



# ADVICE LETTER SUMMARY

## ENERGY UTILITY



MUST BE COMPLETED BY UTILITY (Attach additional pages as needed)

Company name/CPUC Utility No.:

Utility type:

ELC       GAS       WATER  
 PLC       HEAT

Contact Person:

Phone #:  
E-mail:  
E-mail Disposition Notice to:

EXPLANATION OF UTILITY TYPE

ELC = Electric      GAS = Gas      WATER = Water  
PLC = Pipeline      HEAT = Heat

(Date Submitted / Received Stamp by CPUC)

Advice Letter (AL) #:

Tier Designation:

Subject of AL:

Keywords (choose from CPUC listing):

AL Type:  Monthly     Quarterly     Annual     One-Time     Other:

If AL submitted in compliance with a Commission order, indicate relevant Decision/Resolution #:

Does AL replace a withdrawn or rejected AL? If so, identify the prior AL:

Summarize differences between the AL and the prior withdrawn or rejected AL:

Confidential treatment requested?  Yes     No

If yes, specification of confidential information:

Confidential information will be made available to appropriate parties who execute a nondisclosure agreement. Name and contact information to request nondisclosure agreement/ access to confidential information:

Resolution required?  Yes     No

Requested effective date:

No. of tariff sheets:

Estimated system annual revenue effect (%):

Estimated system average rate effect (%):

When rates are affected by AL, include attachment in AL showing average rate effects on customer classes (residential, small commercial, large C/I, agricultural, lighting).

Tariff schedules affected:

Service affected and changes proposed<sup>1</sup>:

Pending advice letters that revise the same tariff sheets:

<sup>1</sup>Discuss in AL if more space is needed.

**Protests and correspondence regarding this AL are to be sent via email and are due no later than 20 days after the date of this submittal, unless otherwise authorized by the Commission, and shall be sent to:**

California Public Utilities Commission  
Energy Division Tariff Unit Email:  
[EDTariffUnit@cpuc.ca.gov](mailto:EDTariffUnit@cpuc.ca.gov)

Contact Name:  
Title:  
Utility/Entity Name:  
  
Telephone (xxx) xxx-xxxx:  
Facsimile (xxx) xxx-xxxx:  
Email:

Contact Name:  
Title:  
Utility/Entity Name:  
  
Telephone (xxx) xxx-xxxx:  
Facsimile (xxx) xxx-xxxx:  
Email:

CPUC  
Energy Division Tariff Unit  
505 Van Ness Avenue  
San Francisco, CA 94102

## ENERGY Advice Letter Keywords

Affiliate	Direct Access	Preliminary Statement
Agreements	Disconnect Service	Procurement
Agriculture	ECAC / Energy Cost Adjustment	Qualifying Facility
Avoided Cost	EOR / Enhanced Oil Recovery	Rebates
Balancing Account	Energy Charge	Refunds
Baseline	Energy Efficiency	Reliability
Bilingual	Establish Service	Re-MAT/Bio-MAT
Billings	Expand Service Area	Revenue Allocation
Bioenergy	Forms	Rule 21
Brokerage Fees	Franchise Fee / User Tax	Rules
CARE	G.O. 131-D	Section 851
CPUC Reimbursement Fee	GRC / General Rate Case	Self Generation
Capacity	Hazardous Waste	Service Area Map
Cogeneration	Increase Rates	Service Outage
Compliance	Interruptible Service	Solar
Conditions of Service	Interutility Transportation	Standby Service
Connection	LIEE / Low-Income Energy Efficiency	Storage
Conservation	LIRA / Low-Income Ratepayer Assistance	Street Lights
Consolidate Tariffs	Late Payment Charge	Surcharges
Contracts	Line Extensions	Tariffs
Core	Memorandum Account	Taxes
Credit	Metered Energy Efficiency	Text Changes
Curtable Service	Metering	Transformer
Customer Charge	Mobile Home Parks	Transition Cost
Customer Owned Generation	Name Change	Transmission Lines
Decrease Rates	Non-Core	Transportation Electrification
Demand Charge	Non-firm Service Contracts	Transportation Rates
Demand Side Fund	Nuclear	Undergrounding
Demand Side Management	Oil Pipelines	Voltage Discount
Demand Side Response	PBR / Performance Based Ratemaking	Wind Power
Deposits	Portfolio	Withdrawal of Service
Depreciation	Power Lines	

