

PUBLIC UTILITIES COMMISSION
505 Van Ness Avenue
San Francisco CA 94102-3298



Pacific Gas & Electric Company
GAS (Corp ID 39)
Status of Advice Letter 4789G/7008E
As of September 11, 2023

Subject: Quitclaim of a Gas and Electric Distribution Easement in the City of Fresno Request for Approval Under Section 851 and General Order 173

Division Assigned: Energy

Date Filed: 08-18-2023

Date to Calendar: 08-23-2023

Authorizing Documents: None

Disposition:	Accepted
Effective Date:	09-17-2023

Resolution Required: No

Resolution Number: None

Commission Meeting Date: None

CPUC Contact Information:

edtariffunit@cpuc.ca.gov

AL Certificate Contact Information:

Kimberly Loo

(279)789-6209

PGETariffs@pge.com

PUBLIC UTILITIES COMMISSION
505 Van Ness Avenue
San Francisco CA 94102-3298



To: Energy Company Filing Advice Letter

From: Energy Division PAL Coordinator

Subject: Your Advice Letter Filing

The Energy Division of the California Public Utilities Commission has processed your recent Advice Letter (AL) filing and is returning an AL status certificate for your records.

The AL status certificate indicates:

- Advice Letter Number
- Name of Filer
- CPUC Corporate ID number of Filer
- Subject of Filing
- Date Filed
- Disposition of Filing (Accepted, Rejected, Withdrawn, etc.)
- Effective Date of Filing
- Other Miscellaneous Information (e.g., Resolution, if applicable, etc.)

The Energy Division has made no changes to your copy of the Advice Letter Filing; please review your Advice Letter Filing with the information contained in the AL status certificate, and update your Advice Letter and tariff records accordingly.

All inquiries to the California Public Utilities Commission on the status of your Advice Letter Filing will be answered by Energy Division staff based on the information contained in the Energy Division's PAL database from which the AL status certificate is generated. If you have any questions on this matter please contact the:

Energy Division's Tariff Unit by e-mail to
edtariffunit@cpuc.ca.gov



August 18, 2023

Advice 4789-G/7008-E

(Pacific Gas and Electric Company ID U 39 M)

Public Utilities Commission of the State of California

**Subject: Quitclaim of a Gas and Electric Distribution Easement in the City of
Fresno – Request for Approval Under Section 851 and General Order
173**

Purpose

The purpose of this advice letter is to quitclaim an easement to facilitate a development project, which will include donation of a home to support the St. Jude Children's Research Hospital in Fresno.

Pacific Gas and Electric Company (PG&E) requests California Public Utilities Commission (CPUC or Commission) approval under Public Utilities Code Section 851 and General Order 173 to issue the Easement Quitclaim Deed attached hereto as Attachment 1. The easement being quitclaimed allowed PG&E to install distribution gas and electric facilities for this development project. The facilities originally installed within the easement will now be largely located within public utility easements (PUEs) on private property with some facilities located in the public right of way at crossings.

PG&E has determined that the Quitclaim does not interfere with PG&E's operations or PG&E's ability to provide safe and reliable utility service. In addition, this Quitclaim will not be adverse to the public interest.

Background

PG&E acquired the Easement Deed (recorded as Document No. 2023-0029474, Fresno County Records) on March 24, 2023 to provide new gas and electric distribution facilities and services for a development located at the southwest intersection of East Clinton Avenue and North Armstrong Avenue in the City of Fresno (the Housing Development). The Housing Development includes a home that will be offered in a Home Giveaway Campaign supporting St. Jude Children's Research Hospital. Due to the timing constraints of the Housing Development project, PG&E obtained an easement in gross to allow for the installation and energization of its facilities before the property owner DYP 6400, L.P. (Property Owner) was able to dedicate PUEs and public roads for PG&E's use via the final tract map.

In order to now accept the final tract map for recordation, the City of Fresno requires that PG&E's existing easement either be represented on the map or quitclaimed. In order to facilitate the timely donation of a home for the St. Jude campaign, PG&E is quitclaiming the Easement Deed concurrently with the map recordation. Under the new arrangement, the majority of PG&E's facilities at the Housing Development will be within PUEs. A small portion of PG&E's facilities will be located within the public roads (via PG&E's franchise agreement with the City of Fresno) where PG&E would be subject to relocation at its own expense for any future public projects.

PG&E has reviewed the PUEs and public road rights of way created by the new Tract Map and has determined that the Quitclaim is in the public interest, because it allows for the tract map to be recorded without sacrifice to PG&E's provision of safe and reliable utility service to its customers and allows the disposition of the St. Jude Home Giveaway house. For all of the above reasons, PG&E requests that the Commission approve this Section 851 advice letter to quitclaim these distribution rights.

