

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 No.: 074-130-056, 057 & 058
Title Company Order No.: FCHC-3081500198-DH

GRANT DEED

For Value Received, receipt of which is hereby acknowledged, Herman C. Kwan and Vivian M. Kwan, husband and wife as community property with the right of survivorship, and Ricky Y. Chiu and Donna Wai, husband and wife as community property with right of survivorship, as tenants in common, as to Parcel 1 and Herman C. Kwan and Vivian M. Kwan, husband and wife as community property with right of survivorship, as to an undivided 50% interest and Ricky Y. Chiu and Donna Wai, husband and wife as community property with right of survivorship, as to an undivided 50% interest, as to Parcels 2 and 3

GRANT to

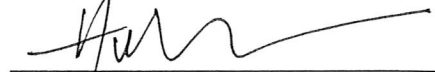
CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a
flood control district, organized under the laws of the State of California,

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

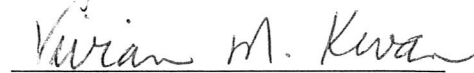
**FOR DESCRIPTION SEE EXHIBITS "A-F" ATTACHED HERETO AND MADE A PART
HEREOF.**

Date 8-29-15

GRANTORS



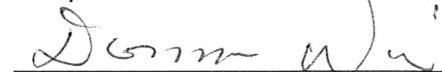
Herman C. Kwan



Vivian M. Kwan



Ricky Y. Chiu



Donna Wai

ATTACH APPROPRIATE ACKNOWLEDGMENT

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Francisco }

On 08/29/15 before me, Gabriela Marraco, notary public
(Here insert name and title of the officer)

personally appeared Herman C. Kwan Vivian M. Kwan Ricky Y. Chiu Donna Wai
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.

Gabriela Marraco
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Apartment Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date 8/29/15

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"
PARCEL 5
FEE/ RIGHT OF WAY ACQUISITION: LANDS OF KWAN and CHIU
APN 074-130-058- D.N. 2012-0286552 (PARCEL TWO)

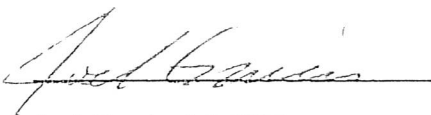
All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being a portion of that certain parcel of land described as Parcel Two in the Grant Deed originally recorded October 31, 2012 as Document No. 2012-0275172 and re-recorded with correction of Grantee on November 13, 2012 as Document No. 2012-0286552, in Contra Costa County Records, more particularly described as follows:

BEGINNING at the southwest corner of said parcel of land (D.N. 2012-0286552), thence, along the exterior boundary of said parcel the following two (2) courses: 1) North $00^{\circ}47'06''$ East, 12.50 feet, and 2) South $89^{\circ}11'24''$ East, 44.74 feet; thence, leaving said exterior boundary, South $41^{\circ}08'37''$ East, 16.81 feet to the southerly line of said parcel; thence, along said southerly line, North $89^{\circ}11'24''$ West, 55.97 feet to the POINT of BEGINNING..

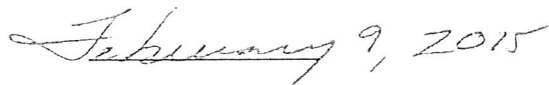
Containing 629 square feet, more or less.

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



Exhibit "B"

PARCEL 6
FEE/ RIGHT OF WAY ACQUISITION: LANDS OF KWAN and CHIU
APN 074-130-057- D.N. 2012-0286552 (PARCEL ONE)

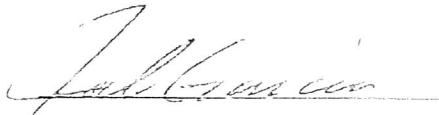
All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being a portion of that certain parcel of land described as Parcel One in the Grant Deed originally recorded October 31, 2012 as Document No. 2012-0275172 and re-recorded with correction of Grantee on November 13, 2012 as Document No. 2012-0286552, in Contra Costa County Records, more particularly described as follows

BEGINNING at the southwest corner of said parcel of land (D.N. 2012-0286552), thence, along the exterior boundary of said parcel the following two (2) courses: 1) North $00^{\circ}47'06''$ East, 42.00 feet, and 2) South $89^{\circ}11'24''$ East, 7.01 feet; thence, leaving said exterior boundary, South $41^{\circ}08'37''$ East, 56.47 feet to the southerly line of said parcel; thence, along said southerly line, North $89^{\circ}11'24''$ West, 44.74 feet to the POINT of BEGINNING..

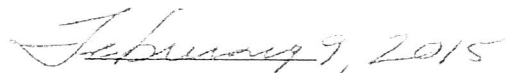
Containing 1,087 square feet or 0.02 acres, more or less.

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.