June 12, 2025

**Advice Letter No. 5-E**

LS Power Grid California, LLC [U-247-E]

PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

**SUBJECT: ADVICE LETTER FOR APPROVAL UNDER PUBLIC UTILITIES CODE SECTION 851, PURSUANT TO GENERAL ORDER NO. 173; GRANT OF EASEMENT TO PACIFIC GAS AND ELECTRIC COMPANY**

**Purpose:**

LS Power Grid California, LLC (“LSP”) submits this Tier 2 advice letter (this “Advice Letter”) for approval by the California Public Utilities Commission (the “Commission”) acting under Public Utilities Code Section 851 and General Order 173 for LSP to enter into and grant a utility and access easement to Pacific Gas and Electric Company (“PG&E”) over two separate portions of LSP’s property located at 12341 Fern Road, Whitmore, California in Shasta County (the “Easement”). The Easement sets forth (1) an easement covering a new distribution line from Fern Road to the Fern Road Substation, and (2) an easement covering PG&E’s distribution transformer and metering area within PG&E’s communications area granted pursuant to Advice Letter No. 2-E at the Fern Road Substation, both of which Easement areas relate to and are necessary for the same project as described below. The proposed form of Easement is attached hereto as **Attachment 1**.

LSP submits this Advice Letter in connection with the Commission’s Decision Granting LSP a Permit to Construct the 500 kilovolt (kV) Fern Road Substation (Decision 24-01-011, January 11, 2024) (the “Decision”).

**Background:**

The Decision grants LSP a permit to construct (“PTC”) the Fern Road Substation, LSP’s portion of the Round Mountain 500 kilovolt (kV) Dynamic Reactive Support Project (the “Fern Road Project”). The Fern Road Substation will include distribution service for which LSP proposes to grant PG&E an easement that will contain electrical distribution (“STRIP 1” as described more fully in Attachment 1) and associated equipment and facilities (“PARCEL 1” as described more fully in Attachment 1). The Easement requested to be authorized by this Advice Letter, incorporating both STRIP 1 and PARCEL 1 summarized above, is necessary to allow PG&E to operate its communications area at Fern Road Substation and to provide backup power for LSP’s facilities at Fern Road Substation.

Per that certain Grant Deed recorded as document number 2023-0013817 in the official records of Shasta County, California on June 30, 2023 (the “Deed”), LSP acquired approximately forty acres of real property (the “Property”) necessary to complete the construction of the Fern Road Substation per the PTC and Decision.

The requested Easement encumbers separate limited portions of the Property as depicted and described in the form of Easement included as **Attachment 1**.

**No interference:**

LSP has determined that the proposed Easement would not interfere with LSP’s operations or LSP’s ability to provide safe and reliable utility service. The Easement is in the public interest as the Easement is operationally necessary in order to complete construction of Fern Road Substation and allow operation as contemplated by the Decision.

**Tribal Lands Policy:**

On December 5, 2019, the Commission adopted a policy titled, “Investor-Owned Utility Real Property – Land Disposition - First Right of Refusal for Disposition of Real Property within the Ancestral Territories of California Native American Tribes” (“Policy”).

Resolution E-5076, effective January 14, 2021, adopted Guidelines to Implement the Commission’s Tribal Land Policy (“Guidelines”). Section 1.3.d of the Guidelines states that “disposition” means the transfer, sale, donation, or disposition by any other means of a fee interest in real property. The Easement that is the subject of this Advice Letter is not a fee interest and therefore is not subject to the Policy.