Tribal Lands Policy

The Tribal Lands Policy does not apply to this transaction because PG&E is not transferring a fee interest in real property.¹

Other Information

In accordance with General Order 173, Rule 4, PG&E provides the following information related to the proposed transaction:

(a) Identity and Addresses of All Parties to the Proposed Transaction:

Pacific Gas and Electric Company
Attn: Law Department, Steve Frank
300 Lakeside Drive
Oakland, CA 94612
Telephone: (415) 971-5091
Email: Steven.Frank@pge.com

Christopher Brandon De Young
Executive Vice President
67 W. Palmdon Dr., Suite 208,
Fresno, CA 93704
559-435-0900
cdb@deyoungproperties.com

¹ On December 5, 2019, the Commission adopted a policy titled, "Investor-Owned Utility Real Property – Land Disposition - First Right of Refusal for Disposition of Real Property Within the Ancestral Territories of California Native American Tribes" (Policy). The Policy directs investor-owned utilities to (1) notify the appropriate local Native American Tribes of any proposed dispositions of utility-owned real property that are subject to Section 851 and (2) to allow 90 days for the Tribes to respond as to their interest in purchasing the subject real property. Resolution E-5076, effective January 14, 2021, adopted Guidelines to Implement the CPUC Tribal Land Policy (Guidelines). Section 1.3.d of the Guidelines states that "disposition" means the transfer, sale, donation, or disposition by any other means of a fee interest in real property.

(b) Complete Description of the Property Including Present Location, Condition and Use:

The approximately 12 acre Housing Development parcel is in a residential area in the City of Fresno, located at the Southwest corner of North Armstrong Avenue and East Clinton Avenue (the Property).

(c) Intended Use of the Property:

The Property is being developed to provide housing. One future home within the Property will be offered in a Home Giveaway Campaign supporting St. Jude Children's Research Hospital.

(d) Complete Description of Financial Terms of the Proposed Transaction:

The easement to be quitclaimed was obtained at no cost to PG&E, as part of the Property Owner's request for service to the Housing Development. PG&E did not collect an administrative fee for preparation of the Quitclaim, as it was an anticipated part of the service plan for the Housing Development.

(e) Description of How Financial Proceeds of the Transaction Will Be Distributed:

Not applicable.

(f) Statement on the Impact of the Transaction on Ratebase and Any Effect on the Ability of the Utility to Serve Customers and the Public:

Upon CPUC approval of the Quitclaim, PG&E and its ratepayers will be subject to relocation at our expense for the portion of these facilities operating in the public rights of way.

(g) The Original Cost, Present Book Value, and Present Fair Market Value for Sales of Real Property and Depreciable Assets, and a Detailed Description of How the Fair Market Value Was Determined (e.g., Appraisal):

Not applicable.

(h) The Fair Market Rental Value for Leases of Real Property, and a Detailed Description of How the Fair Market Rental Value Was Determined:

Not applicable.

(i) The Fair Market Value of the Easement or Right-of-Way, and a Detailed Description of How the Fair Market Value Was Determined:

Given that PG&E has held the easement for only five months (having intended to quitclaim it once the tract map was recorded), we obtained it at no cost to PG&E or its ratepayers, and our facilities can continue to operate within the PUEs and roads dedicated for utility and public use, PG&E chose not to engage an appraiser to value the easement and will not be charging the Property Owner a fee for the quitclaim.

(j) A Complete Description of any Recent Past (Within the Prior Two Years) or Anticipated Future Transactions that May Appear To Be Related to the Present Transaction:

Other than the ongoing development of the Property for housing, PG&E is not aware of any recent past or anticipated future transactions that are related to the present transaction.

(k) Sufficient Information and Documentation (Including Environmental Information) to Show that All of Eligibility Criteria Set Forth in Rule 3 of General Order 173 are Satisfied:

PG&E has provided information in this Advice Letter to satisfy the eligibility criteria under General Order 173 in that:

- The activity proposed in the transaction will not require environmental review by the CPUC as a Lead Agency;
- The transaction will not have an adverse effect on the public interest or on the ability of PG&E to provide safe and reliable service to its customers at reasonable rates;
- The transaction will not materially impact the ratebase of PG&E; and
- The transaction does not warrant a more comprehensive review that would be provided through a formal Section 851 application.

(l) Additional Information to Assist in the Review of the Advice Letter:

PG&E does not believe any additional information is necessary for the review of the Advice Letter.

(m) Environmental Information:

Pursuant to General Order 173, the Advice Letter program applies to proposed transactions that will not require environmental review by the CPUC as a lead agency under the California Environmental Quality Act ("CEQA") either because: (a) a statutory or categorical exemption applies (the applicant must provide a Notice of Exemption from the Lead Agency or explain why an exemption applies), or (b) because the transaction is not a project under CEQA (the applicant must explain the reasons why it believes that the transaction is not a project), or (c)

because another public agency, acting as the Lead Agency under CEQA, has completed environmental review of the project, and the Commission is required to perform environmental review of the project only as a Responsible Agency under CEQA.

The above transaction will not require environmental review by the CPUC as a lead agency under CEQA, because the City of Fresno is acting as the Lead Agency and has completed an environmental review of the project. The City's notice of intent to adopt a mitigated negative declaration is available at <https://ceqanet.opr.ca.gov/2022070213>.

