

**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/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# 2111-12-10013**

**EASEMENT DEED**

EL DORADO COUNTY, a political subdivision 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 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 therefor, on, 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 unincorporated area of the County of El Dorado, State of California, described as follows:

(APN 101-330-081)

TRACT 1 as shown upon the Record of Survey filed for record January 7, 2015 in Book 34 of Maps at page 70, El Dorado County Records.

The facilities and easement areas 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; and fixtures and appurtenances necessary to any and all thereof, as Grantee deems necessary for the transmission and distribution of electric energy and for communication purposes; all to be located within the strips of land of the uniform width of 10 feet lying 5 feet on each side of the alignment of said facilities as initially installed hereunder; and such devices and equipment with suitable concrete pads and adequate protection therefor as Grantee may from time to time deem necessary for transforming electric energy located within the parcels of land of the uniform width and length of 20 feet centered on said facilities as initially installed hereunder. The approximate location of said facilities are shown upon Grantee's Drawing No. L-11-12-25, labeled as Exhibit A, attached hereto and made a part hereof.

Grantee agrees that on receiving a request in writing, it will, at Grantee'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, without Grantee paying compensation, any and all trees and brush now or hereafter within said easement areas, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement areas 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 areas as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor also grants to Grantee the right to excavate, grade, and level the ground, including the right to construct, reconstruct, replace (of initial size or any other size), remove, maintain, and inspect walls to maintain the graded slopes for the protection of Grantee's public utility facilities located within the easement areas, together with the right to construct and maintain drainage facilities and other appurtenances in connection with the walls.

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 areas, or diminish or substantially add to the ground level within said easement areas, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor also grants to Grantee the right to install, maintain, and use aboveground facilities and equipment including, but not limited to cabinets, boxes, a pole-mounted antennae, and other appurtenances ("Aboveground Communication Facilities") at the locations within the easement areas as shown on Exhibit "A" for the purpose of transmitting and receiving data to remotely monitor, control, and operate equipment associated with the electric facilities, and the right to install, maintain, and use additional Aboveground Communication Facilities in the future at other locations within the easement areas that will not materially interfere with Grantor's use of said lands; together with the right to energize and install adequate protection for the Aboveground Communication 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 areas including ingress thereto and egress therefrom.

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.

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 Grantor Officer or employee with responsibility for administering this Easement Deed is Charles Harrell, Facilities Division Manager, Chief Administrative Office, or successor.

Grantor and Grantee agree to the additional terms presented in the Key Terms, labeled as Exhibit "B", attached hereto and made a part hereof.

Character of Easement - The easement granted herein is an easement in gross.

Term - This easement shall commence on the date it is recorded and continue in perpetuity.

Assignment - This easement is not assignable, unless both parties consent to the assignment in writing.

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

EL DORADO COUNTY, a political subdivision of the State of California

\_\_\_\_\_  
By \_\_\_\_\_, Member

\_\_\_\_\_  
By \_\_\_\_\_, Member

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

Attach to LD: 2111-12-10013  
Area: 6  
Land Service Office: Sacramento  
Line of Business: Electric Distribution (43)  
Business Doc Type: Easements  
MTRSQ: 21.11.12.25.11  
PG&E Drawing Number: L-11-12-25  
LD of any affected documents: n/a  
LD of any Cross-referenced documents: n/a  
Plat No.: H4702, H47  
Type of interest: Electric Underground (4),  
Communications (6)  
Order: 35367468  
County: El Dorado  
Prepared By: VSL2  
Checked By: EKF2  
Approved By: TKP5

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.