**Contents - General Order 173, Rule 4:**

Per General Order 173, Rule 4, LSP provides the following information related to the proposed transaction:

- a. **Rule 4, Section a: Identity and Addresses of all parties to the proposed transaction.**

**LSP:**

LS Power Grid California, LLC  
16150 Main Circle Drive  
Suite 310  
Chesterfield, MO 63017  
Attn: Legal Department  
Telephone: (636) 532-2200  
Email: cbrandt@lspower.com

**PG&E:**

Pacific Gas and Electric Company  
Attn: Sarah Blair  
Land Acquisition  
350 Salem Street  
Chico, CA 95928  
Telephone: 530-588-5580  
Email:sarah.blair@pge.com

And:

LS Power Grid California, LLC  
16150 Main Circle Drive  
Suite 310  
Chesterfield, MO 63017  
Attn: Project Manager  
Telephone: (636) 532-2200  
Email: mmilburn@lspower.com

LS Power Grid California, LLC  
16150 Main Circle Drive  
Suite 310  
Chesterfield, MO 63017  
Attn: Asset Manager  
Telephone: (636) 532-2200  
Email: rhohlt@lspower.com

- b. Rule 4, Section b: A complete description of the Property, including its present location, condition, and use.

The Property is owned by LSP pursuant to the Deed attached hereto as **Attachment 2**. It is zoned HP-BA-80 (Habitat Protection, 80-acre minimum lot area) and is currently an active construction site for the Fern Road Substation consistent with the PTC. The Assessor's Parcel Number (APN) assigned to the site parcel is 099-450-004-000. The legal description for the Property is as noted in the Deed.

- c. Rule 4, Section c: The transferee's intended use of the property.

A portion of Fern Road Substation will include a distribution metering area occupying approximately 0.007 acres, for which LSP proposes to grant PG&E an easement that will contain electrical distribution and associated equipment and facilities ("PARCEL 1" as described more fully in Attachment 1). The easement covering PARCEL 1 will allow PG&E to operate PG&E-owned equipment and facilities at Fern Road Substation and provide backup power to LSP's facilities at Fern Road Substation. The distribution feed line from existing facilities at Fern Road to PARCEL 1 will require a 10 foot linear easement containing approximately 0.382 acres ("STRIP 1" as described more fully in Attachment 1). Beyond the easement areas described above, the intended use of the property is the development, construction, installation and operation of the Fern Road Substation consistent with the Decision.

- d. Rule 4, Section d: A complete description of the financial terms of the proposed transaction.

Not applicable; no monetary compensation is due to or requested by LSP for the Easement.

- e. Rule 4, Section e: A description of how the financial proceeds of the transaction will be distributed.

There are no financial proceeds as a result of the transaction or Easement. Any administrative fee for preparing the agreement will be properly recorded in accordance with FERC accounting principles.

- f. Rule 4, Section f: A statement of the impact of the transaction on ratebase and any effect on the ability of the utility to serve customers and the public.

This transaction will not materially impact LSP's ratebase or affect LSP's ability to provide reliable service to its customers and the public.

- g. Rule 4, Section g: For sales of real property and depreciable assets, the original cost, present book value, and present fair market value, and a detailed description of how the fair market value was determined (e.g., appraisal).

Not applicable.

- h. Rule 4, Section h: For leases of real property, the fair market rental value, a detailed description of how the fair market rental value was determined, and any additional information necessary to show compliance with Rule 3 (g) above.

Not applicable.

- i. Rule 4, Section i: For easements or rights-of-way, the fair market value of the easement or right-of-way and a detailed description of how the fair market value was determined.

Not Applicable; no monetary compensation is being paid or requested to be paid for the Easement.

- j. Rule 4, Section j: A complete description of any recent past (within the prior two years) or anticipated future transactions that may appear to be related to the present transaction, such as sales or leases of interests in the same real property or real property that is located near the property at issue or that are being transferred to the same transferee; or for

depreciable assets, sales of the same or similar assets or sales to the same transferee.

Anticipated future transactions by and between LSP and PG&E related to the Fern Road Project include an easement that LSP plans to propose wherein LSP would grant PG&E access and a utility easement covering PG&E's 500-kV interconnection into the Fern Road Substation on LSP property. The precise locations and areas of this easement have not yet been determined; however, as with the current Easement, LSP will not request monetary compensation in exchange for this future easement.

- k. Rule 4, Section k: Sufficient information and documentation (including environmental documentation) to show that all of the eligibility criteria stated in Rule 3 have been met.

