 2  
DN 81-037582  
REC. 8/20/1981  
MARIN COUNTY RECORDS

17 O.S. 57  
1212 O.R. 13  
2016 ROS 118  
LANDS OF LAS GALLINAS  
VALLEY SANITARY DISTRICT  
APN 155-121-27 & -29

QUITCLAIM DEED  
REC. 8/20/81  
DN 81037581 O.R.  
MARIN COUNTY RECORDS

PARCEL TWO LANDS OF  
COUNTY OF MARIN BOOK 2799  
PAGE 361 INST.19470 REC.  
5/31/74 O.R. MARIN COUNTY  
RECORDS APN 155-121-13

THE BASIS OF BEARINGS FOR THE HEREIN  
DESCRIBED LEGAL DESCRIPTION IS TAKEN  
FROM DATA SHOWN ON THAT CERTAIN  
RECORD OF SURVEY FILED IN BOOK 17  
OF SURVEYS AT PAGE 57, MARIN COUNTY  
RECORDS.

RANCHO SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS

(M.D.M. T2N R5W SEC. 15 SE 1/4 OF NW 1/4)



P G & E

G:\2015\15-0154\Drawings\Mapping\PLATS N LEGALS\REVISED PGE ALR\15-154 PGE ESMT COUNTY.dwg

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.  
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O.  
15-0154

SCALE: 1"=100'

DRWN BY ALR  
CHKD BY MJ

DATE 12/17/19  
DATE 12/17/19

SUBJECT: PGE EASEMENT

**EXHIBIT "G"**  
**LEGAL DESCRIPTION**  
**PG&E EASEMENT**

BEING A PORTION OF THE LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT AS CONVEYED BY THAT CERTAIN DEED RECORDED AUGUST 22, 1958 IN BOOK 1212 OF OFFICIAL RECORDS AT PAGE 13, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS, AT PAGE 57, MARIN COUNTY RECORDS, LYING WITHIN SECTION 15, TOWNSHIP 2 NORTH, RANGE 5 WEST, MD, BEING A STRIP OF LAND 10.00 FEET WIDE LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF THE LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT 1212 O.R. 13 MARIN COUNTY RECORDS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS AT PAGE 57, MARIN COUNTY RECORDS;

THENCE NORTH 62°15'00" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LANDS OF LAS GALLINAS VALLEY SANITARY DISTRICT AND SAID RECORD OF SURVEY, A DISTANCE OF 124.20 FEET;

THENCE LEAVING SAID BOUNDARY LINE SOUTH 87°40'11" EAST, A DISTANCE OF 118.97 FEET;

THENCE NORTH 28°04'09" EAST, A DISTANCE OF 175.00 FEET;

THENCE NORTH 48°00'03" WEST, A DISTANCE OF 117.04 FEET;

THENCE NORTH 00°26'37" WEST, A DISTANCE OF 21.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 26°15'01" EAST, A DISTANCE OF 26.57 FEET;

THENCE NORTH 68°29'19" EAST, A DISTANCE OF 109.90 FEET;

THENCE SOUTH 60°52'07" EAST, A DISTANCE OF 4.56 FEET;

THENCE NORTH 31°35'33" EAST, A DISTANCE OF 12.08 FEET;

THENCE NORTH 15°06'37" WEST, A DISTANCE OF 203.04 FEET;



EXHIBIT "G"  
LEGAL DESCRIPTION  
PG&E EASEMENT

THENCE NORTH 44°26'22" EAST, A DISTANCE OF 17.52 FEET TO THE POINT OF  
TERMINUS.

CONTAINING 3,737 SQUARE FEET, MORE OR LESS.

APN 155-121-27 & 29

THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED LEGAL DESCRIPTION IS TAKEN  
FROM DATA SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 17 OF  
SURVEYS AT PAGE 57, MARIN COUNTY RECORDS.

