

RECORDING REQUESTED BY

ALAMEDA UNIFIED SCHOOL
DISTRICT

AND WHEN RECORDED MAIL TO

Alameda Unified School District
Attn: Danielle Krueger
2060 Challenger Drive
Alameda, CA 94501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN:72-3351-1-4

Pursuant to Government Code Section 27383, Grantee is exempt from paying recording fees.
Certificate of Acceptance Attached as Exhibit B

**GRANT OF UTILITY EASEMENT
ALAMEDA MUNICIPAL POWER**

THIS INDENTURE, made by and between ALAMEDA UNIFIED SCHOOL DISTRICT, a California public school district (hereinafter called "Grantor"), and ALAMEDA MUNICIPAL POWER, a public utility organized and existing under the laws of the State of California (hereinafter "Grantee").

RECITALS

WHEREAS, Grantor owns real property located at 1433 San Antonio Avenue, Alameda, CA 94501 (A.P.N.: 72-3351-1-4) commonly known as the Franklin Elementary School ("Property"); and

WHEREAS, Grantee provides electrical service to the Property; and

WHEREAS, the Grantor is a customer of Grantee; and

WHEREAS, the Grantor is currently engaged in a construction modernization project on the Property; and

WHEREAS, in order for GRANTEE to service the new electrical service lines which are being constructed at the Property, the Grantor must grant GRANTEE a non-exclusive permanent easement at the Property

GRANT OF EASEMENT

1. Grantor, for a valuable consideration, do hereby grant, transfer, and convey unto Grantee, a permanent nonexclusive easement, including the right of ingress to and egress from said easement through a drivable access (designed to withstand the weight of heavy construction equipment) for the purpose of maintaining, restoring, repairing, replacing and operating certain utilities in, over, under, across, and along that parcel or strip of land as situated in the City of Alameda, County of Alameda, State of California, and which is more particularly described as follows:

See Exhibit "A", attached and made a part hereof ("Easement")

2. The Easement shall commence effective the date of the execution of this Grant of Easement and shall run with the land and continue in full force and effect until Grantee has abandoned the improvements to the Property. "Abandoned" is defined as the abandonment or termination of the use of all improvements on the Property for a period of thirty-six consecutive months.
3. All right, title and interest in and to any easement area under this Grant of Easement which may be used and enjoyed without interfering with the rights conveyed by this Grant of Easement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any buildings which may cause damage to or interfere with the improvements placed within the Easement area.
4. This Easement is subject to all other rights, duties, limitations, terms and conditions contained in Resolution No. 2020-2021.12, adopted on September 22, 2020, by the Board of Education of the Alameda Unified School District, a copy of which is attached hereto As Exhibit C and by this reference made a part hereof and incorporated herein as fully as if it were set out at length herein.

IN WITNESS WHEREOF, the Grantor has executed this indenture this _____ day of _____, 2020.

ALAMEDA UNIFIED SCHOOL DISTRICT,
a California public school district

By: _____
Pasquale Scuderi
Superintendent

EXHIBIT A
ELECTRICAL EASEMENT

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF ALAMEDA UNIFIED SCHOOL DISTRICT, AS DESCRIBED BY DEEDS RECORDED AS REEL 4336 IMAGE 206 AND DOCUMENT NUMBER 92-303007, OFFICIAL RECORDS OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS DISC STAMPED "GRAND JOSE 1947" (PID HH0862) AT THE EAST CORNER OF THE INTERSECTION OF GRAND STREET AND SAN JOSE AVENUE FROM WHICH A FOUND BRASS DISC STAMPED "GRAND ENC 1947" (PID HT0863) BEARS NORTH 29°31'06" WEST 730.67 FEET; THENCE NORTH 20°08'49" WEST 997.74 FEET TO THE **TRUE POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED; THENCE NORTH 60°10'47" WEST 11.62 FEET TO THE NORTHWESTERLY LINE OF SAID LANDS OF ALAMEDA UNIFIED SCHOOL DISTRICT; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 29°49'15" EAST 16.00 FEET TO THE NORTHEASTERLY LINE OF SAID LANDS ALSO BEING THE SOUTHWESTERLY LINE OF ENCINAL AVENUE; THENCE LEAVING SAID NORTHWESTERLY LINE AND ALONG SAID NORTHEASTERLY LINE SOUTH 60°10'47" EAST 11.62 FEET; THENCE SOUTH 29°49'15" WEST 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 186 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: NORTH 29°31'06" EAST 730.67 BETWEEN A FOUND BRASS DISC STAMPED "GRAND JOSE 1947" (PID HH0862) AT THE EAST CORNER OF THE INTERSECTION OF GRAND STREET AND SAN JOSE AVENUE AND A FOUND BRASS DISC STAMPED "GRAND ENC 1947" (PID HT0863) AT THE EAST CORNER OF THE INTERSECTION OF GRAND STREET AND ENCINAL AVENUE.

