

RECORDED AT THE REQUEST OF AND
WHEN RECORDED, RETURN TO
CITY OF ALBANY CITY CLERK
1000 SAN PABLO AVENUE
Albany, California 94706-2295

GRANT OF EASEMENT

Grant made May 31, 2008 by Jean Gooding Spencer, surviving joint tenant, Grantor,
to The City of Albany, a public entity within the State of California, Grantee.

Grantor, (for valuable consideration), grants to Grantee a non-exclusive subsurface easement and non-exclusive surface easement for the right to construct, alter, operate, maintain and repair such sewerline or lines and appurtenances thereto in such sizes and configurations as the Grantee deems necessary over all that real property situate in the City of Albany, County of Alameda, State of California, described as follows:

See Exhibits A (Legal Description) and Exhibit B (Plat Map) Attached and made a Part Hereof.

The easement granted herein includes incidental rights of maintenance, repair and replacement of said sewerlines and appurtenances together with free right of ingress and egress over and across the remaining portion of the Grantor's property, insofar as such right of ingress and egress is necessary to the proper use of rights granted herein.

The Grantor reserves the right to landscape or make such other use of the lands included within the surface easement which is consistent with Grantee's use; however, such use by the Grantor shall not include the planting of new trees or construction of new permanent structures including houses, garages, outbuildings, or parallel retaining walls within the easement.

The instrument shall bind and inure to the benefit of the successors and assigns of the parties hereto.

In witness whereof, Grantors executed this deed on the date above written.

by Jean Gooding Spencer
Jean Gooding Spencer

“ATTACH NOTARY STATEMENT HERE”

APN 066-2749-003
832 Polk Street
Spencer

EXHIBIT A
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

Portions of that certain parcel of land situated in the City of Albany, State of California described in the Grant Deed from Richard D. Parker and Annalisa B. Parker, husband and wife, to Joseph Spencer and Jean Gooding Spencer, husband and wife, as Joint Tenants, recorded April 30, 1997 as document number 97109025 in Official Records, Alameda County Recorder more particularly described as follows:

Sub-Parcel 1A

Portion of Lots 27, 28 and 29 of Block 3, "Plat of Cerrito Hill", filed May 13, 1909 in Map Book 24 at Page 70, Alameda County Records more particularly described as follows:

A strip of land, 2.5 feet in width, the southern line of which is parallel and 2.5 feet distant, measured at right angles from the following described line:

Beginning at a point on the western line of Polk Street, distant thereon North $14^{\circ}11'$ West, 28.50 feet from the northeastern corner of Lot 30, Block 3 as said Lot 30 and Block 3 are shown on said Map (24 M 70); thence, from said point of beginning, along the northern line of said Spencer parcel (97109025), South $75^{\circ}45'$ West, 55.39 to a Point hereafter referred to as Point A for the purpose of this description, being the end of said strip of land.

Excepting therefrom the area included in Sub-Parcel 1B described below. The eastern terminus of said strip of land is the western line of Polk Street. The southwestern terminus of said strip of land is the northeastern line Sub-Parcel 1B described below.

Sub-Parcel 1B

Portion of Lots 26, 27 and 29 of Block 3, of said Map (24 M 70) more particularly described as follows:

2/15/2008

APN 066-2749-003
832 Polk Street
Spencer

A strip of land, 10 feet in width, the centerline of which is described as follows:

Beginning on the northern line of said Spencer parcel (97109025) at Point A, as said point is described in Sub-Parcel 1A above, thence, from said point of beginning, South 36°23'58" West, 38.17 feet to the eastern line of Lot 25, Block 3 as said Lot and Block are shown on said Map (MB 24/70).

Excepting therefrom the area occupied by the existing residence on said Spencer parcel (97109025), described as follows: Commencing at Point A, as said point is described above; thence North 75° 45' East 7.89 feet; thence, South 36°23'58" West, 4.46 feet to the point of beginning for the description of this exception; thence South 75°45'39" West, 4.23 feet; thence South 14° 11' East, 3.47 feet; thence North 36°23'58" East, 5.27 feet to the point of beginning for this exception.

