

Exhibit "A"

Distribution Easement (Rev.3/2026)

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# 2406-04-10086

EASEMENT DEED

CITY OF NAPA, a municipal 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 excavate for, construct, reconstruct, install, replace (of initial or any other equal or lesser size), remove, maintain, inspect and use facilities of the type hereinafter specified ("**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 ("**Property**") situated in the City of Napa, County of Napa, State of California, described as follows:

(APN 041-030-040)

The 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; and fixtures and appurtenances reasonably necessary to any and all thereof, as Grantee deems necessary using reasonable judgement for the distribution of electric energy and communication purposes located within the strip of Property of the uniform width of 10 feet, lying 5 feet on each side of the alignment of the Facilities as initially installed hereunder ("**Easement Area**"). The approximate location of said Easement Area and Facilities are described in EXHIBIT "A" and depicted in EXHIBIT "B" 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 strip 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 Property 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, provided, however, that Grantee's such use of contiguous lands shall be limited to the temporary use areas reasonably required for the applicable work, and Grantee shall use commercially reasonable efforts to minimize interference with Grantor's use of the remaining Property.

The Easement Area is nonexclusive, and Grantor retains the right to use the Easement Area and the remainder of its Property for any purpose not inconsistent with the rights granted herein. The Easement is granted subject to all existing easements, rights-of-way, and encumbrances, whether recorded or unrecorded, and to Grantor's right to use the remaining Property for public purposes.

Grantee may enter the Easement Area to conduct the uses permitted herein within the Easement Area, provided such use does not unreasonably interfere with, damage, or restrict Grantor's use of its Property or any existing or future improvements located thereon.

Grantor hereby covenants and agrees not to place or construct, nor knowingly permit a third party under Grantor's control 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 Area, or construct any fences that will unreasonably interfere with Grantee's rights hereunder.

Grantee agrees to indemnify and hold harmless Grantor from any and all loss, damages or liability, (including reasonable attorney's fees and costs) connected with Grantee's occupation of said lands or resulting from the injury to or death of any person, or damage to or loss or destruction of any property arising out of Grantee's negligent acts or omissions or willful misconduct; provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by Grantor's gross negligence or willful misconduct. Grantee's obligations under this paragraph shall survive the termination of this Easement Deed for a period of one (1) year.

Upon the completion of any construction activities within said Easement Area, Grantee shall restore the surface, including paving, vegetation and other improvements to as near as practicable to the condition that existed prior to such construction.

Grantee shall maintain commercial general liability insurance during the Easement term with limits of at least \$2,000,000 per occurrence and \$2,000,000 aggregate, naming Grantor as an additional insured and including unmodified contractual liability coverage. Any insurance proceeds available above these limits and applicable to a claim shall also apply to Grantor. Grantee shall have the ability to self-insure the insurance requirements described and shall provide a certificate of self-insurance before any work or access to the Easement Area. Grantee will be responsible for its agents, contractors, or third parties under its control using the Property pursuant to the Easement, maintaining sufficient limits of the appropriate insurance coverage for the scope of work being performed. Grantor's Risk Manager may reasonably increase required limits upon thirty (30) days' written notice.

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, and all covenants shall apply to and run with the land.

Dated: _____, _____.

CITY OF NAPA, a municipal corporation

Steve Potter, City Manager

Attach to LD: 2406-04-10086
Area, Region or Location: 7
Land Service Office: Sacramento
Line of Business: Electric Distribution (43)
Business Doc Type: Easements
MTRSQ: 24.06.04.31.23
PG&E Drawing Number: L-06-04-31
Plat No.: LL-3713
Type of interest: Electric Underground Easements (4), Communication Easements (6)
Order or PM: 35367513
County: Napa
Prepared By: JILN
Checked By: TST2
Approved By: W1PH/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 _____

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.

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Signature of Notary Public

(Seal)

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- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

EXHIBIT "A"

LANDS:

(APN 041-030-040)

Real property situate in the City of Napa, County of Napa, State of California, being a portion of the southwest quarter of the southeast quarter of Section 31, Township 6 North, Range 4 West, Mount Diablo Base and Meridian, more particularly described as follows:

The parcel of land bounded on the south and west by the general northerly and northeasterly boundary lines of Redwood Road as said road is shown upon the map filed for record April 13, 1988 in Book 16 of Maps at page 1, Napa County Records, bounded on the east by the westerly boundary line of the parcel of land described in the deed from David P. Riordan and Amanda D. Riordan, husband and wife, to James L. Turley and Kathy Turley, as trustees, dated May 10, 2019 and recorded as Document No. 2019-009074, Napa County Records, bounded on the north by the southerly and southwesterly boundary lines of two parcels of land, one being PARCEL 1 as shown upon the map filed for record December 8, 1972 in Book 4 of Parcel Maps at page 68, Napa County Records, and the other conveyed by Michael C. Dimick and Adele L. Dimick, as trustees, to George Orr Hendry by deed dated September 28, 1994 and recorded as Document No. 1994-029674, Napa County Records, and therein designated PARCEL TWO.

EASEMENT:

A strip land of the uniform width of 10 feet extending from southerly boundary line of said lands northerly, being contiguous to and westerly of the westerly boundary line of the parcel of land described in the Easement Relocation Agreement between the City of Napa and Pacific Gas and Electric Company dated January 8, 2008 and recorded as Document No. 2009-0012309, Napa County Records, and lying 5 feet on each side of the line described as follows:

Commencing at the found 2-1/2 inch brass disk stamped R.C.E. 24157 in a monument well shown on the Final map filed for record April 13, 1988 in Book 16 of Maps at page 1, Napa County Records, as marking the intersection of Redwood Road and Browns Valley Road centerlines and running thence along said Redwood Road centerline

- (a) north 87°24'00" west 323.82 feet; thence leaving last said line at right angles
- (b) north 02°36'00" east 20.00 feet

to a point in the southerly boundary line of said lands, said point being the TRUE POINT OF BEGINNING of said described line; thence leaving said southerly boundary line

- (1) north 02°36'00" east 10.00 feet

to a point within the boundary lines of said lands.