LSP has provided information in this Advice Letter to satisfy the eligibility criteria of General Order 173, in that:

- The transaction does not require environmental review by the Commission as a lead agency under the California Environmental Quality Act ("CEQA").
  - The transaction will not have an adverse effect on the public interest or on LSP's ability to provide reliable service to its customers and the public.
  - The transaction will not materially affect the ratebase of LSP.
  - The transaction does not warrant a more comprehensive review than would be provided through a formal Section 851 application.
- l. Rule 4, Section l: The filing utility may submit additional information to assist in the review of the advice letter, including recent photographs, scaled maps, drawings, etc.

The proposed Easement provided in Attachment 1 to this letter includes a plat prepared by PG&E identifying the locations of the proposed Easement areas.

- m. Rule 4, Section m: Environmental Information.

The transaction does not require CEQA review by the Commission as lead agency. The Commission, acting as lead agency under CEQA for the Round Mountain 500 (kV Dynamic Reactive Support Project, issued the Final Initial Study/Mitigated Negative Declaration ("IS/MND") on August 30, 2023. The work, improvements, and operations of PG&E contemplated to be installed within the proposed Easement areas are part of the Final IS/MND issued on August 30, 2023. The Commission's approval of Minor Project Refinement No. 5, dated April 14, 2025, confirmed that potential environmental impacts related to the Easement were consistent with the impacts disclosed in the Project's Final IS/MND.

**-Notice: General Order 173, Rule 5:**

Notification and service of the advice letter shall be made in accordance with Rule 5 of General Order 173, and General Order 96-B.

In accordance with General Order 96-B, General Rule 4, a copy of this advice letter is being sent electronically and/or via U.S. mail to parties shown on **Attachment 3**. Address changes to the General Order 96-B service list should be directed to LSP at email address: [regulatory@lspgridcalifornia.com](mailto:regulatory@lspgridcalifornia.com).

Send all electronic approvals to [regulatory@lspgridcalifornia.com](mailto:regulatory@lspgridcalifornia.com)

**-Protests: General Order 173, Rule 6:**

Protests: Per General Order 96-B, LSP provides the following information for protests:

Anyone wishing to protest this submittal may do so by letter sent electronically via Email, no later than July 2, 2025, which is 20 days after the date of this submittal (General Order 173, Rule 6.a.).

Protests must be submitted to:

CPUC Energy Division  
ED Tariff Unit  
Email: [EDTariffUnit@cpuc.ca.gov](mailto:EDTariffUnit@cpuc.ca.gov)

The protest shall also be electronically sent to LSP via E-mail at the address shown below on the same date it is electronically delivered to the Commission:

LS Power Grid California, LLC  
Regulatory Matters  
Email: [regulatory@lspgridcalifornia.com](mailto:regulatory@lspgridcalifornia.com)

The protest shall contain the following information: specification of the advice letter protested; grounds for the protest; supporting factual information or legal argument; name and e-mail address of the protestant; and statement that the protest was sent to the utility no later than the day on which the protest was submitted to the reviewing Energy Division (General Order 96-B, Section 3.11).

**Effective Date - General Order 173, Rule 7:**

Pursuant to the review process outlined in General Order 173, Rule 7, LSP requests that this Tier 2 advice letter become effective upon approval by Energy Division following the initial 30-day review period.

Sincerely,



Mark D. Milburn  
Senior Vice President

**Enclosure:** Advice Letter Summary (Energy Utility Form)

**List of Attachments:**

- |                      |                         |
|----------------------|-------------------------|
| <b>Attachment 1:</b> | Form of Easement        |
| <b>Attachment 2:</b> | Copy of Deed            |
| <b>Attachment 3:</b> | Service List for Notice |

**ATTACHMENT 1**

Form of Easement

**RECORDING REQUESTED BY AND RETURN TO:**

***PACIFIC GAS AND ELECTRIC COMPANY  
300 Lakeside Drive, Suite 210  
Oakland, CA 94612  
Attn: Land Rights Library***

Location: City/Uninc \_\_\_\_\_  
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# 2432-01-10016**

**EASEMENT DEED**

LS POWER GRID CALIFORNIA, LLC, a Delaware limited liability company,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities, together with a right of way therefor, on, over, and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the unincorporated area of the County of Shasta, State of California, described as follows:

(APN 099-450-004)

The parcel of land described in the deed from Plug It Products Corp, Inc., a California corporation to LS Power Grid California, LLC, a Delaware limited liability company dated June 30, 2023 and recorded as Document No. 2023-0013817 and in Certificate of Compliance No. 23-0005 dated October 18, 2023 and recorded as Document No. 2023-0023141, Shasta County Records.

