

Recorded at the request of:
Contra Costa County

Return to:
Contra Costa County
Public Works Department
Real Property Division
255 Glacier Drive
Martinez, CA 94553
Attn: C. Piña-Sandoval

Assessor's Parcel No. 3732-182-006
Title Co. Order No. NCS-396069-CC

GRANT DEED

For Value Received, receipt of which is hereby acknowledged, Moshy Martinez, a limited liability company, as to an undivided 1/3 interest; Anthony A. Cristiani and Laura A. Cristiani, husband and wife, as community property with right of survivorship, as to an undivided 1/3 interest; and Kliegman Martinez, a limited liability company, as to an undivided 1/3 interest

GRANT to

CONTRA COSTA COUNTY, a political subdivision of the State of California,

the following described real property in the City of Martinez, County of Contra Costa, State of California,

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date: 12/8/09

GRANTORS

By 
Moshy Martinez, a limited liability Company

By _____
Kliegman Martinez, a limited liability Company

By _____
Anthony A. Cristiani

By _____
Laura A. Cristiani

ATTACH APPROPRIATE ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On 12-8-09 before me, **LISA A. DALZIEL**, Notary Public, personally appeared Raymond J. Maskey,
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.

Lisa A. Dalziel
Signature of Notary Public

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the following described real property in the City of Martinez, County of Contra Costa, State of California,

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date: Dec 8, 2009

GRANTORS

By _____
Moshy Martinez, a limited liability Company

By  _____
Kliegman Martinez, a limited liability Company

By _____
Anthony A. Cristiani

By _____
Laura A. Cristiani

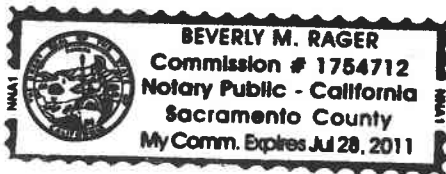
ATTACH APPROPRIATE ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sacramento

On 12/8/09 before me, Beverly M. Rager, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Steven Kliegman
Name(s) of Signer(s)



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 Beverly M. Rager
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Purchase and Sale Agreement with
Contra Costa County
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date: 12-8-09

GRANTORS

By _____
Moshy Martinez, a limited liability Company

By _____
Kliegman Martinez, a limited liability Company

By Anthony A. Cristiani
Anthony A. Cristiani

By Laura A. Cristiani
Laura A. Cristiani

ATTACH APPROPRIATE ACKNOWLEDGMENT

State of CALIFORNIA
County of CONTRA COSTA

On 12-8-09 before me,
_____, Notary Public (here insert name and title of the officer),
personally appeared ANTHONY A. CRISTIANI
LAURA A. CRISTIANI

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 [Signature] (Seal)



Exhibit "A"

LEGAL DESCRIPTION

Real property in the City of Martinez, County of Contra Costa, State of California, described as follows:

PARCEL ONE:

PORTION OF THE RANCHO EL PINOLE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY LINE OF ILENE STREET WITH THE SOUTHERLY LINE OF PATH NO. 1 AS DESIGNATED ON THE MAP ENTITLED, "SUNNYSIDE TERRACE EXTENSION", FILED FOR RECORD MARCH 20, 1916, IN BOOK 14 OF MAPS, PAGE 300; THENCE ALONG SAID WESTERLY LINE OF ILENE STREET, SOUTH 38° 26' EAST, 92.31 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID WESTERLY LINE OF ILENE STREET, SOUTH 38° 26' EAST, 235.57 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 50 FEET AND TANGENT TO THE LAST MENTIONED COURSE, 32.86 FEET TO A POINT ON THE WESTERLY LINE OF ALLEN STREET, AND FROM WHICH POINT THE CENTER OF A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 310 FEET BEARS NORTH 89° 13' 30" EAST; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION, 73.89 FEET; THENCE LEAVING SAID WESTERLY LINE OF ALLEN STREET, SOUTH 51° 39' WEST, 290.19 FEET, THENCE NORTH 17° 00' WEST, 349.77 FEET; THENCE NORTH 51° 34' EAST, 209.02 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

PORTION OF LOT 9, IN BLOCK 28 AND A PORTION OF ILENE STREET, AS SHOWN ON THE MAP ENTITLED, "SUNNYSIDE TERRACE EXTENSION", FILED FOR RECORD MARCH 20, 1916, IN BOOK 14 OF MAPS, PAGE 300, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID ILENE STREET AND IN THE SOUTHWESTERLY LINE OF SAID LOT 9, DISTANT SOUTH 38° 26' EAST, 100.47 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 6 OF SAID BLOCK 28; THENCE FROM SAID POINT OF BEGINNING, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 146.17 FEET, THE CENTER OF WHICH BEARS NORTH 08° 08' 48" EAST, SOUTHEASTERLY, 34.79 FEET TO A POINT FROM WHICH THE CENTER OF A CURVE TO THE RIGHT BEARS SOUTH 05° 29' 32" EAST, 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE SOUTHERLY, 39.85 FEET TO A POINT FROM WHICH THE CENTER OF A CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET BEARS SOUTH 71° 19' 12" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 97.06 FEET TO A POINT FROM WHICH THE CENTER OF A CURVE TO THE LEFT BEARS SOUTH 89° 15' 40" WEST, 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, NORTHERLY 32.89 FEET; THENCE NORTH 38° 26' WEST, 196.06 FEET TO A POINT FROM WHICH THE CENTER OF A CURVE TO THE LEFT BEARS NORTH 51° 34' EAST, 146.17 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 120.77 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

PORTION OF THE RANCHO EL PINOLE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO MARTINEZ HOSPITAL ASSOCIATION, RECORDED NOVEMBER 15, 1929, IN BOOK 235, PAGE

1, OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 51° 39' EAST, 290.19 FEET TO THE WEST LINE OF ALLEN STREET; THENCE ALONG SAID LINE, SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 120 FEET, AN ARC DISTANCE OF 38.03 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO C.H. HAYDEN, ET AL., RECORDED MAY 5, 1931, IN BOOK 235, PAGE 455, OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 51° 30' WEST TO A POINT THAT BEARS SOUTH 17° EAST FROM THE POINT OF BEGINNING; THENCE NORTH 17° WEST TO THE POINT OF BEGINNING.

APN: 372-182-006-0