Protests

Anyone wishing to protest this submittal may do so by letter sent electronically via E-mail, no later than September 7, 2023, which is 20 days after the date of this submittal. Protests must be submitted to:

CPUC Energy Division
ED Tariff Unit
E-mail: EDTariffUnit@cpuc.ca.gov

The protest shall also be electronically sent to PG&E via E-mail at the address shown below on the same date it is electronically delivered to the Commission:

Sidney Bob Dietz II
Director, Regulatory Relations
c/o Megan Lawson
E-mail: PGETariffs@pge.com

Any person (including individuals, groups, or organizations) may protest or respond to an advice letter (General Order 96-B, Section 7.4). The protest shall contain the following information: specification of the advice letter protested; grounds for the protest; supporting factual information or legal argument; name and e-mail address of the protestant; and statement that the protest was sent to the utility no later than the day on which the protest was submitted to the reviewing Industry Division (General Order 96-B, Section 3.11).

Effective Date

Pursuant to the review process outlined in General Order 173, PG&E requests that this Tier 2 advice letter become effective on September 17, 2023, which is 30 days from the date of submittal.

Notice

In accordance with General Order 96-B, Section IV, a copy of this advice letter is being sent electronically to parties shown on the attached list. Address changes to the General Order 96-B service list should be directed to PG&E at email address PGETariffs@pge.com. For changes to any other service list, please contact the Commission's Process Office at (415) 703-2021 or at Process_Office@cpuc.ca.gov. Send all electronic approvals to PGETariffs@pge.com. Advice letter submittals can also be accessed electronically at: <http://www.pge.com/tariffs>.

/S/

Sidney Bob Dietz II
Director, Regulatory Relations
CPUC Communications

Attachment 1: Easement Quitclaim Deed

******* SERVICE LIST for Advice 4789-G/7008-E *******
APPENDIX A

Jonathan Reiger
Legal Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 355-5596
jzr@cpuc.ca.gov

Mary Jo Borak
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-1333
bor@cpuc.ca.gov

Robert (Mark) Pocta
Public Advocates Office
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703- 2871
robert.pocta@cpuc.ca.gov

Andrew Barnsdale
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-3221
bca@cpuc.ca.gov

*******AGENCIES*******

Fresno County Recorder's Office
Paul Dictos, CPA
Assessor-Recorder
1250 Van Ness Ave Fresno, CA 93721
(559) 600-3471
recorderwebmail@fresnocountyca.gov

*******3rd Parties*******

Christopher Brandon De Young
Executive Vice President
677 W. Palmdon Dr., Suite 208, Fresno, CA 93704
559-435-0900
cbd@deyoungproperties.com

Terry Cox
City of Fresno
Terry.Cox@fresno.gov

Harman Dhaliwal
City of Fresno
harmanjit.dhaliwal@fresno.gov

Andrew Benelli
City of Fresno
andrew.benelli@fresno.gov

Juli Kutka
De Young Properties
jkutka@deyoungproperties.com

Ernie Escobedo
QK Inc.
Ernie.Escobedo@qkinc.com

Jon Ryan DeYoung
De Young Properties
jrd@deyoungproperties.com



ADVICE LETTER SUMMARY

ENERGY UTILITY



MUST BE COMPLETED BY UTILITY (Attach additional pages as needed)

Company name/CPUC Utility No.: Pacific Gas and Electric Company (ID U39 M)

Utility type:

☒ ELC ☒ GAS ☐ WATER
☐ PLC ☐ HEAT

Contact Person: Kimberly Loo

Phone #: (279)789-6209

E-mail: PGETariffs@pge.com

E-mail Disposition Notice to: KELM@pge.com

EXPLANATION OF UTILITY TYPE

ELC = Electric GAS = Gas WATER = Water
PLC = Pipeline HEAT = Heat

(Date Submitted / Received Stamp by CPUC)

Advice Letter (AL) #: 4789-G/7008-E

Tier Designation: 2

Subject of AL: Quitclaim of a Gas and Electric Distribution Easement in the City of Fresno – Request for Approval Under Section 851 and General Order 173

Keywords (choose from CPUC listing): Section 851

AL Type: ☐ Monthly ☐ Quarterly ☐ Annual ☒ One-Time ☐ Other:

If AL submitted in compliance with a Commission order, indicate relevant Decision/Resolution #:

Does AL replace a withdrawn or rejected AL? If so, identify the prior AL: No

Summarize differences between the AL and the prior withdrawn or rejected AL:

Confidential treatment requested? ☐ Yes ☒ No

If yes, specification of confidential information:

Confidential information will be made available to appropriate parties who execute a nondisclosure agreement. Name and contact information to request nondisclosure agreement/ access to confidential information:

Resolution required? ☐ Yes ☒ No

Requested effective date: 9/17/23

No. of tariff sheets: 0

Estimated system annual revenue effect (%): N/A

Estimated system average rate effect (%): N/A

When rates are affected by AL, include attachment in AL showing average rate effects on customer classes (residential, small commercial, large C/I, agricultural, lighting).

