

Mail tax statements to the address below.

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:**

City of San Leandro
City Hall
835 E. 14th Street
San Leandro, CA 94577
Attention: City Clerk



2013319603

09/30/2013 09:48 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 0.00



6 PGS

Exempt from Recording Fees per Government Code §§6103, 27383
and Revenue and Tax Code §11922

A portion of Assessor's Parcel Number: 077D-1400-001

EASEMENT DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Trailer Haven ("Grantor"), hereby grants to the City of San Leandro, a municipal corporation ("Grantee"), its successors and assigns, a permanent and exclusive sub-surface easement, exclusive except for pre-existing easements, ("Easement") to install, construct, reconstruct, inspect, maintain, replace, remove, and use facilities of the type herein specified, together with a right of way therefore, within the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over, and across a portion of the real property located at 2399 E. 14th Street in the City of San Leandro, County of Alameda, State of California, also known as Assessor's Parcel No. 077D-1400-001 and as more particularly described in "EXHIBIT A" attached hereto and incorporated herein for the Underground E. 14th North of 150th Avenue project.

1. Easement. Said facilities and easement area are described as follows:

Such underground conduits, service boxes, wires, cables, and electrical conductors; underground switches, fuses, terminals, and transformers; and fixtures and appurtenances necessary to any and all thereof, as PG&E deems necessary for the distribution of electric energy and for communication purposes, all to be located within the strip of land described and designated in Exhibit A.

2. Purpose and Use of Easement.

Grantor further grants to Grantee, its assigns and successors the right, from time to time, to trim or to cut down any and all trees and brush now or hereafter within said easement area, and 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, its assigns, or successors, may interfere with or be a hazard to the facilities installed hereunder, or as Grantee, its assigns or successors deem necessary to comply with applicable state or federal regulations.

The easement area shall continue to be used for purposes that will not interfere with Grantee's full enjoyment of the rights hereby granted, provided that neither Grantor, Grantee, nor their assigns, and successors nor any other party or person, shall erect or construct any building or other structure, or drill or operate any well, or construct any reservoir or other obstruction within the easement area, or diminish or substantially add to the ground cover in the easement area, or construct any fences that will interfere with the maintenance and operation of the facilities.

Grantor grants to Grantee the right to assign to a public utility as defined in Section 216 of the California Public Utilities Code the right to install, inspect, maintain, replace, remove and use the aforementioned utilities and facilities within the Easement.

3. Covenant Running With the Land; Binding on Successors. The Easement created under this Easement Deed and each term, condition and covenant contained in this Easement Deed constitutes a covenant running with the land and inures to the benefit of and is binding upon the Parties and their respective successors and assigns, including, without limitation, all subsequent owners of the Property burdened hereby or any portion thereof or interest therein. It is the intent of the Parties that the Easement granted hereby and all agreements set forth herein shall be "covenants running with the land" binding upon the Property.

4. No Barriers. Except as may be required under existing or future laws, codes, rules or regulations, Grantor shall not construct or maintain any wall, fence or barrier of any kind that impairs or impedes access to, or use of, the Easement or areas adjacent to the Easement.

IN WITNESS WHEREOF, Grantor has executed this Easement Deed as of Sept. 9,
2013.

GRANTOR:

By: Lisa Granada
Lisa Granada
Its: Owner
Trailer Haven

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda

On 9/9/13 before me, Tara H. Peterson, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Lisa Granada
Name(s) of Signer(s)



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 Tara H. Peterson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Easement Deed

Document Date: 9/9/13 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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BEGIN DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

AN EASEMENT FOR POWER EQUIPMENT AND TRENCHING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING A PORTION OF THE PROPERTY DESCRIBED IN THE DEED TO TRAILER HAVEN RECORDED MARCH 13, 1958 IN BOOK 8618 OF OFFICIAL RECORDS AT PAGE 405, ALAMEDA COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A STRIP OF LAND 5 FEET IN WIDTH THE CENTER LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING ON THE RIGHT OF WAY LINE OF EAST 14TH AVENUE SOUTH $46^{\circ} 33' 57''$ EAST 233.53 FEET OF THE NORTH CORNER OF SAID PROPERTY THENCE LEAVING SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES;

SOUTH $48^{\circ} 49' 09''$ WEST 60.23 FEET THENCE;

SOUTH $43^{\circ} 26' 03''$ WEST 15.23 FEET THENCE;

NORTH $46^{\circ} 33' 57''$ WEST 6.76 FEET.

CONTAINING 411 SQUARE FEET MORE OR LESS

END DESCRIPTION

Handwritten signature and date:
1/28/13



PLAT TO ACCOMPANY DESCRIPTION

2399 E14th STREET

SIDEWALK

#5 BOX

546°33'57"E 373.17'
233.53'

TRAILER STALL

60.23'



1/22/13
SCALE 1"=10'

APN 077D-1400-001

LOCATION #206

75.2'

N 48°49'09" E

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Deed or Grant, dated September 9, 2013, from Trailer Haven to the City of San Leandro, a municipal corporation, is hereby accepted on behalf of the City Council of the City of San Leandro, pursuant to authority conferred by Resolution No. 2005-143, adopted by the City Council of the City of San Leandro on October 17, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: September 25, 2013

Seal:



Marian Handa

MARIAN HANDA

City Clerk of the City of San Leandro

CITY OF SAN LEANDRO
OCT 21 2013
CITY CLERK'S OFFICE

e: Ken Joseph / ET

SCANNED

OCT 25 2013

CITY CLERK'S OFFICE
Scan Operator: _____

348406