The easement areas are described as follows:

**STRIP 1**

The strip of land of the uniform width of 10 feet, lying 5 feet on each side of the alignment of the facilities as initially installed hereunder. The approximate locations of said facilities are shown upon Grantee's Drawing labeled EXHIBIT "A" attached hereto and made a part hereof.

Grantee agrees that on receiving a request in writing, it will at Grantor's expense, survey, prepare and record a "Notice of Final Description" referring to this instrument and setting forth a description of said strips of land.

PARCEL 1

The parcel of land outlined by heavy dashed lines on the print of Grantee's Drawing labeled EXHIBIT "A" attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within said easement area, and shall have 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 may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor hereby covenants and agrees not to place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730(c) of the Business and Professions Code.

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.

Dated: \_\_\_\_\_, \_\_\_\_\_.

LS POWER GRID CALIFORNIA, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Mark D. Milburn, Senior Vice-President

**ACKNOWLEDGEMENT**

**STATE OF MISSOURI**                    )  
                                                  ) **SS.**  
**COUNTY OF SAINT LOUIS**         )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mark D. Milburn, whose name as Senior Vice President of LS Power Grid California, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

WITNESS under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Utility Distribution Easement (02/2020)

Attach to LD: 2432-01-10016

Area, Region or Location: 6

Land Service Office: Chico

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 24.32.01.11.13, 24.32.01.11.12, 24.32.01.11.21,

FERC License Number: N/A

PG&E Drawing Number: R-7771

Plat No.: N40

LD of Affected Documents: N/A

LD of Cross Referenced Documents: 2432-01-0219, 2432-01-0254, 2432-01-0255, 2432-01-0115

Type of interest: Electric Underground Easements (4), Utility Easement (86)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35331032

JCN: N/A

County: Shasta

Utility Notice Number: N/A

851 Approval Application No: N/A; Decision: N/A

Prepared By: SKBU

Checked By: RVML

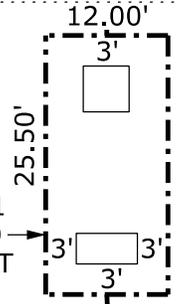
Approved By: N/A

Revised by: N/A

**EXHIBIT "A"**

E 1/2 OF SEC. 11, T. 32N, R. 1W, MDM

DETAIL  
NOT TO  
SCALE



PARCEL 1  
PG&E CO  
EASEMENT

EXISTING  
PG&E CO EASEMENT  
LD#2432-01-0254  
2785 O.R. 244

EXISTING  
PG&E CO EASEMENT  
LD#2432-01-0255  
2785 O.R. 241

APN 099-020-034  
DOC. NO. 2003-0055617  
PARCEL 1, 2PM13

FERN ROAD  
(COUNTY ROAD)

EXISTING  
PG&E CO EASEMENT  
LD# 2432-01-0219  
1795 O.R. 560

30' PUBLIC ROAD  
AND PUBLIC  
UTILITY EASEMENT  
PER 38PM29

PLUG IT PRODUCTS CORP. INC.  
APN 099-450-003  
DOC. NO. 2012-0029485  
LLA NO. 14-024  
DOC. NO. 2015-0005571

EXISTING  
PG&E CO  
EASEMENT  
LD#  
2432-01-0115  
BOOK 804  
O.R.  
PAGE 23

STRIP 1  
APPROXIMATE CENTERLINE  
10' WIDE PG&E CO  
EASEMENT

SEE  
DETAIL  
ABOVE

SUBSTATION  
FOOTPRINT

**LS POWER GRID  
CALIFORNIA, LLC  
APN 099-450-004  
DOC. NO.  
2023-0013817  
CERTIFICATE OF COMPLIANCE  
DOC. NO. 2023-0023141**