Tariff schedules affected: N/A

Service affected and changes proposed¹: N/A

Pending advice letters that revise the same tariff sheets: N/A

¹Discuss in AL if more space is needed.

Protests and correspondence regarding this AL are to be sent via email and are due no later than 20 days after the date of this submittal, unless otherwise authorized by the Commission, and shall be sent to:

California Public Utilities Commission
Energy Division Tariff Unit Email:
EDTariffUnit@cpuc.ca.gov

Contact Name: Sidnev Bob Dietz II. c/o Megan Lawson
Title: Director, Regulatory Relations
Utility/Entity Name: Pacific Gas and Electric Company

Telephone (xxx) xxx-xxxx:
Facsimile (xxx) xxx-xxxx:
Email: PGETariffs@pge.com

Contact Name:
Title:
Utility/Entity Name:

Telephone (xxx) xxx-xxxx:
Facsimile (xxx) xxx-xxxx:
Email:

CPUC
Energy Division Tariff Unit
505 Van Ness Avenue
San Francisco, CA 94102

Clear Form

Attachment 1

Easement Quitclaim Deed

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: Uninc _____ Fresno County _____

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

(SPACE ABOVE FOR RECORDER'S USE ONLY)

JMP

Signature of declarant or agent determining tax

LD# 2213-21-10105

EASEMENT QUITCLAIM DEED

PM 35383525 & 35382939

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation (“**PG&E**”),
hereby quitclaims to DYP 6400 L.P., a California limited partnership, all rights, title, and interest
in and to the easement, situated in the City of Fresno, County of Fresno, State of California,
described as follows:

(APN 574-050-02)

The easement and rights from DYP 6400 L.P., a California limited partnership to
Pacific Gas and Electric Company dated March 24, 2023, recorded as Document
No. 2023-0029474, Fresno County Records. (See attached Exhibit A)

The Easement hereby quitclaimed is no longer necessary or useful to PG&E in the
performance by it of its duties to the public.

Dated _____, 20____.

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation,

By _____
Salvador Graciliano
Supervisor Land Surveying and
Engineering Support
South Valley

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 _____

Attach to LD: 2213-21-10105
Area, Region or Location: 4
Land Service Office: Fresno
Line of Business: Electric Distribution (43), Gas Distribution (53)
Business Doc Type: Easements
MTRSQ: 22.13.21.27.31,
FERC License Number: N/A
PG&E Drawing Number: 35383525
Plat No.: 13215B (E), 3870-C7 (G)
LD of Affected Documents: 2213-21-10093
LD of Cross Referenced Documents: 2213-21-10093
Type of interest: Electric Underground Easements (4), Gas and Pipeline Easements (5), Utility Easement (86),
Quitclaims from PGE (11Q)
SBE Parcel: N/A
% Being Quitclaimed: 100
Order or PM: 35383525, 35382939
JCN: N/A
County: Fresno
Utility Notice Number: N/A
851 Approval Application No: ;Decision:
Prepared By: jypx
Checked By:
Approved By:
Revised by:

Easement being quitclaimed

Utility Distribution Easement (02/2020)

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 Fresno County

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

LD# 2213-21-10093

Fresno County Recorder
Paul Dictos, CPA

2023-0029474

Recorded at the request of:
CSC, LOGAN

03/28/2023 09:20 09

Titles: 1 Pages: 9

Fees: \$43.00

CA SB2 Fees:\$75.00

Taxes: \$0.00

Total: \$118.00

(SPACE ABOVE FOR RECORDER'S USE ONLY)

EASEMENT DEED

DYP 6400 L.P., a California limited partnership,

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 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 Fresno, State of California, described as follows:

(APN 574-050-02)

The parcel of land described in the deed from Team 5 Properties, Inc., to Grantor dated August 1, 2022 and recorded as Document No. 2022-0100249, Fresno County Records.

The easement area is described as follows:

The strips of land of the uniform width of 10 feet, the center lines of which are delineated by the heavy dashed lines shown upon the prints of Grantee's Drawing No. 35383525 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 strips of land.

Utility Distribution Easement (02/2020)

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 "A", attached hereto and made a part hereof.

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 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: March 24, 2023.

DYP 6400 L.P., a California limited partnership,


 By: Brandon De Young
 Title: Exec. VP

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 Fresno)

On March 24, 2023, before me, Elizabeth Cabral Notary Public,
personally appeared Brandon De Young

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.