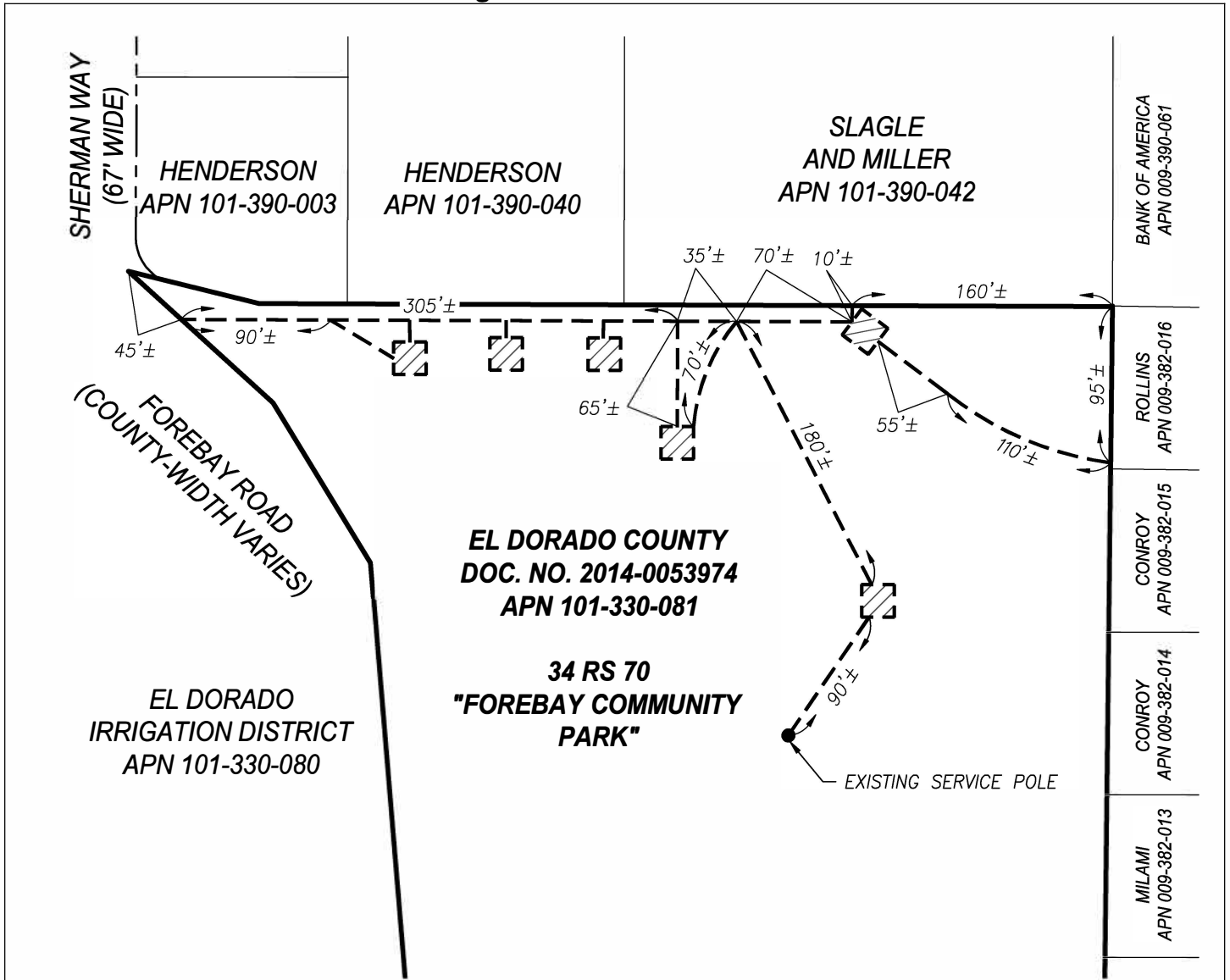
WITNESS my hand and official seal.

\_\_\_\_\_  
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 \_\_\_\_\_

Drawing No. L-11-12-25 / Exhibit A



**LEGEND**

- ROAD RIGHT OF WAY
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- APPROXIMATE LOCATION  
20'x20' EASEMENT AREA (2400 SQFT)
- APPROXIMATE CENTERLINE  
10' WIDE EASEMENT AREA (9,900 SQFT ±)



PROPERTY LINES ARE APPROXIMATE AND FOR REFERENCE PURPOSES ONLY.  
UNLESS OTHERWISE SHOWN, ALL COURSES EXTEND TO OR ALONG BOUNDARIES OR LINES.

