

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/~~Union~~ San Mateo

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#2304-04-10042

TRANSFORMER ROOM AGREEMENT

This Transformer Room Agreement (“**Agreement**”) is made by and between CITY OF SAN MATEO, a municipal corporation of California (“**Applicant**”) and PACIFIC GAS AND ELECTRIC COMPANY, a California corporation (“**PG&E**”), on this _____ day of _____, 20__.

RECITALS

(APN 033-281-140)

A. Applicant is the owner of that certain parcel of land, situated in the City of San Mateo, County of San Mateo, State of California conveyed by deed dated March 10, 2015, and recorded as Document No. 2015-077944 in the Official Records of said County (the “**Property**”).

B. PG&E supplies electric service to Applicant in accordance with its applicable rates and rules established from time to time and on file with the California Public Utilities Commission (“**CPUC**”).

C. In order for PG&E to supply and/or Applicant to receive such service, it will be necessary for PG&E to install and utilize transformer(s), including any necessary switches, capacitors and electric protective equipment where required within room(s) or vault(s) on the Property or adjacent to the Property in accordance with PG&E’s Electric Tariff Rule 16 and the terms and conditions of this Agreement.

AGREEMENT

NOW THEREFORE, in return for the consideration, covenants, and promises contained in this Agreement, the parties agree as follows:

1. Where Applicant requests and PG&E approves the installation of transformer(s) in room(s) or vault(s) on the Property or adjacent to the Property, the room(s) or vault(s) shall be furnished, installed, owned and maintained by Applicant and shall meet PG&E’s specifications

for such things as access, ventilation, drainage, grounding system, etc. in accordance with PG&E's tariff rules. PG&E's specifications are currently set forth in PG&E's Engineering Document No. 057521 entitled "Pad-Mounted Transformer Installed Indoors" contained in Appendix C of PG&E's Electric and Gas Service Requirements (Greenbook) which is incorporated herein and made part hereof by reference.

2. Any changes or additions to such room(s) or vault(s) shall be made only after PG&E's written approval. Applicant's access to such room(s) or vault(s) shall be for the limited purpose of performing any necessary maintenance and shall be under PG&E's supervision. Access to the room(s) or vault(s) shall be in accordance with the Work Procedures and Operating Procedures established by the applicable Cal/OSHA regulations governing high-voltage systems in Title 8 of the California Code of Regulations.

3. Applicant further agrees to a continuing obligation to comply with PG&E's tariff rules as the same may from time to time be amended or modified by the CPUC.

4. PG&E has agreed to install transformer(s) at locations on the Property where it cannot use its standard transformer lifting equipment and special lifting facilities are required to install or remove the transformer(s). Applicant shall, at its expense, (a) furnish, install, own and maintain permanent lifting facilities and be responsible for lifting the transformer(s) to and from the permanent position, or (b) provide (or pay for) portable lifting facilities acceptable to PG&E for installing or removing such transformer(s) in accordance with PG&E's tariff rules.

5. Applicant covenants and agrees that the installation of PG&E's transformers, switches, capacitors, and electric protective equipment is designed to meet the initial load and demand of electric service to supply the Applicant and the Property. In the event additional electric service capacity is needed to serve the Applicant and the Property, at PG&E's determination, Applicant shall provide additional space in room(s) or vault(s) for PG&E's equipment and comply with the requirements in this Agreement and PG&E's tariff rules.

6. 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.

Applicant:

CITY OF SAN MATEO,
a municipal corporation of California

By _____

By _____

PG&E:

PACIFIC GAS AND ELECTRIC
COMPANY,
a California corporation

Donna De Souza
Supervisor
Land Surveying and Engineering Support
South Coast Distribution

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, _____,
Here insert name and title of the officer

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 _____

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State of California

County of _____)

On _____, before me, _____,

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_____, 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

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☐ Other _____