

Recorded at the request of:
Contra Costa County
Board of Supervisors
Return to:
Public Works Department
Engineering Services Division
Records Section

Area: Alamo

Subdivision: 7553 91-07553

APN: 191-140-012, 015 & 020

**GRANT DEED OF DEVELOPMENT RIGHT
RESTRICTIONS RELATING TO
SCENIC EASEMENT AREA**

To meet Condition(s) of Approval Numbers 5C and 20 of Final Development Plan 3030-90 ("Development Plan") and Vesting Tentative Subdivision 7553 ("Subdivision"), **ALAMO LAND INVESTORS, LLC**, a California limited liability company, and **ALAMO 37, LLC**, a California limited liability company (collectively, "**Owner**"), hereby grants to the **COUNTY OF CONTRA COSTA**, a political subdivision of the State of California ("**Grantee**") and governmental successor or successors of said county, the development rights defined below over a portion of that real property known as Lots 1 through 37 (excepting therefrom Lots 10, 17, 24, 33 and 34) of Subdivision 7553, situated in the County of Contra Costa, State of California and more particularly described in Exhibit "A" (the "**Property**").

The development rights herein conveyed are intended to mitigate the offsite visibility of development within the Subdivision and to lessen visual impacts on the Alamo community. Such development rights shall exclusively mean and refer to Grantee's discretionary right to approve or disapprove of any proposed construction, development or improvement within the areas marked "scenic easement;" provided, however, in no event shall the foregoing restrict Owner's right to conduct any of the activities in the Development Plan that are permitted to be conducted within the Scenic Easement areas without Grantee's approval. This restriction shall be a form of covenant, which shall run with the Property and shall bind the current Owner and any future Owner of all or any portion of said property. In the event of a disapproval of proposed construction by Grantee, or successor, said proposed construction shall not be performed. Grantee, or successor, may condition the approval of any proposed construction upon prior or subsequent performance of such conditions as Grantee, or successor, may deem appropriate.

The undersigned executed this instrument on _____

12/14/09

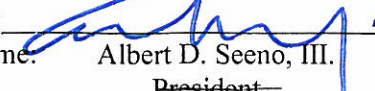
(Date)

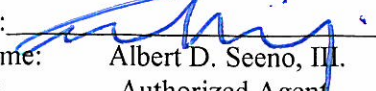
ALAMO LAND INVESTORS, LLC,
a California limited liability company

By: **DISCOVERY BUILDERS, INC.**
a California corporation
Its: **Managing Member**

ALAMO 37, LLC,
a California limited liability company

By: **WEST COAST HOME BUILDERS, INC.**,
a California corporation
Its: **Managing Member**

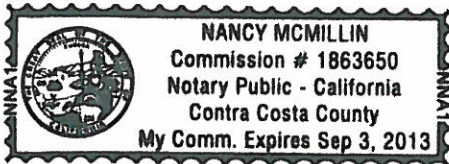
By: 
Name: **Albert D. Seeno, III.**
Its: **President**
AUTHORIZED AGENT

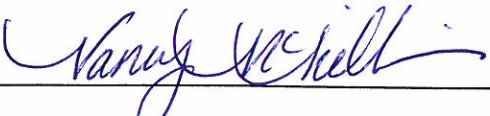
By: 
Name: **Albert D. Seeno, III.**
Its: **Authorized Agent**

(See attached notary)

STATE OF CALIFORNIA)
)ss
COUNTY OF CONTRA COSTA)

Subscribed and sworn to before me on this 14th day of December, 2009, by
Albert D. Seeno, III, who proved to me on the basis of satisfactory evidence to be the
person who appeared before me.





NANCY MCMILLIN, NOTARY PUBLIC

***** **OPTIONAL** *****

Title or Type of Document: _____

Signer(s) are Representing: _____

Document Date: _____

EXHIBIT "A"

All that real property situated in the County of Contra Costa, State of California, described as follows:

Portions of Lots 1 through 37 (excepting therefrom Lots 10, 17, 24, 33 and 34) designated as "Scenic Easement" as shown on the final map of Subdivision 7553, on file at the County Recorder's Office as follows:

Date: _____

Book: _____

Page: _____