APN: 72-0335-1-4

DATE: JUNE 26, 2020

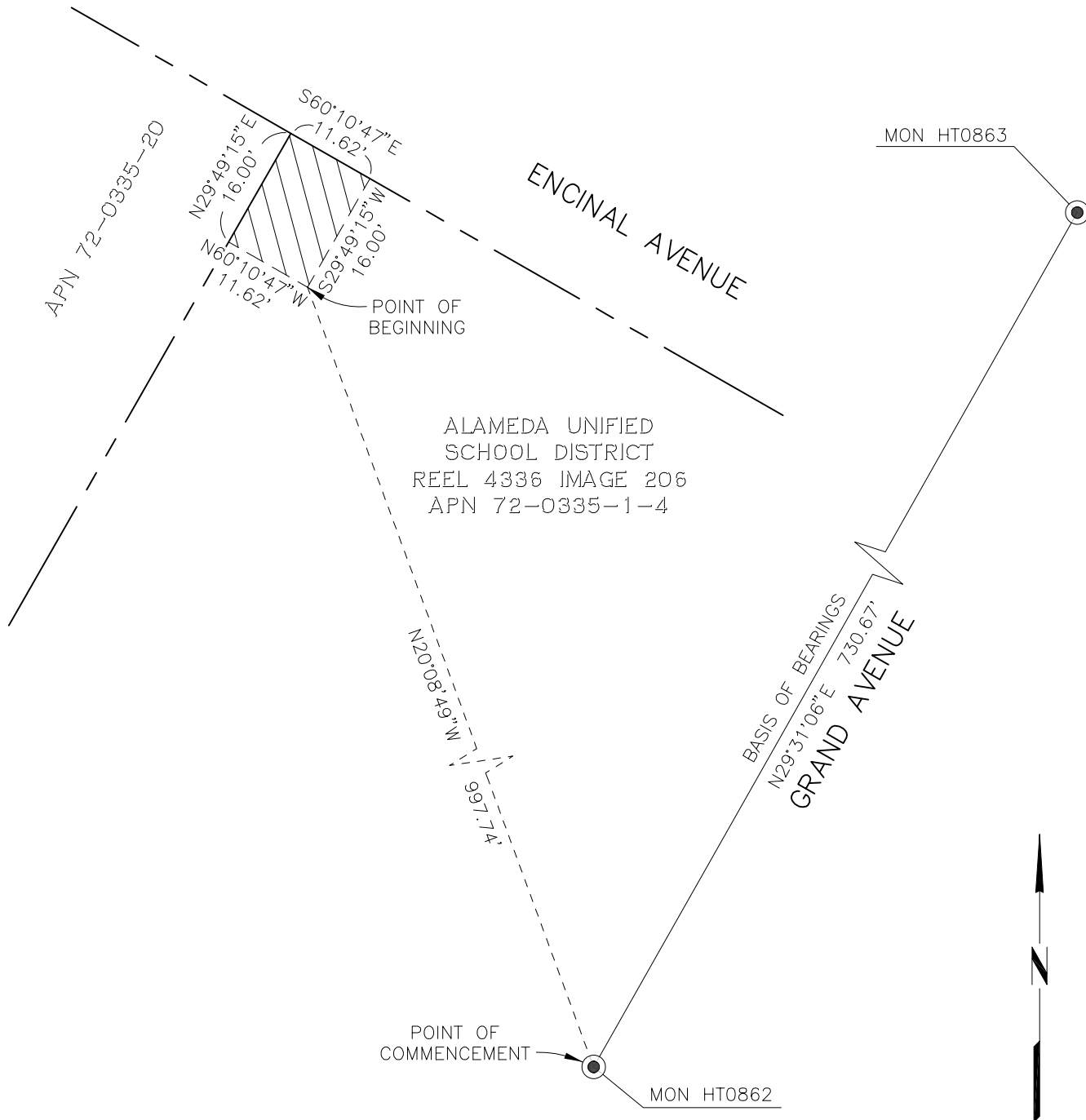
PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 4421.02

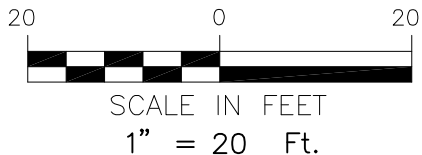


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THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



JOHN SIDNEY LOCEY RCE 31909

EXHIBIT B ELECTRICAL EASEMENT

OWNER: ALAMEDA UNIFIED SCHOOL DISTRICT
2060 CHALLENGER DR
ALAMEDA, CA 94501

DOC NO. 92-303007

APN 72-0335-1-4

PREPARED BY

Brelje & Race
CONSULTING ENGINEERS
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#4421.02