Elizabeth Cabral

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 _____

Utility Distribution Easement (02/2020)

Pacific Gas and Electric Company**EXHIBIT "A"**

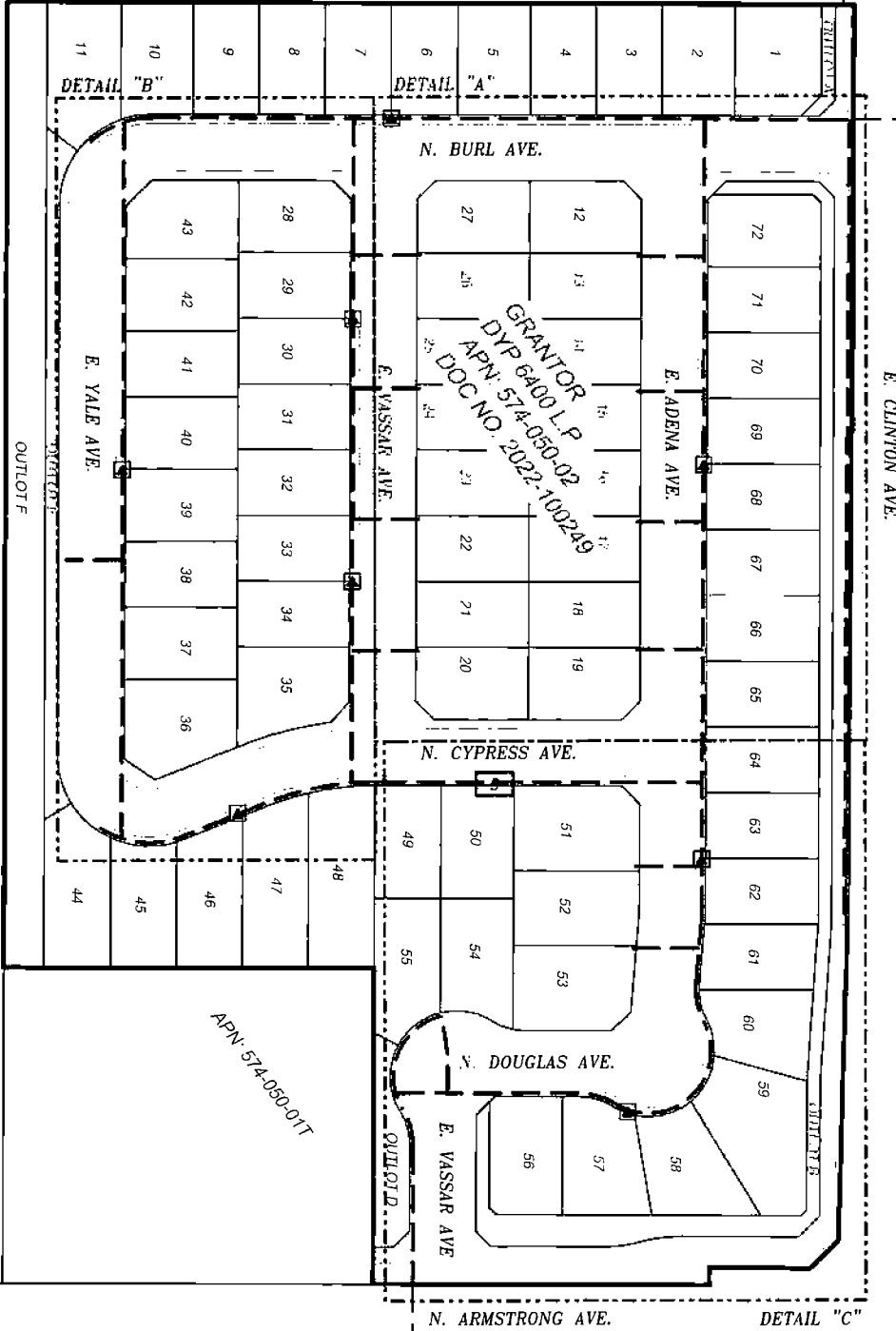
GRANT OF EASEMENT DISCLOSURE STATEMENT

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.**

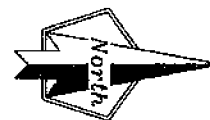
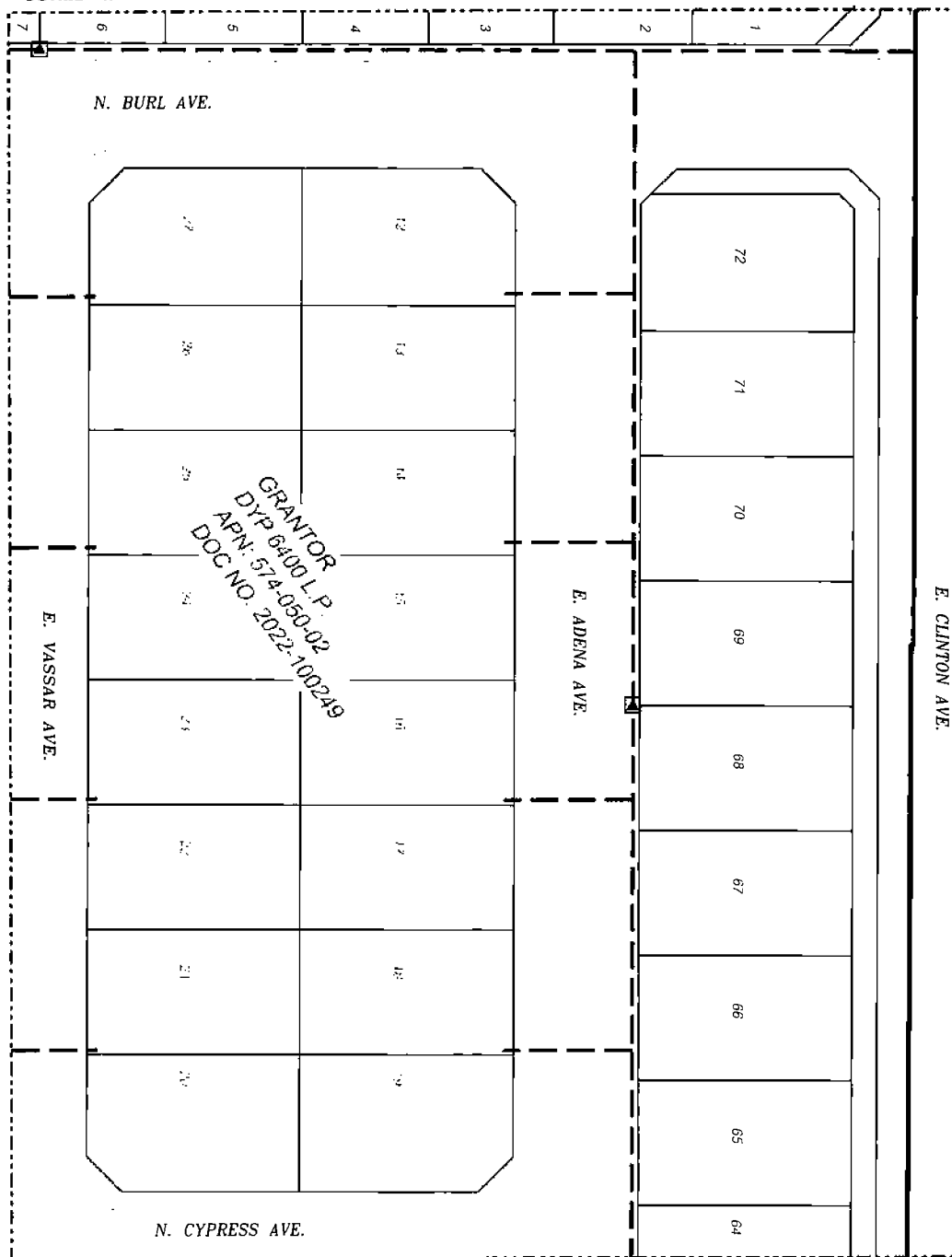
- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project. Because this easement is an accommodation for a service 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.

LEGEND				36°46'19.07"N, 119°40'34.95"W NE 1/4 OF THE SW 1/4 OF SECTION 27			