**LEGEND**

- SUBJECT PARCEL LINE
- PARCEL LINE
- - - - EASEMENT CENTERLINE
- · - · - EASEMENT BOUNDARY
- · · · · EXISTING POLE LINE
- - - - EXISTING EASEMENT
- · - · - COUNTY ROAD BOUNDARY
- EXISTING POLE
- × NEW POLE
- EXISTING TRANSMISSION TOWER



UNLESS OTHERWISE SHOWN ALL COURSES  
EXTEND TO OR ALONG BOUNDARIES OR LINES

Applicant: <b>LS POWER GRID CALIFORNIA, LLC</b>				SCALE 1"=300'	DATE 08/18/23
SECTION 11	TOWNSHIP 32N	RANGE 1W	MERIDIAN MDM	COUNTY OF: SHASTA	CITY OF: N/A
PLAT MAP N40		REFERENCES 38 PM 29, 2PM13		PG&E	N. VALLEY DIVISION
				35331032 AUTHORIZ	R-7771 DRAWING NO.

**ATTACHMENT 2**

Copy of Deed

2023-0013817

Leslie Morgan  
Shasta - Assessor/Recorder  
06/30/2023 10:28 AM

RECORDING REQUESTED BY:  
Stewart Title Guaranty Company - Commercial Services

WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENT TO:

LS POWER GRID CALIFORNIA, LLC, a Delaware limited liability company  
16150 Main Circle Drive, Suite 310  
Chesterfield, MO 63017

ORDER NO. 23000370482  
ESCROW NO. 23000370482  
APN: 099-450-001-000 (portion)

Titles: 1 Pages: 6  
Fees: \$29.00  
Taxes: \$880.00  
CA SB2 Fees:\$0.00  
Total: \$909.00  
mcbas

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$880.00 CITY TAX \$  
Monument Preservation Fee is: \$

- X computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale.
- X Unincorporated area: City of \_\_\_\_\_,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Plug-It Products Corp., a California corporation which holds title of record as "Plug It Products Corp,Inc." ("Grantor") hereby GRANT(S) to LS POWER GRID CALIFORNIA, LLC, a Delaware limited liability company (together with its successors and assigns, "Grantee")

the following described real property in an unincorporated area, County of Shasta, State of California (the "Property"): SEE EXHIBIT "A" attached hereto

RESERVING, for the benefit of Grantor a non-exclusive easement to use the existing road on the Property (the "Access Easement") described on EXHIBIT "B" attached hereto in common with parties with rights therein for pedestrian and vehicular ingress and egress across the Property; provided, however, Grantee shall have the right from time to time by written notice to Grantor to relocate the Access Easement to a location on the Property that provides comparable access.

Date: June 30, 2023

Plug-It Products Corp., a California Corporation

By: *Paul S. Warner*  
Name: GERARD WARNER  
Title: PRESIDENT

MAIL TAX STATEMENT AS DIRECTED ABOVE

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 San Joaquin

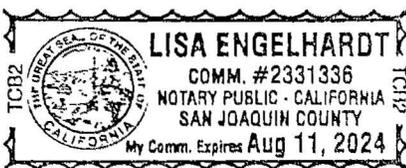
On June 27, 2023 before me Lisa Engelhardt, Notary Public personally appeared Gerard G. Warner & am, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 Lisa Engelhardt

(seal)



**EXHIBIT "A"****PROPERTY**

The land referred to herein is situated in the State of California, County of Shasta Unincorporated and described as follows:

That certain parcel of land situated in the unincorporated area of the County of Shasta, State of California, included within the East one-half of Section 11, Township 32 North, Range 1 West, Mount Diablo Base and Meridian, being a portion of Parcel 1 and the Remainder parcel as shown on that ParcelMap filed for record on April 10, 2009 in Book 38 of Parcel Maps, at Page 29, Shasta County Records, more particularly described as follows:

