


Placer Title Company
Escrow No. 2013-34426-BAS
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667
APN: 329-280-12, 329-280-13


El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2013-0043312-00
Acct 6-PLACER TITLE CO
Friday, AUG 16, 2013 14:32:29
Ttl Pd \$33.00 Rcpt # 0001547223
LJP/C1/1-6

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

GRANT OF PUBLIC UTILITY EASEMENT

PCOS
FILED

For Valuable Consideration, receipt of which is hereby acknowledged, **TOWER ENERGY GROUP, A CALIFORNIA CORPORATION** hereinafter called GRANTOR, owner of the real property herein described, does hereby grants to **PACIFIC GAS AND ELECTRIC COMPANY**, a public utility easement, for any and all public purposes, over, under, and across a portion of all that certain real property situate in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits A3 and B3, attached hereto and made a part hereof.

Said public utility easement shall include rights of way for Public Utilities such as water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electric, telephone and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

TO HAVE AND TO HOLD said lands and interests therein unto COUNTY OF EL DORADO and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property granted herein or structures constructed thereon are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on COUNTY OF EL DORADO, its successors and assigns.

COUNTY OF EL DORADO, does hereby covenant and agree as a covenant running with the land for itself, successors and assigns, that

- (a) no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed; and

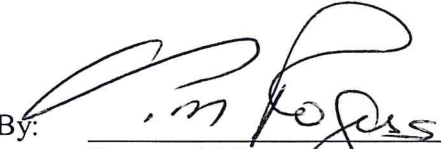
(b) County of El Dorado shall use the lands and interests in land so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as Regulations may be amended; and


(c) in the event of breach of any of the above-mentioned nondiscrimination conditions, and only after determination that it is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed upon COUNTY OF EL DORADO's acquisition.

Pacific Gas and Electric Company shall repair any damage, at its expense, caused by Pacific Gas and Electric Company's entry onto the easement area and Grantor's remaining property, pursuant to the rights in this Public Utility Easement, and shall restore the easement area and Grantor's remaining property as nearly as possible to its original condition.

IN WITNESS WHEREOF, GRANTORS has hereunto subscribed his name this 28th day of May, 2013.

GRANTOR: TOWER ENERGY GROUP, A CALIFORNIA CORPORATION

By: 
Twanna M. Rogers
~~President~~ Secretary

By: 
John T. Rogers
Secretary ~~Secretary~~ president

(All signatures must be acknowledged by a Notary Public)

CALIFORNIA ALL PURPOSE

ACKNOWLEDGMENT

State of California
County of Los Angeles

On May 28, 2013 before me, Kimberly Scioli, Notary Public,
(here insert name and title of the officer)

Personally appeared Twanna M. Rogers and
John T. Rogers,

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 Kimberly Scioli



(Seal)

Exhibit 'A3'
(36185-2)

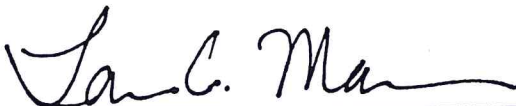
All that certain real property situate in the Southwest One-Quarter of Section 25, Township 10 North, Range 10 East, M.D.M., El Dorado County, State of California, being a portion of that particular property described in that certain document number 1998-0024912, official records said county and state more particularly described as follows:

Beginning at the northwest corner of said property; thence from said POINT OF BEGINNING along the northerly line of said property South 85° 32' 51" East 29.82 feet to the beginning of a non-tangent curve to the left having a radius of 2839.98 feet; thence leaving said line along said curve through a central angle of 02° 33' 51" an arc length of 127.10 feet, said curve being subtended by a chord which bears South 41° 30' 29" West 127.09 feet; thence South 40° 13' 33" West 103.48 feet to the beginning of a curve to the left having a radius of 3440.00 feet; thence along said curve through a central angle of 01° 30' 10" an arc length of 90.23 feet, said curve being subtended by a chord which bears South 39° 28' 28" West 90.23 feet to the beginning of a non-tangent curve to the right having a radius of 37.83 feet; thence along said curve through a central angle of 52° 22' 00" an arc length of 34.57 feet, said curve being subtended by a chord which bears North 02° 04' 43" East 33.38 feet; thence North 28° 15' 43" East 9.72 feet to the westerly line of said property; thence along said westerly line North 39° 28' 29" East 38.91 feet to the beginning of a non-tangent curve to the right having a radius of 4979.30 feet; thence along said curve through a central angle of 02° 37' 53" an arc length of 228.68 feet, said curve being subtended by a chord which bears North 40° 22' 44" East 228.66 feet to the POINT OF BEGINNING. See Exhibit 'B3' attached hereto and made a part hereof.

END OF DESCRIPTION

The basis of bearing for this description is CCS Zone 2 NAD83 grid north. All distances shown are grid distances. Divide distances by 0.999860 to obtain ground distances.

