

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

Portion of Assessor's Parcel No. 173-090-003

GRANT OF EASEMENT

THIS INDENTURE, made by and between WILLIAM A. HUGHES, TRUSTEE, WILLIAM A. HUGHES REVOCABLE TRUST AGREEMENT, hereinafter called the GRANTOR, and CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a flood control district existing under the laws of the State of California, hereinafter called the GRANTEE,

WITNESSETH:

That the GRANTOR, for good and valuable consideration, hereby grants to the GRANTEE, and its successors and assigns, a perpetual easement and right of way for ingress and egress purposes (not to be exclusive) over and across that certain real property in the County of Contra Costa, State of California, described as follows:

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

The easement herein granted shall include the right by said GRANTEE, its officers, agents and employees, and by persons under contract with it and their employees whenever and wherever necessary for ingress and egress purposes, to enter upon said land with personnel, vehicles and equipment, to remove all trees, vegetation and structures thereon that interfere with the purpose for which the easement herein is granted.

It is understood that GRANTEE is not responsible for repairing or replacing any of GRANTOR's improvements within the area described in Exhibit "A" herein.

TO HAVE AND TO HOLD, all and singular, the rights above described unto the GRANTEE and the GRANTEE's successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this indenture this 4th day of January 2012, 2011.

GRANTOR


William A. Hughes, TRE

ABOVE SIGNATURES MUST BE NOTARIZED

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On January 4, 2012, before me, Angela Bell,
Deputy Clerk of the Board of Supervisors, Contra Costa County, personally appeared William A. Hughes, 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 Angela Bell (Seal)
Deputy Clerk



EXHIBIT "A"
CCCFC&WCD PARCEL 5130-INGRESS/EGRESS EASEMENT:
PORTION OF WESTCLIFFE LANE ADJACENT TO APN 173-090-003

All that property situate in the City of Walnut Creek, County of Contra Costa, State of California described as follows:

Being a portion of that road described as:

"All those certain roads as they are so delineated upon that certain Map entitled, **Map No. 1 Walnut Park, lands of Walnut Creek Development Company** filed June 20, 1910, in Vol. 3 of Maps, Page 56, Records of Contra Costa County, California, described as follows:

All that certain road located along the westerly line of Lots 1, 2, 3, 4 and 4A"

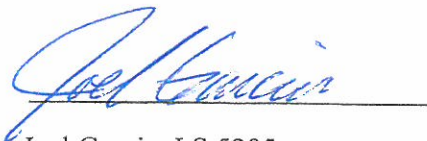
in "**In Matter of Acceptance of Certain Roads in Supervisor District #3, as Public Roads**", recorded December 20, 1935 in Book 399 at Page 498, Contra Costa County Official Records, commonly known as Westcliffe Lane, 53.00 feet wide, as said road presently exists, more particularly described as follows:

COMMENCING at the southwest corner of Lot 1, as said Lot 1 is shown and so designated on the Official Map of "Walnut Park (Map No. 1), Lands of the Walnut Creek Development Company", recorded June 20, 1910 in Book 3 of Maps at Page 56, Contra Costa County Records. Said point also being a point on the easterly right of way of the Southern Pacific Railroad as said right of way is shown on said map (3 M 56); thence, along the southeasterly line of said Lot 1, North 77°23'13" East, 61.59 feet (the bearing of North 77°23'13" East being used for the purposes of making this description), to the **POINT of BEGINNING**; thence, leaving said southeasterly line, North 18°00'16" East, 29.05 feet; thence, parallel to and twenty five (25) feet measured at right angles from said southeasterly line, North 77°23'13" East, 199.86 feet to the easterly line of that certain parcel of land granted to William A. Hughes, Trustee, William A. Hughes Revocable Trust Agreement, recorded July 16, 2009 as Document No. 2009-0168226, Contra Costa County Records, thence, along said easterly line, South 18°00'16" West, 29.05 feet to a point on said southeasterly line of Lot 1; thence, along said southeasterly line, South 77°23'13" West, 199.86 feet to the **POINT of BEGINNING**.

Containing a total of 4,997 square feet or 0.11 acres, more or less.

Exhibit 'B' attached and by this reference made a part hereof.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Joel Garcia, LS 5285

Expires 12-31-2013

Dated December 14, 2011



SCALE: 1"=30'

WESTCLIFFE LANE

APN 173-090-003
LANDS OF HUGHES
REVOCABLE TRUST
D.N. 2009-0168226
PORTION LOT 1 (3 M 56)

N 18°00'16" E
D.N. 98-0232198

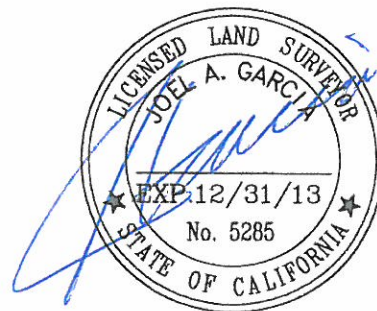
WESTCLIFFE LANE- R/W VACATION

EASEMENT AREA=4,997 S.F.
PARCEL 5130

LANDS OF CCCFC&WCD
PARCEL 318
5826 OR 63

INGRESS/EGRESS EASEMENT
5842 OR 395

LANDS OF WALNUT CREEK
SCHOOL DISTRICT
6355 OR 705



POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
S.F. = SQUARE FEET

CCCFC&WCD DRAWING NO. FA-20,047



Mark
Thomas &
Company,
Inc.

PARCEL 5130 INGRESS/EGRESS EASEMENT
PORTION OF WESTCLIFFE LANE
ADJACENT TO APN 173-090-003

Contra Costa Co.
California

Scale: 1"=30'
Date 12/08/11
Drawn By —
Checked By JG

EXHIBIT "B"
Plat to Accompany Legal Description

12/08/2011
Sht. 1 of 1