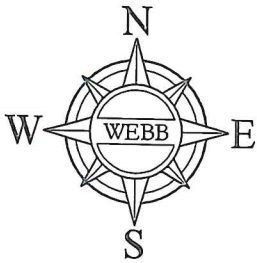
SEE PLAT ATTACHED HERETO AS EXHIBIT "H" AND MADE A PART HEREOF.  
PREPARED UNDER MY SUPERVISION

  
\_\_\_\_\_  
MICHAEL E. JOHNSON, L.S. 7673      5/22/20  
DATE

PREPARED BY: AL  
CHECKED BY: AM



# EXHIBIT "H" PG&E EASEMENT



17 O.S. 57  
1212 O.R. 13  
2016 ROS 118  
LANDS OF LAS GALLINAS  
VALLEY SANITARY DISTRICT  
APN 155-121-27 & -29

QUITCLAIM DEED  
REC. 8/20/81  
DN 81037581 O.R.  
MARIN COUNTY RECORDS

PARCEL TWO LANDS OF COUNTY  
OF MARIN BOOK 2799 PAGE 361  
INST.19470 REC. 5/31/74 O.R.  
MARIN COUNTY RECORDS  
APN 155-121-13



5/22/20

3/4" I.P. WITH NAIL &  
TAG "LS 3077"  
PER 2016 ROS 118

N62°15'00"W 355.16'  
BASIS OF BEARINGS

S87°40'11"E 118.97'

N00°26'37"W 21.97'

N48°00'03"W 117.04'

N26°15'01"E 26.57'

N68°29'19"E 109.90'

N31°35'33"E 12.08'

N15°06'37"W 203.04'

N44°26'22"E 17.52'

PGE EASEMENT  
3737 SF

5'  
5'  
10'

S60°52'07"E  
4.56'

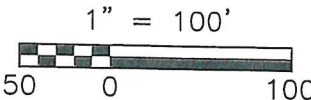
LANDS OF COUNTY  
OF MARIN  
APN 155-060-23  
2712 O.R. 106  
RECORDS OF MARIN  
COUNTY

POC S'LY  
CORNER  
RS 2016/118

3/4" I.P. WITH PLASTIC PLUG  
"LS 8806" PER 2016 ROS 118

124.20'

N28°04'09"E 175.00'



THE BASIS OF BEARINGS FOR THE HEREIN  
DESCRIBED LEGAL DESCRIPTION IS TAKEN  
FROM DATA SHOWN ON THAT CERTAIN  
RECORD OF SURVEY FILED IN BOOK 17  
OF SURVEYS AT PAGE 57, MARIN COUNTY  
RECORDS.

RANCHO SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS

(M.D.M. T2N R5W SEC. 15 SE 1/4 OF NW 1/4)

A L B E R T A .  
**WEBB**  
A S S O C I A T E S

P G & E

G:\2015\15-0154\Drawings\Mapping\PLATS N LEGALS\REVISED PGE ALR\15-154 PGE ESMT COUNTY.dwg

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SHEET 1 OF 1

W.O.  
15-0154

SCALE: 1"=100'