Containing 100 square feet (0.002 acres) more or less.

The foregoing description is based on a survey made by Psomas in June 2023. The basis of bearings used is based on a course in the centerline of Redwood Road which course according to said Final Map has a bearing of North 87°24'00" West and a distance of 506.90 feet.

End of Description

Prepared by:
PSOMAS


Josephina Campbell, CA. LS No. 9642

12/15/25
Date

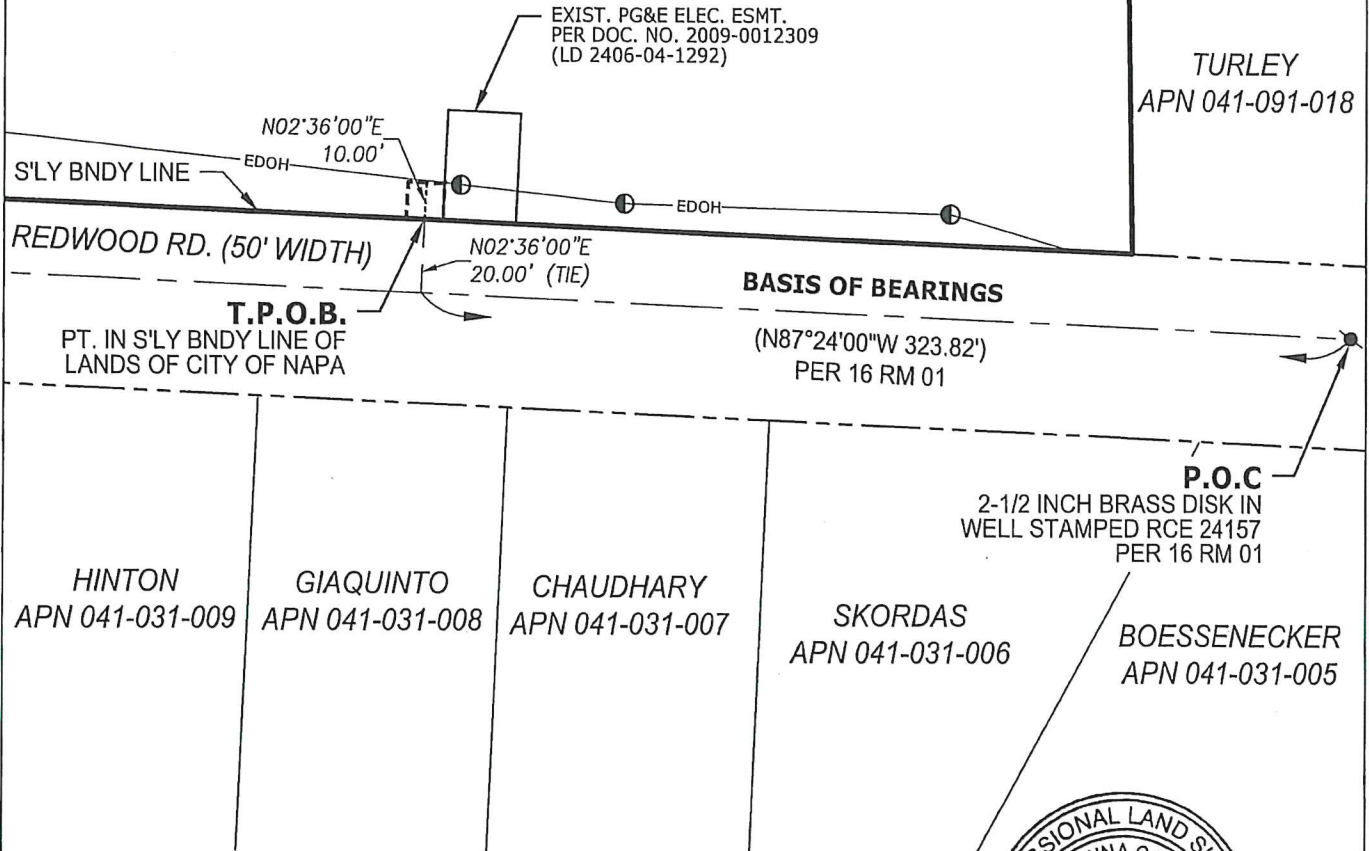


NAPA RANCHO

HENDRY
APN 035-101-002

CITY OF NAPA
APN 041-030-040

TURLEY
APN 041-091-018



LEGEND

- ROAD RIGHT OF WAY
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- PROPOSED EASEMENT CENTERLINE
- 10'x10' EASEMENT AREA (100 SQFT)
- ⊙ APPROXIMATE LOCATION OF EXISTING POLE
- EDOH — APPROXIMATE LOCATION OF EXISTING ELECTRICAL DISTRIBUTION OVERHEAD LINE
- ROAD CENTERLINE
- EXISTING EASEMENT
- TIE LINE



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 "B"

PG&E - 3UG - CWSP - PUBELO 2103678 PH 1.1					SCALE 1"=50'	DATE 12/9/2025
SECTION SW1/4 SE1/4 31	TOWNSHIP 06N	RANGE 04W	MERIDIAN MDM	COUNTY OF: NAPA F.B.: N/A	CITY OF: NAPA CH.BY: JMC	
PLAT MAP REFERENCES	LL-3713 16-RM-01		PG&E	NORTH BAY DIVISION	35367513 AUTHORIZE	L-06-04-31 DRAWING NO.