36°46'19.07"N, 119°40'34.95"W NE 1/4 OF THE SW 1/4 OF SECTION 27							
UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG ALL BOUNDARIES OR LINES							
Applicant: TEAM 5 PROPERTIES, INC.						SCALE N.T.S.	DATE 03/21/2023
SECTION 27	TOWNSHIP 13S	RANGE 21E	MERIDIAN MDB&M	COUNTY OF: FRESNO	CITY OF: UNINCORPORATED		
				F.B.: N/A	DR. BY: JYPX	CH. BY: A7H0	
PLAT MAP REFERENCES				PG&E	FRESNO DIVISION	124244492 AUTHORIZ	35383525 DRAWING NO.



DETAIL "A"



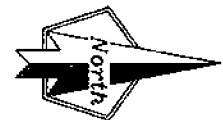
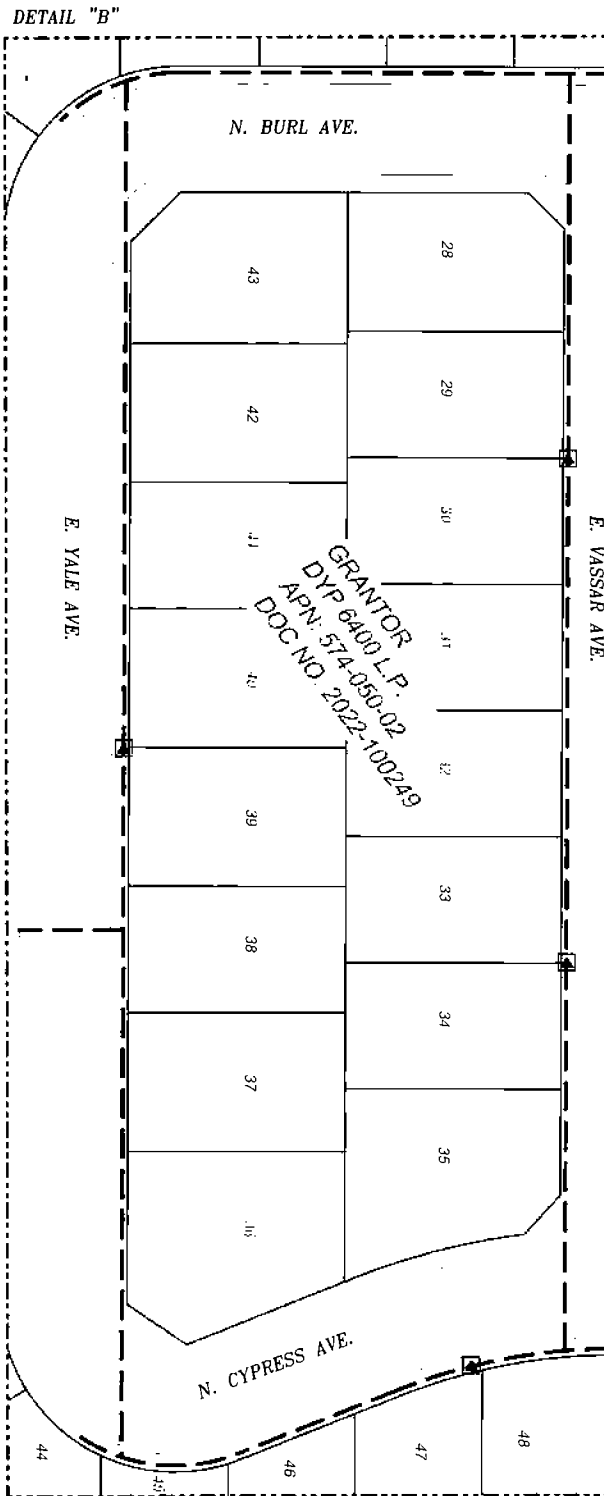
UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG
ALL BOUNDARIES OR LINES