The purpose of this description is to describe that portion of said property as an easement.



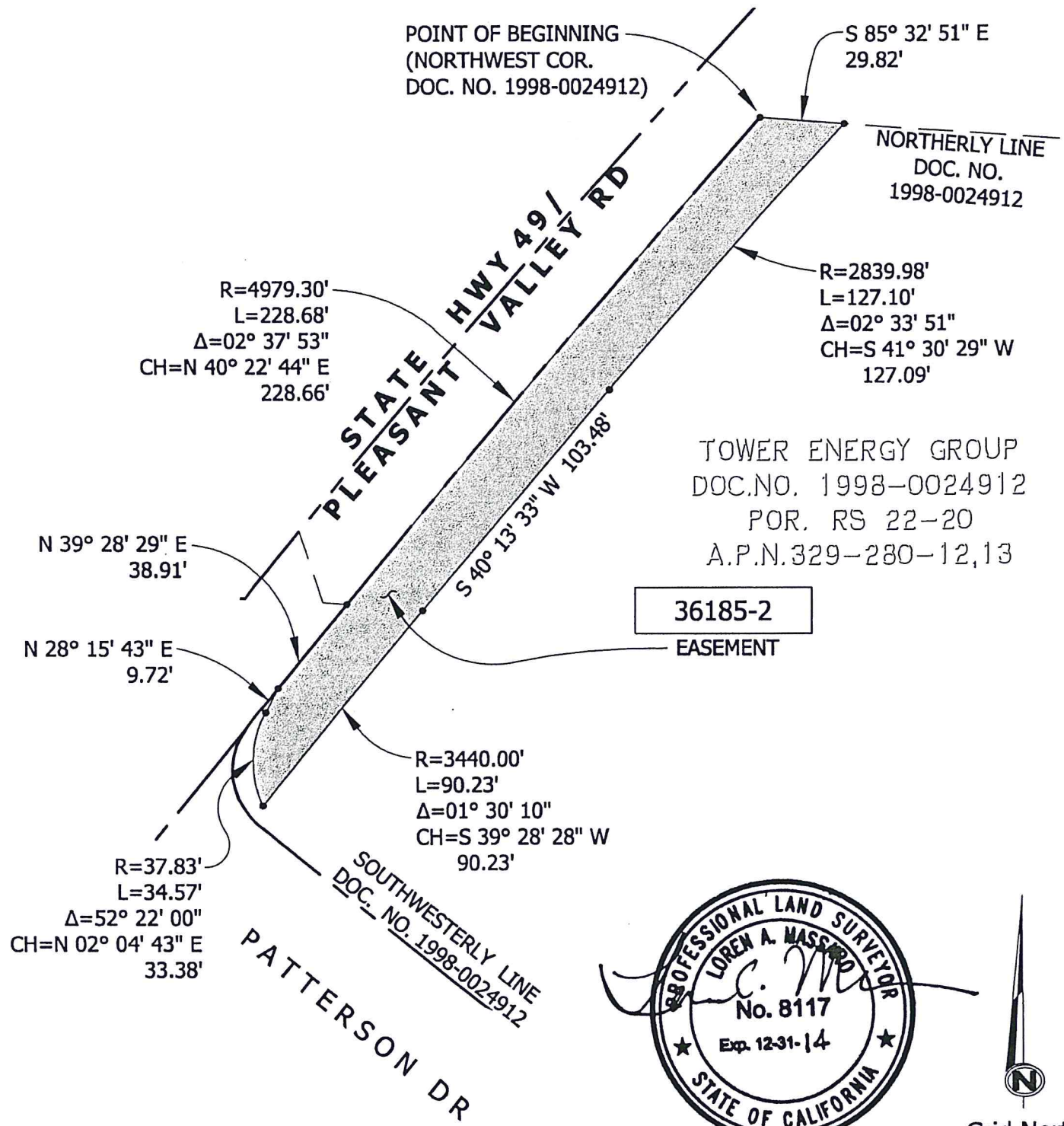
Loren A. Massaro P.L.S. 8117
Associate Land Surveyor
El Dorado County
Department of Transportation

Dated: 04.23.2013



EXHIBIT 'B3'

Situate in the Southwest One-Quarter of Section 25, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



Grid North
Scale 1"=50'

CO.	RTE.	P.M.
ED	49	10.51/10.78

043312

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Public Utility Easement dated May 28, 2013, from **TOWER ENERGY GROUP, A CALIFORNIA CORPORATION**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 329-280-12 and 329-280-13

Dated this 21 day of May, 2013.

COUNTY OF EL DORADO

By: 

Ron Briggs, Chair
Board of Supervisors

ATTEST:

James S. Mitrison

Clerk of the Board of Supervisors

By: 

Deputy Clerk