SHEET 1 OF 1  
**Exhibit A**

PG&E - PSPS - EL DORADO PH 2101-668674 PH 1					SCALE 1" = 100'	DATE 2/5/2026
SECTION NE1/4 NE1/4 25	TOWNSHIP 11N	RANGE 12E	MERIDIAN MDM	COUNTY OF: EL DORADO	CITY OF: UNINCORPORATED	
				F.B.: N/A	DR.BY: VSL2	CH.BY: EKF2
PLAT MAP REFERENCES	H4702, H47 45 PM 17			<b>PG&amp;E</b>	SIERRA DIVISION	35367468 AUTHORIZE
					L-11-12-25 DRAWING NO.	



**Jeff Aldal**  
Principal Right of Way Agent  
6030 West Oaks Blvd. #300  
Rocklin, CA 95765  
Cell: (916) 261-5030  
Email: Jeffrey.Aldal@pge.com

May 14, 2026

COUNTY OF EL DORADO  
330 FAIR LANE  
PLACERVILLE, CA 95667

**Re: 35367468\_PSPS - EL DORADO PH 2101-668674 PH 1**  
**APN: 101-330-081, 5581 GAIL DR, POLLOCK PINES, CA 95726**

Dear COUNTY OF EL DORADO:

Thank you for working with Pacific Gas and Electric Company (PG&E) on its 35367468\_PSPS - EL DORADO PH 2101-668674 PH 1 project. As we've discussed, in order to facilitate the system upgrades and undergrounding work, PG&E will acquire an easement on your property. Here are the key terms we are presenting to you:

1. Premises: APN: 101-330-081, 5581 GAIL DR, POLLOCK PINES, in EL DORADO COUNTY
2. Type of Agreement: Easement Deed
3. Price: \$2,800 total to be paid upon the recorded easement
4. Use: Installation of underground facilities and above-ground appurtenances
5. Special Conditions:
  - a. PG&E agrees to pave Gail Drive as part of our project scope
  - b. If PG&E identifies vegetation outside the easement that may pose a hazard to the facilities, PG&E will provide written notice to El Dorado County (the County) at least 14 days in advance of any planned removal or trimming.
  - c. This notice period will allow the County to coordinate community use of the park (e.g., scheduled events) or request adjustments to the timing of the work.
  - d. PG&E will perform full and complete removal of all vegetation resulting from hazard-related work, including wood, debris, and stump removal, unless otherwise agreed upon by the County.
  - e. PG&E agrees to remove the old stack of wood near the baseball field as well as the wood pile from the more recently cut oak tree along Gail Dr., as part of this project.
  - f. To ensure coordination around public use of Forebay Park, and except in case of an emergency, PG&E agrees to provide advance notice to the County for:
    - i. Activities during the construction phase, and
    - ii. Any future maintenance work at the site
    - iii. Primary El Dorado County contact will be Zachary Perras, Parks Manager: [zachary.perras@edcgov.us](mailto:zachary.perras@edcgov.us)
    - iv. Secondary El Dorado County contact will be Carrie McChesney, Facilities Analyst: [carrie.mcchesney@edcgov.us](mailto:carrie.mcchesney@edcgov.us)

#9994

A copy of the Easement Deed is enclosed for your review and signature.

If the above terms are acceptable, please return the signed and notarized Easement Deed to our contract Right of Way Agent, Jennifer Walker at 660 Auburn Folsom #203, Auburn, CA 95603 with tracking. Once the documents have been received, PG&E will record the easement with the County and forward a copy of the recorded easement to you and begin processing your payment for the recorded easement. You can expect to receive payment within 30-60 days after the documents have been received.

Please contact our contract Right of Way Agent, Jennifer Walker at (916) 203-0635 or via email at [Jennifer.Walker@pge.com](mailto:Jennifer.Walker@pge.com) to discuss the enclosures, the above terms, and any questions you may have. Thank you again for working with PG&E on this important project.

Sincerely,



Jeff Aldal, SR/WA  
Principal Right of Way Agent  
Underground Pre-Construction Delivery

Enclosures: Easement Deed LD # 2111-12-10013