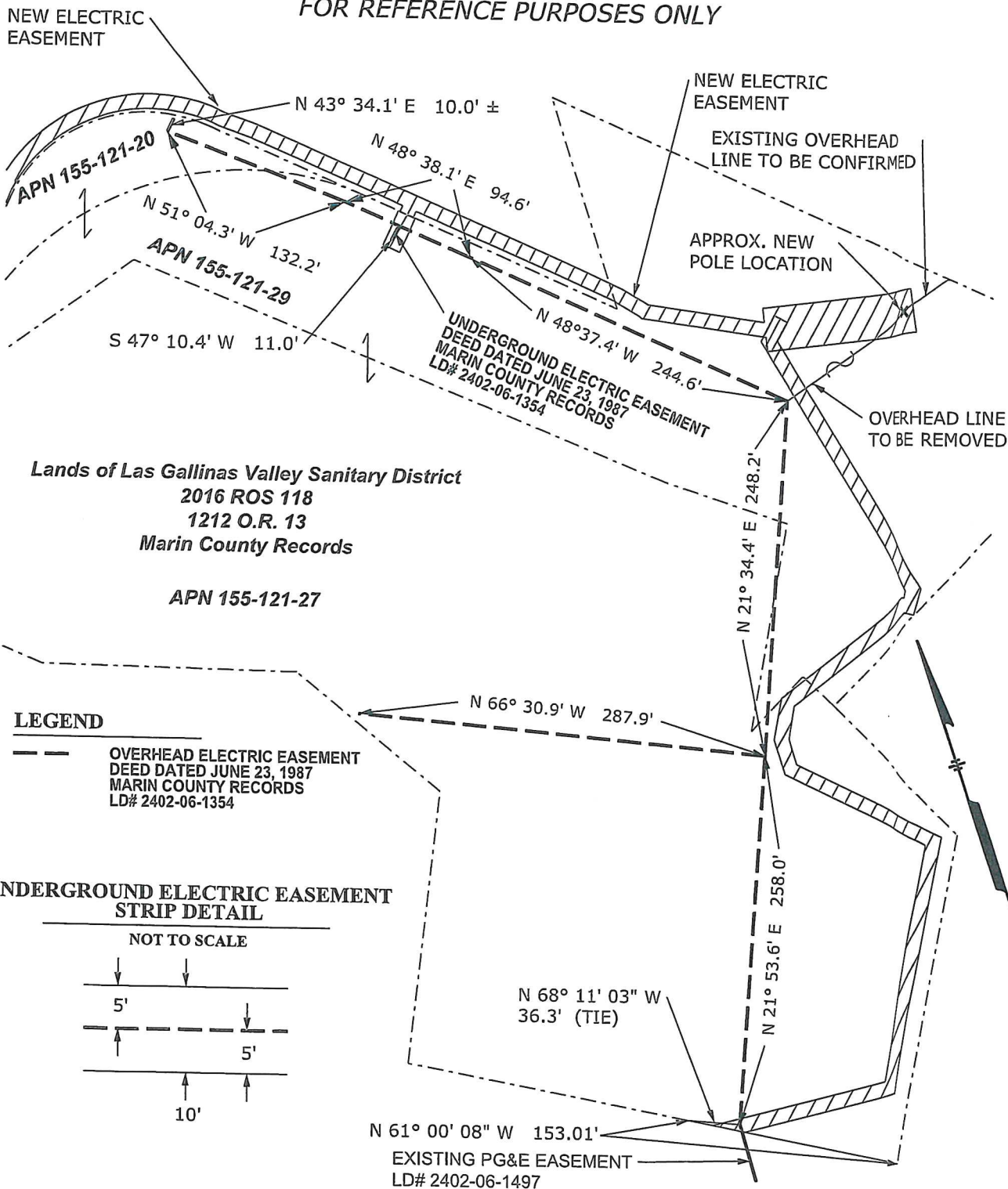
DRWN BY ALR  
CHKD BY MJ

DATE 12/17/19  
DATE 12/17/19

SUBJECT: PGE EASEMENT

# EXHIBIT "I"

FOR REFERENCE PURPOSES ONLY



Lands of Las Gallinas Valley Sanitary District  
2016 ROS 118  
1212 O.R. 13  
Marin County Records  
APN 155-121-27

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

Applicant:

300 SMITH RANCH ROAD, SAN RAFAEL - ELEC. QUITCLAIM

SCALE

N/A

DATE

4/29/20

SECTION (SE/NW/15)	TOWNSHIP (2N)	RANGE (6W)	MERIDIAN (MDM)
-----------------------	------------------	---------------	-------------------

COUNTY OF: MARIN	CITY OF: SAN RAFAEL
F.B.:	DR.BY: CWJ6 CH.BY: DAK8

PLAT MAP: SS3301, RR33  
REFERENCES: LD 2402-06-1354

2016 ROS 118	PG&E	NORTH COAST DIVISION	31495348	31495348
			AUTHORIZ	DRAWING NO.

Pacific Gas and Electric Company



## EXHIBIT "J"

### 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.

Utility Distribution Easement (02/2020)

Attach to LD: 2402-06-10105

Area, Region or Location: 7

Land Service Office: Santa Rosa

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: (24.02.06.15.42), San Pedro Santa Margarita Y Las Gallinas

FERC License Number: N/A

PG&E Drawing Number: N/A

Plat No.: RR33, SS3301

LD of Affected Documents: 2402-06-1354

LD of Cross Referenced Documents: 2402-06-1497

Type of interest: Electric Pole Line Easements (3), Electric Underground Easements (4)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35110428

JCN: N/A

County: Marin

Utility Notice Number: N/A

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

Prepared By: CWJ6

Checked By: DAK8 *DK*

Approved By:

Revised by:

\\SANTAROSA02\SarHQShared\GenlSvcs\Land\R\_W 2019\Marin\35110428 - 35077093 - 300 Smith Ranch Rd, Novato\Working Files