Said Sub-Parcels 1A and 1B are shown on the attached plat map entitled "Plat Map (To Accompany Legal Description) Sanitary Sewer Easements, City of Albany 2008 Sewer Improvement Project, East Side of Albany Hill, Polk St. & Washington Ave".



Date 2/15/08

ACKNOWLEDGMENT

State of California
County of Alameda

On MAY 31, 2008 before me, VERNON R. CUMMINGS, Notary
(insert name and title of the officer)

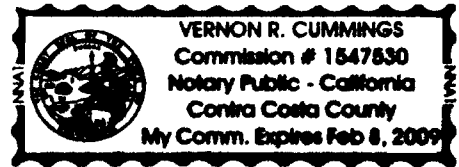
personally appeared LEAN Gooding SPENCER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their 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 [Handwritten Signature]

(Seal)

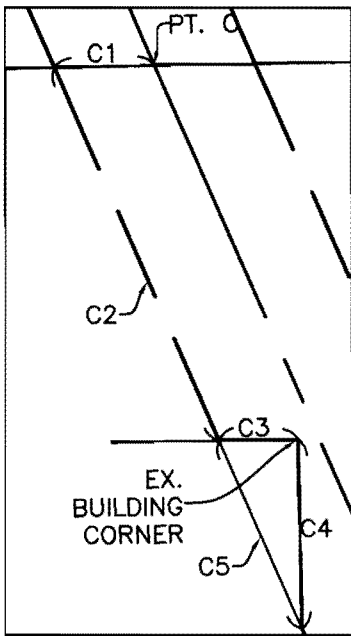
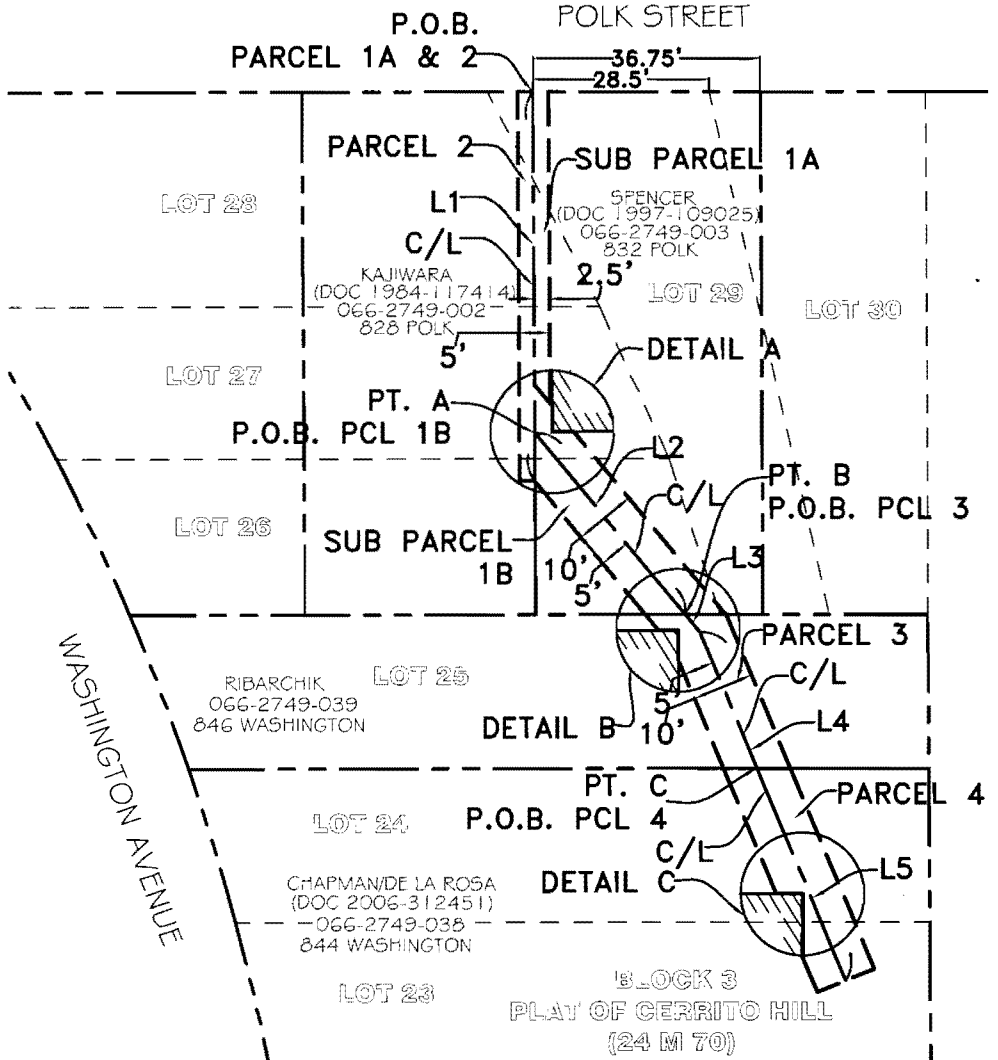