**COMMENCING** at the Southwest corner of said Parcel 1; thence along the westerly line thereof, North 00°27'00" East (*shown as "North 0°30'56" East" on said Parcel Map*), a distance of 612.66 feet to the **TRUE POINT OF BEGINNING**;

thence South 67°11'45" East, a distance of 165.20 feet to the easterly line of an easement and right of way described as "Parcel 1" in a Final Order of Condemnation recorded on September 11, 1964 in Volume 804, at Page 23, Shasta County Records;

thence along said easterly line, South 00°47'03" East, a distance of 1,585.55 feet;

thence North 89°51'23" East, a distance of 843.70 feet;

thence North 00°47'16" West, a distance of 1,818.58 feet;

thence North 80°56'30" West, a distance of 1,342.21 feet, more or less, to a point in the centerline of Fern Road as shown on Parcel Map No. 14-73 for Charlie E. Peterson, filed for record on September 28, 1972 in Book 2 of Parcel Maps, at Page 13, Shasta County Records, said point being the beginning of a non-tangent curve to the right having a radius of 300.49 feet, from which the radius point of said non-tangent curve bears South 81°05'54" West;

thence Southerly along said curve, an arc distance of 232.43 feet through a central angle of 44°19'04";

thence South 67°11'45" East, a distance of 417.40 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING** 40.0 Acres, more or less.

APN: 099-450-001-000 (portion)

**EXHIBIT "B"****ACCESS EASEMENT**

Those certain strips of land situated in the unincorporated area of the County of Shasta, State of California, included within the East one-half of Section 11, Township 32 North, Range 1 West, Mount Diablo Base and Meridian, being portions of Parcel 1 and the Remainder parcel as shown on that certain Parcel Map filed for record on April 10, 2009 in Book 38 of Parcel Maps, at Page 29, Shasta County Records, more particularly described as the follows:

**STRIP A:**

A strip of land having a width of 20.00 feet, the centerline of which is described as follows:

**COMMENCING** at the Southwest corner of said Parcel 1; thence along the westerly line thereof, North 00°27'00" East (*shown as "North 0°30'56" East" on said Parcel Map*), a distance of 612.66 feet; thence leaving said westerly line, North 66°54'16" East, a distance of 611.14 feet, more or less, to a point in the northerly line of the lands being conveyed herein, said point being the **TRUE POINT OF BEGINNING**;

Thence along the following eighteen (18) courses:

- 1) thence South 54°37'26" West, a distance of 69.42 feet to the beginning of a tangent curve concave Northerly and having a radius of 40.00 feet;
- 2) thence along said curve, a distance of 45.02 feet through a central angle of 64°29'25";
- 3) thence North 60°53'09" West, a distance of 17.27 feet to the beginning of a tangent curve concave Southerly and having a radius of 65.00 feet;
- 4) thence along said curve, a distance of 27.89 feet through a central angle of 24°35'14";
- 5) thence North 85°28'24" West, a distance of 105.90 feet to the beginning of a tangent curve concave Southerly and having a radius of 225.00 feet;
- 6) thence along said curve, a distance of 106.05 feet through a central angle of 27°00'23";
- 7) thence South 67°31'13" West, a distance of 105.43 feet to the beginning of a tangent curve concave Northerly and having a radius of 100.00 feet;
- 8) thence along said curve, a distance of 6.91 feet through a central angle of 03°57'37";
- 9) thence South 71°28'50" West, a distance of 36.16 feet to the beginning of a tangent curve concave Northerly and having a radius of 100.00 feet;
- 10) thence along said curve, a distance of 12.76 feet through a central angle of 07°18'43";
- 11) thence South 78°47'33" West, a distance of 55.52 feet to the beginning of a tangent curve concave Northerly and having a radius of 65.00 feet;
- 12) thence along said curve, a distance of 39.24 feet through a central angle of 34°35'30" to a point hereinafter referred to as **POINT A**;
- 13) thence continuing along said curve, a distance of 16.77 feet through a central angle of 14°46'54";
- 14) thence North 51°50'03" West, a distance of 105.96 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 500.00 feet;
- 15) thence along said curve, a distance of 27.40 feet through a central angle of 03°08'25";
- 16) thence North 54°58'28" West, a distance of 17.81 feet to the beginning of a tangent curve concave Southwesterly and

having a radius of 400.00 feet;

17) thence along said curve, a distance of 125.71 feet through a central angle of 18°00'25";

18) thence North 72°58'53" West, a distance of 54.27 feet, more or less, to a point in the centerline of Fern Road as shown on Parcel Map No. 14-73 for Charlie E. Peterson, filed for record on September 28, 1972 in Book 2 of Parcel Maps, at Page 13, Shasta County Records, said point being the **POINT OF TERMINATION**.