Applicant: **TEAM 5 PROPERTIES, INC.**

SCALE
N.T.S.

DATE
03/21/2023

SECTION 27	TOWNSHIP 13S	RANGE 21E	MERIDIAN MDB&M	COUNTY OF: FRESNO	CITY OF: UNINCORPORATED
				F.B.: N/A	DR. BY: JYPX
				CH. BY: A7H0	
PLAT MAP REFERENCES				PG&E	DIVISION
ELECTRIC: 13215B, GAS: 3870-C7				124244492	35383525
				AUTHORIZ	DRAWING NO.



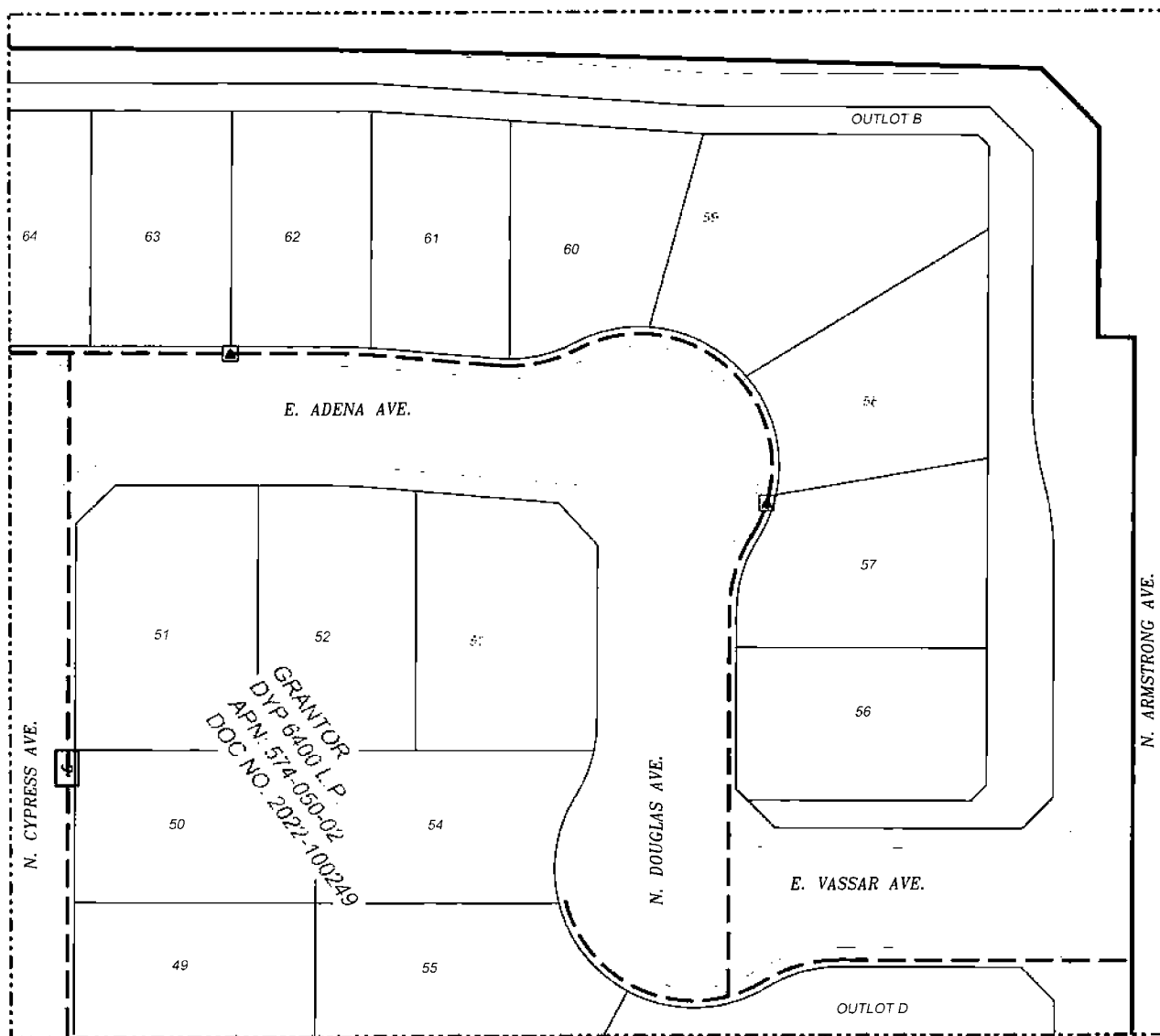
UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG
ALL BOUNDARIES OR LINES

