

Recorded at the request of:

Return to:  
Contra Costa County  
Public Works Department  
Real Estate Division  
255 Glacier Drive  
Martinez, CA 94553  
Attn: Olivia D. Reynolds

EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO  
REVENUE AND TAXATION CODE SECTION 11922.

Portion of Assessor's Parcel Nos.: 074-130-064 & 076 Title Company Order No.: FCHC-3081500170-DH

## GRANT DEED

For Value Received, receipt of which is hereby acknowledged, Saleh Khashabi, as Trustee of The Saleh Khashabi Living Trust, U/A dated 5-29-2014

GRANT(S) to

**CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a flood control district, organized under the laws of the State of California,

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

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

Date 8-31-2015

GRANTOR

  
\_\_\_\_\_  
Saleh Khashabi, Trustee

**ATTACH APPROPRIATE ACKNOWLEDGMENT**

G:\realprop\2015-Files\05-May\Khashabi\DE.01 Grant Deed - Khashabi.doc

EXHIBIT "A"  
PARCELS 11 and 12  
FEE/ RIGHT OF WAY ACQUISITION &  
TEMPORARY CONSTRUCTION EASEMENT  
LANDS OF KHASHABI TRUST  
APN 074-130-076- DN 2014-0090833

All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being a portion of that certain parcel of land described as Parcel 2 in the Grant Deed to a Revocable Trust, recorded June 4, 2014 as Document No.2014-0090833 in Contra Costa County Records, consisting of two (2) parcels, more particularly described as follows:

**FEE/ RIGHT OF WAY PARCEL**

**BEGINNING** at the most southerly corner of said parcel of land (DN 2014-0090833); thence, along the southwesterly line of said parcel, North 63°14'24" West, 49.39 feet; thence, leaving said southwesterly line, North 00°47'06" East, 138.25 feet to the westerly line of that certain parcel of land described in Individual Grant Deed to Contra Costa County, recorded March 22, 1976 in Book 7799 Official Records, at Page 333 and Point of Cusp; thence, along said westerly line the following two (2) courses: 1) along a non-tangent curve to the left, having a radius of 159.99 feet, from which the center bears South 89°12'54" East, through a central angle of 35°43'25", an arc distance of 99.75 feet and 2) South 34°56'19" East, 40.24 feet to the southeasterly line of said parcel (DN 2014-0090833) said line also being the northwesterly line of that certain parcel of land described as Parcel Three in Grant Deed recorded March 5, 1971 in Book 6331 Official Records at Page 161; thence, along said southeasterly line, South 16°00'36" West, 35.03 feet to the **POINT of BEGINNING..**

Containing 3,442 square feet or 0.08 acres, more or less.

**TEMPORARY CONSTRUCTION EASEMENT expires October 31,2017**

A Temporary Construction Easement of duration twenty-two (22) months, expiring on October 31, 2017, to be used for the aeration and stockpiling of soil on, over and across the following described parcel of land:

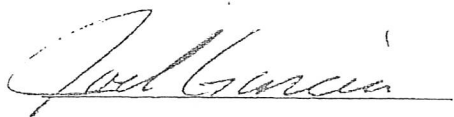
**COMMENCING** at the most southerly corner of said parcel of land (DN 2014-090833); thence, along the southwesterly line of said parcel, North 63°14'24" West, 49.39 feet to the **POINT of BEGINNING** for this description; thence, along exterior boundary of said parcel the following three (3) courses: 1) continuing along said southwesterly line, North 63°14'24" West, 254.81 feet, 2) North 26°46'06" East, 159.99 feet (160.00'-deed) and 3) South 63°14'24" East, 176.84 feet (176.85'-deed); thence, along the easterly line of said parcel and the production thereof, South 00°47'06" West, 177.97 feet to the **POINT of BEGINNING.**

WEST ANTIOCH CREEK PROJECT  
APN 074-130-076 - KHASHABI TRUST  
PARCELS 11 and 12

Containing 34,531 square feet or 0.79 acres, more or less.

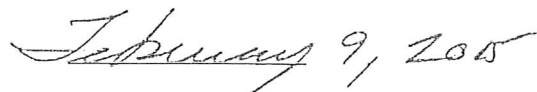
Bearings used in the above description are based upon the California Coordinate System of 1983 (CCS83), Epoch 2010.00, Zone 3. Multiply grid distances shown above by 1.000056 to obtain ground distances.

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

License expires 12-31-15



Date



Exhibit "B"

PARCEL 13  
TEMPORARY CONSTRUCTION EASEMENT  
LANDS OF KHASHABI TRUST, PARCEL 1  
APN 074-130-064 - DN 2014-0090833

PARCEL 13- TEMPORARY CONSTRUCTION EASEMENT expires October 31, 2017

A Temporary Construction Easement of duration twenty-two (22) months, expiring on October 31, 2017, to be used for the aeration and stockpiling of soil on, over and across the following described parcel of land:

All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being all of that certain parcel of land described as Parcel 1 in the Grant Deed to a Revocable Trust, recorded June 4, 2014 as Document No. 2014-0090833 in Contra Costa County Records, more particularly described as follows:

BEGINNING at the most southerly corner of said parcel of land (DN 2014-0090833); thence, along exterior boundary of said parcel the following five (5) courses: 1) North 63°14'24" West, 176.84 feet, 2) North 26°46'06" East, 83.26 feet, 3) North 00°48'36" East, 280.39 feet (280.45'-deed), 4) South 89°11'24" East, 122.38 feet and 5) South 00°47'06" West, 432.63 feet (432.70'-deed) to the POINT of BEGINNING.

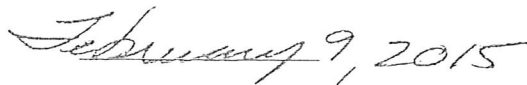
Containing 51,019 square feet or 1.17 acres, more or less.

Bearings used in the above description are based upon the California Coordinate System of 1983 (CCS83), Epoch 2010.00, Zone 3. Multiply grid distances shown above by 1.000056 to obtain ground distances.

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



Date

License expires 12-31-15



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 CONTRA COSTA

On 8-31-15, before me, Olivia D. Reynolds,

Deputy Clerk of the Board of Supervisors, Contra Costa County, personally  
appeared Salah Khashabi (CDL A0708125),

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 Olivia D. Reynolds (Seal)  
Deputy Clerk