*Note: The sidelines of Strip A are to be lengthened or shortened so as to begin in the northerly line of the lands being conveyed herein.*

**STRIP B:**

A strip of land having a width of 20.00 feet, the centerline of which is described as follows:

**COMMENCING** at hereinbefore described **POINT "A"**;

Thence along the following three (3) courses:

1) thence South 02°41'49" East, a distance of 46.61 feet to the beginning of a tangent curve concave Westerly and having a radius of 500.00 feet;

2) thence along said curve, a distance of 29.39 feet through a central angle of 03°22'05";

3) thence South 00°40'15" West, a distance of 53.14 feet to point in the boundary of the lands being conveyed herein, said point being the **POINT OF TERMINATION**.

*Note: The sidelines of Strip B are to be lengthened or shortened so as to terminate in the boundary of the lands being conveyed herein.*

**STRIP C:**

A strip of land having a width of 20.00 feet, the centerline of which is described as follows:

**COMMENCING** at the Southwest corner of above Parcel 1 as shown on that Parcel Map filed for record on April 10, 2009 in Book 38 of Parcel Maps, at Page 29, Shasta County Records; thence along the westerly line thereof, North 00°27'00" East (*shown as "North 0°30'56" East" on said Parcel Map*), a distance of 612.66 feet; thence South 67°11'45" East, a distance of 165.20 feet to the easterly line of an easement and right of way described as "Parcel 1" in a Final Order of Condemnation recorded on September 11, 1964 in Volume 804, at Page 23, Shasta County Records; thence along said easterly line, South 00°47'03" East, a distance of 1,286.19 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said easterly line, the following nine (9) courses:

1) thence South 52°18'43" East, a distance of 32.15 feet;

2) thence South 52°43'22" East, a distance of 52.67 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 300.00 feet;

3) thence along said curve, a distance of 51.39 feet through a central angle of 09°49'03";

4) thence South 42°54'19" East, a distance of 44.76 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 200.00 feet;

5) thence along said curve, a distance of 57.39 feet through a central angle of 16°26'32";

6) thence South 59°20'52" East, a distance of 215.22 feet to the beginning of a tangent curve concave Northerly and having a radius of 100.00 feet;

7) thence along said curve, a distance of 29.08 feet through a central angle of 16°39'43";

8) thence South 76°00'35" East, a distance of 36.00 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 100.00 feet;

9) thence along said curve, a distance of 34.78 feet through a central angle of 19°55'32" to a point in the southerly line of the lands being conveyed herein, said point being the **POINT OF TERMINATION**.

*Note: The sidelines of Strip C are to be lengthened or shortened so as to begin and terminate in the boundary of the lands being conveyed herein.*

*Surveyor's Note: The foregoing descriptions are based on the California Coordinate System of 1983 (CCS83), Zone 1. Bearings and distances shown herein are grid unless otherwise noted. To obtain ground distances, divide grid distances by the following combined grid factor: 0.9998106.*

**ATTACHMENT 3**

Service List for Notice

## CERTIFICATE OF SERVICE

I, Rosa Gutierrez, certify that pursuant to the Commission's Rules of Practice and Procedure, I have on this 12<sup>th</sup> of June 2025, at San Francisco, CA, provided via email, a true and correct copy of LS Power Grid California, LLC Advice Letter No. 5-E to Service List A. 22-04-004, Sarah Blair: sarah.blair@pge.com, Jo Lynn Lambert: JLLm@pge.com and Sarah Kozal: SKOZAL@caiso.com.

*/s/ Rosa Gutierrez*

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Rosa Gutierrez