Applicant: **TEAM 5 PROPERTIES, INC.**

SCALE
N.T.S.

DATE
03/21/2023

SECTION 27	TOWNSHIP 13S	RANGE 21E	MERIDIAN MDB&M	COUNTY OF: FRESNO	CITY OF: UNINCORPORATED
				F.B.: N/A	DR. BY: JYPX
				CH. BY: A7H0	
PLAT MAP REFERENCES				PG&E	FRESNO
ELECTRIC: 13215B, GAS: 3870-C7				DIVISION	124244492
				AUTHORIZ	35383525
					DRAWING NO.



DETAIL "C"



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

Applicant: **TEAM 5 PROPERTIES, INC.**

SCALE
N.T.S.

DATE
03/21/2023

SECTION 27	TOWNSHIP 13S	RANGE 21E	MERIDIAN MDB&M	COUNTY OF: FRESNO	CITY OF: UNINCORPORATED	
				F.B.: N/A	DR. BY: JYPX	CH. BY: A7H0
PLAT MAP REFERENCES				PG&E	FRESNO DIVISION	124244492 AUTHORIZ
ELECTRIC: 13215B, GAS: 3870-C7						

ELECTRIC: 13215B, GAS: 3870-C7

Utility Distribution Easement (02/2020)

Attach to LD: 2213-21-10093

Area, Region or Location: 4

Land Service Office: Fresno

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 22.13.21.27.31,

FERC License Number: N/A

PG&E Drawing Number: 35383525

Plat No.: Electric: 13215B, Gas: 3870-C7

LD of Affected Documents: N/A

LD of Cross Referenced Documents: N/A

Type of interest: Electric Underground Easements (4), Gas and Pipeline Easements (5), Utility Easement (86)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35382939, 35383525

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

**PG&E Gas and Electric
Advice Submittal List
General Order 96-B, Section IV**

AT&T
Albion Power Company

Alta Power Group, LLC
Anderson & Poole

Atlas ReFuel
BART

Barkovich & Yap, Inc.
Braun Blaising Smith Wynne, P.C.
California Community Choice Association
California Cotton Ginners & Growers Assn
California Energy Commission

California Hub for Energy Efficiency
Financing

California Alternative Energy and
Advanced Transportation Financing
Authority
California Public Utilities Commission
Calpine

Cameron-Daniel, P.C.
Casner, Steve
Center for Biological Diversity

Chevron Pipeline and Power
City of Palo Alto

City of San Jose
Clean Power Research
Coast Economic Consulting
Commercial Energy
Crossborder Energy
Crown Road Energy, LLC
Davis Wright Tremaine LLP
Day Carter Murphy

Dept of General Services
Don Pickett & Associates, Inc.
Douglass & Liddell
Downey Brand LLP
Dish Wireless L.L.C.

East Bay Community Energy Ellison
Schneider & Harris LLP

Electrical Power Systems, Inc.
Fresno
Engineers and Scientists of California

GenOn Energy, Inc.
Green Power Institute
Hanna & Morton
ICF
iCommLaw
International Power Technology
Intertie

Intestate Gas Services, Inc.

Johnston, Kevin
Kelly Group
Ken Bohn Consulting
Keyes & Fox LLP
Leviton Manufacturing Co., Inc.

Los Angeles County Integrated
Waste Management Task Force
MRW & Associates
Manatt Phelps Phillips
Marin Energy Authority
McClintock IP
McKenzie & Associates

Modesto Irrigation District
NRG Solar

OnGrid Solar
Pacific Gas and Electric Company
Peninsula Clean Energy

Pioneer Community Energy

Public Advocates Office

Redwood Coast Energy Authority
Regulatory & Cogeneration Service, Inc.

Resource Innovations

SCD Energy Solutions
San Diego Gas & Electric Company

SPURR
San Francisco Water Power and Sewer
Sempra Utilities

Sierra Telephone Company, Inc.
Southern California Edison Company
Southern California Gas Company
Spark Energy
Sun Light & Power
Sunshine Design
Stoel Rives LLP

Tecogen, Inc.
TerraVerde Renewable Partners
Tiger Natural Gas, Inc.

TransCanada
Utility Cost Management
Utility Power Solutions
Water and Energy Consulting Wellhead
Electric Company
Western Manufactured Housing
Communities Association (WMA)
Yep Energy