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Joel Garcia, L.S 5285



Date

License expires 12-31-15



Exhibit "C"

PARCEL 7
FEE/ RIGHT OF WAY ACQUISITION
LANDS OF KWAN and CHIU
APN 074-130-056- D.N. 2012-0279089 (PARCEL ONE)

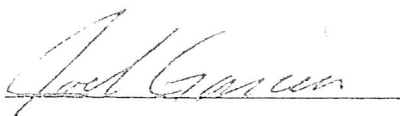
All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being a portion of that certain parcel of land described as Parcel One in the Grant Deed recorded November 2, 2012 as Document No. 2012-0279089, in Contra Costa County Records, more particularly described as follows:

BEGINNING at the southwest corner of said parcel of land (D.N. 2012-0279089), thence, along the westerly line of said parcel, North 00°47'06" East, 7.80 feet; thence, leaving said westerly line, South 41°08'37" East, 10.49 feet to the southerly line of said parcel; thence, along said southerly line, North 89°11'24" West, 7.01 feet to the **POINT of BEGINNING..**

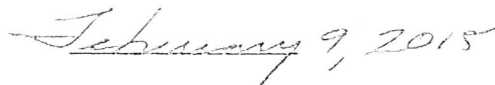
Containing 27 square feet, more or less.

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



EXHIBIT "D"
PARCEL 25
TEMPORARY CONSTRUCTION EASEMENT
LANDS OF KWAN and CHIU
APN 074-130-056: D.N. 2012-0279089 (PARCELS ONE and TWO)

All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being a portion of those certain parcels of land described as Parcel One and Two in the Grant Deed recorded November 2, 2012 as Document No. 2012-0279089, in Contra Costa County Records, more particularly described as follows:

PARCEL 25, 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 construction activities including but not limited to: structure demolition and repair, pavement repairs and restoration and slope repairs on, over and across the following described parcel of land:

A strip of land, twenty-five (25) feet in width, the westerly and southwesterly line of which is more particularly described as follows:

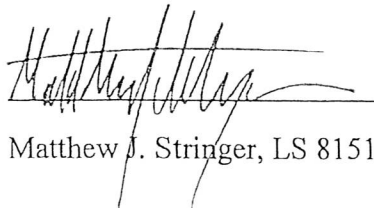
BEGINNING at the northwest corner of said parcel of land (D.N. 2012-0279089), thence, along the westerly line of said parcel, North 00°47'06" East, 58.70 feet; thence, leaving said westerly line, South 41°08'37" East, 10.49 feet to the southerly line of said parcel and the **POINT of TERMINUS.**

Containing 1,771 square feet, or 0.04 acers more or less.

The easterly and northeasterly line of above said strip is to be lengthened or shortened so as to terminate in the northerly and southerly lines of said parcel (D.N. 2012-0279089).

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.


Matthew J. Stringer, LS 8151



JUNE 23, 2015
Date

EXHIBIT "E"

PARCEL 26

TEMPORARY CONSTRUCTION EASEMENT: LANDS OF KWAN and CHIU APN 074-130-057: D.N. 2012-0286552 (PARCEL ONE)

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 One in the Grant Deed originally recorded October 31, 2012 as Document No. 2012-0275172 and re-recorded with correction of Grantee on November 13, 2012 as Document No. 2012-0286552, in Contra Costa County Records, more particularly described as follows

PARCEL 26, 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 construction activities including but not limited to: structure demolition and repair, pavement repairs and restoration and slope repairs on, over and across the following described parcel of land:

A strip of land, twenty (20) feet in width, the southwesterly line of which is more particularly described as follows:

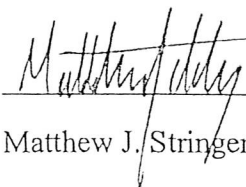
COMMENCING at the northwest corner of said parcel of land (D.N. 2012-0286552), thence, along the northerly line of said parcel South $89^{\circ}11'24''$ East, 7.01 feet to the **POINT of BEGINNING** thence, leaving said northerly line, South $41^{\circ}08'37''$ East, 56.47 feet to the southerly line of said parcel and the **POINT of TERMINUS**.

Containing 1,087 square feet or 0.02 acres, more or less.

The northeasterly line of above said strip is to be lengthened so as to terminate in the northerly and southerly lines of said parcel (D.N. 2012-0286552)

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.


Matthew J. Stringer, LS 8151



JUNE 23, 2015

Date

EXHIBIT "F"

PARCEL 27

TEMPORARY CONSTRUCTION EASEMENT: LANDS OF KWAN and CHIU APN 074-130-058: D.N. 2012-0286552 (PARCEL TWO)

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 Two in the Grant Deed originally recorded October 31, 2012 as Document No. 2012-0275172 and re-recorded with correction of Grantee on November 13, 2012 as Document No. 2012-0286552, in Contra Costa County Records, more particularly described as follows:

PARCEL 27, 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 construction activities including but not limited to: fence and pavement repairs and restoration on, over and across the following described parcel of land:

A strip of land, twenty (20) feet in width, the southwesterly line of which is more particularly described as follows:

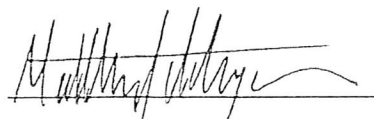
COMMENCING at the southwest corner of said parcel of land (D.N. 2012-0286552), thence, along the southerly line of said parcel, South $89^{\circ}11'24''$ East, 55.97 feet to the **POINT of BEGINNING**; thence, leaving said southerly line, North $41^{\circ}08'37''$ West, 16.81 feet to the northerly line of said parcel and the **POINT of TERMINUS**..

Containing 336 square feet, more or less.

The northeasterly line of above said strip is to be lengthened or shortened so as to terminate in the northerly and southerly lines of said parcel (D.N. 2012-0286552)

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.


Matthew J. Stringer, LS 8151



JUNE 23, 2015
Date