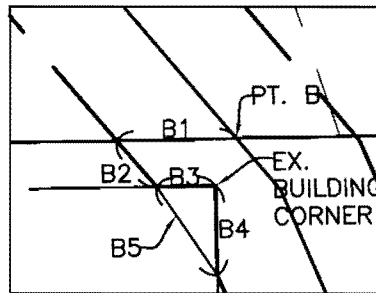
Scale: 1" = 30'

LINE	LENGTH	BEARING
L1	63.26'	S75°45'00"W
L2	38.17'	S36°23'58"W
L3	3.69'	S36°23'58"W
L4	23.96'	S53°25'55"W
L5	37.26'	S53°25'55"W
A1	7.89'	S75°45'00"W
A2	4.46'	S36°23'58"W
A3	4.23'	S75°45'39"W
A4	3.47'	S14°14'23"E
A5	5.47'	N36°23'58"E
B1	6.47'	N14°11'00"W
B2	3.31'	S36°23'58"W
B3	3.18'	S14°15'27"E
B4	4.86'	S75°44'37"W
B5	5.80'	N42°33'22"E
C1	5.41'	N14°11'00"W
C2	22.06'	S53°25'55"W
C3	4.25'	S14°08'22"E
C4	10.30'	S75°51'37"W
C5	11.14'	N53°25'55"E

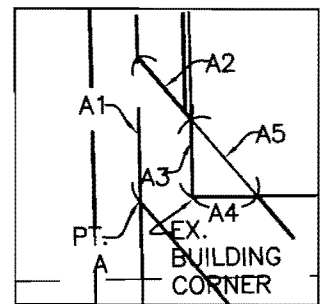
EXHIBIT B
 PLAT MAP (TO ACCOMPANY LEGAL DESCRIPTION)
 SANITARY SEWER EASEMENTS
 CITY OF ALBANY
 2008 SEWER IMPROVEMENT PROJECT
 EAST SIDE OF ALBANY HILL
 POLK ST. & WASHINGTON AVE.



DETAIL C



DETAIL B



DETAIL A



NTS
Leptien, Cronin, Cooper, Morris & Poore, Inc.

dba LCC, Inc.

Civil Engineering - Land Surveying

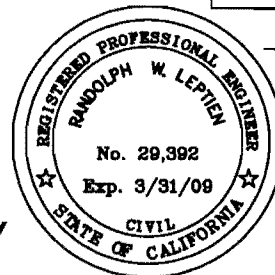
930 Estudillo Street

Martinez, California 94553-1620

(925) 228-4218 Fax (925) 228-4638

January 22, 2008

LCC JOB No. 2006.033.66



PRELIMINARY

DATE