

CF0057B UNDERGROUND

AFTER RECORDING, RETURN TO:

PACIFIC BELL TELEPHONE COMPANY

2700 Watt Avenue, Room 3012

SACRAMENTO, CA 95821

ATTN: RIGHT OF WAY OFFICE

Location: City of Novato, County of Marin, State of California

Document Transfer Tax \$

- ☐ Computed on Full Value of Property Conveyed, or
☐ Computed an Full Value Less liens & Encumbrances
 Remaining at Time of Sale

- ☐ Consideration of Value Less Than \$100.00

Signature of declarant or agent determining tax:

Agent: kl

Job# A0086DA Ignacio WC28

POR. RANCHO SAN JOSE

A.P. No.: 157-980-08

R/W File No.: MAR14157-03

GRANT OF EASEMENT

The undersigned Grantor(s), ("Grantor(s)"), hereby grant(s) to PACIFIC BELL TELEPHONE COMPANY, a California Corporation, doing business as AT&T CALIFORNIA ("AT&T"), its associated and affiliated companies, its and their successors, assigns, lessees and agents, hereinafter referred to as "Grantee(s)," an easement to construct, reconstruct and maintain (place, operate, inspect, repair, replace and remove) such underground communication facilities as Grantee(s) may from time to time require (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, pipes, manholes, handholes, service boxes, aboveground markers, risers, service pedestals, underground and aboveground switches, fuses, terminals, terminal equipment cabinets, transformers with associated concrete pads, associated electrical conductors, necessary fixtures and appurtenances necessary to any and all thereof, together with the right of way therefor in, over, under and upon that certain real property in the City of Novato, County of Marin, State of California, as described on Exhibit "A" attached hereto and made a part hereof and as shown and delineated on Exhibit "B" also attached hereto and made a part hereof.

This legal description was prepared pursuant to Section 8730(c) of the Business and Professions Code.

Grantor(s) also grant(s) to Grantee(s) the right to trim such trees and other foliage and to cut such limbs and roots on said property as may be necessary for the protection of said facilities.

Grantor(s), his/her/their successors and assigns, shall not erect or construct any building or other structure or drill or operate any well within said easement.

Grantor(s) also grants(s) to Grantee(s) the right to cut, fill or otherwise change the grade of said property and to place such drainage and retaining structures thereon, as Grantee(s) may elect for the protection of such facilities.

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Grantor(s) also grant(s) to Grantee(s) the right to receive commercial power service from the appropriate utility company serving the area, together with the right for such utility company to place its respective service facilities upon and within said easement.

Grantee(s) shall be responsible for damage caused intentionally or by any negligent act or omission of Grantee(s), its agents or employees, while exercising the rights granted herein.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

The person or persons signing below represent that he/she/they are the only party/parties with an interest in the property described herein.

Executed this ____ day of _____, 20__.

NOVATO UNIFIED SCHOOL DISTRICT, Grantor

Signature

Print Name: _____

Its: _____
Title

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 _____

ALL PURPOSE ACKNOWLEDGMENT

On _____, before me, _____, Notary Public, 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

Notary Public in and for said State

EXHIBIT "A"

Legal Description

AT&T UTILITY EASEMENT

All that certain real property situate in the City of Novato, County of Marin, State of California, being a 5' wide utility easement and a portion of the lands conveyed to Novato Unified School District (NUSD) as Parcel 1B and described in that certain deed recorded March 23, 2009 as Doc. No. 2009-014323, Marin County Records and more particularly described as follows:

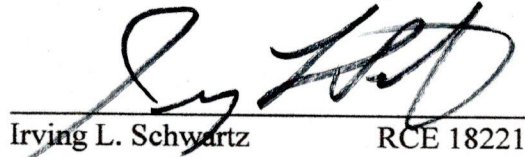
COMMENCING at a the Northwesterly corner of North Bay Children's Center parcel as delineated on that certain Record of Survey filed for record in Book 2007 of Maps at Page 136, Marin County Records, said corner being at the intersection of the courses labeled "S83°33'57"E 175.00' " and "N6°26'03"E 363.22' " thence from said corner and along the common line between said lands of NUSD per Doc. No. 2009-014323 and the lands conveyed to NUSD as described in that certain deed recorded February 17, 2012 as Doc. No. 2012-010419, Marin County Records, North 83°33'57" West , a distance of 5.75 feet to the POINT OF BEGINNING; thence leaving said common line North 06°21'55" East , a distance of 437.45 feet; thence North 07°38'03" East , a distance of 51.85 feet; thence North 05°26'41" East , a distance of 30.72 feet; thence North 14°49'01" West , a distance of 29.25 feet; thence 72.16 feet along the arc of a non-tangent curve to the left, having a radius of 229.57 feet, a central angle of 18°00'37", the center of which bears South 78°15'27" West; thence 40.83 feet along the arc of a non-tangent curve to the left, having a radius of 280.12 feet, a central angle of 8°21'06", the center of which bears South 58°58'05" West; thence North 41°45'49" West , a distance of 61.64 feet to a point on the Southerly right-of-way line of State Access Road; thence along said Southerly right-of-way line North 84°51'44" West , a distance of 7.32 feet; thence leaving said Southerly right-of-way line South 41°45'49" East , a distance of 66.88 feet; thence 39.94 feet along the arc of a non-tangent curve to the right, having a radius of 275.12 feet, a central angle of 8°19'06", the center of which bears South 50°38'16" West; thence 70.67 feet along the arc of a non-tangent curve to the right, having a radius of 224.57 feet, a central angle of 18°01'48", the center of which bears South 60°15'41" West; thence South 14°49'01" East , a distance of 28.49 feet; thence South 05°26'41" West , a distance of 29.74 feet; thence South 07°38'03" West , a distance of 51.81 feet; thence South 06°21'55" West , a distance of 437.50 feet to a point on said common line between the lands of NUSD; thence along said common line South 83°33'57" East , a distance of 5.00 feet to the POINT OF BEGINNING.

The Basis of Bearings for this description is the same as said Record of Survey filed for record in Book 2007 of Maps at Page 136, Marin County Records.

Containing 3,622 square feet, more or less.

APN 157-980-08 (PTN.)

Prepared by:
ILS Associates, Inc.


Irving L. Schwartz RCE 18221



