

Recorded at the request of:
Contra Costa County

Return to:
Contra Costa County
Public Works Department
Real Estate Division
255 Glacier Drive
Martinez, CA 94553
Attn: Angela Bell

Ptn. of Assessor's Parcel Nos. 074-040-025 and 074-040-036

GRANT OF EASEMENT

THIS INDENTURE, made by and between HALL & LOADS, INC., a California Corporation, hereinafter called the GRANTOR, and CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a Flood Control District operating under the laws of the State of California, hereinafter called the GRANTEE, is made with regard to the following:

WITNESSETH:

A. That the GRANTOR, for value received, hereby grants to the GRANTEE, and its successors and assigns, perpetual easements 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, as described in Exhibits "A" and "B" attached hereto and made a part hereof.


The easements 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 easements herein are 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" and "B".

B. That the GRANTOR, for value received, hereby grants to the GRANTEE, and its successors and assigns, Permanent Access Easements, for purposes of ingress and egress, in, on, over and across, that certain real property in the County of Contra Costa, State of California, as described and shown on Exhibits "A", "B", "A-1" and "B-1" attached hereto and made a part hereof.

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 8 day of Oct, 2015.


Case B. Swenson


Lisa M. Swenson

ABOVE SIGNATURES MUST BE NOTARIZED

WEST ANTIOCH CREEK PROJECT
APN 074-040-025 - HALL & LOADS, INC.
PARCEL 15

EXHIBIT "A"
PARCEL 15
PERMANENT ACCESS EASEMENT
HALL and LOADS, INC.
APN 074-040-025 - DN 2015-0169749

A Permanent Access Easement to be used for the ingress and egress on, over and across the following described parcel of land:

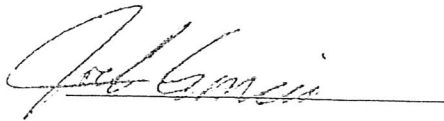
All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being all of that certain parcel of land described as Parcel Two and a portion of that certain parcel described as Parcel One, both in the Grant Deed to Hall & Loads, Inc., a California Corporation, recorded August 14, 2015 as Document No. 2015-0169749 in Contra Costa County Records, more particularly described as follows:

BEGINNING at the southwest corner of said Parcel Two (DN 2015-0169749); thence, along westerly line of said parcel, North $00^{\circ}49'48''$ East, 488.52 feet; thence, leaving said westerly line, North $44^{\circ}10'12''$ West, 122.79 feet to the southwesterly line of Parcel Four as said Parcel Four is described in above said document (DN 2015-0169749); thence, along said southwesterly line, along a non-tangent curve to the left, having radius 411.20 feet, from which the center bears North $22^{\circ}03'13''$ East, through a central angle of $12^{\circ}32'48''$, an arc distance of 90.04 feet to the northwest corner of said Parcel Two; thence along the exterior boundary of said parcel, the following three (3) courses: 1) South $89^{\circ}10'12''$ East, 30.00 feet, 2) South $00^{\circ}49'48''$ West, 552.18 feet and 3) North $89^{\circ}07'45''$ West, 30.00 feet to the POINT of BEGINNING.

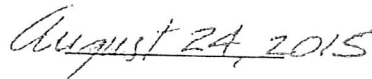
Containing 19,180 square feet or 0.44 acres, more or less.

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

HALL & LOADS, INC
APN 074-040-025
DN 2015-0169749, PARCEL ONE

HALL & LOADS, INC
APN 074-040-025
DN 2015-0169749, PARCEL FOUR

STEIMAN/HUBBARD
APN 066-110-009
DN 88-217582

N 22°03'13" E (R)

HALL & LOADS, INC.
APN 074-040-025 DN 2015-0169749
PARCELS ONE AND TWO
PAE AREA= 0.44 AC

LINE TABLE

LINE	BEARING	DIST
L1	N 44°10'12" W	122.79'
L2	S 89°10'12" E	30.00'
L3	N 89°07'45" W	30.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	411.20'	12°32'48"	90.04'

LEGEND

PAE -PERMANENT ACCESS EASEMENT
POB -POINT OF BEGINNING
APN -ASSESSOR'S PARCEL NUMBER
DN -DOCUMENT NUMBER
OR -OFFICIAL RECORDS
R/W - RIGHT OF WAY



SCALE: 1"=100'



STEIMAN/HUBBARD
APN 066-110-005
DN 88-217582

N 00°49'48" E 488.52'

DN 2015-0169749, PARCEL TWO

S 00°49'48" W 552.18'

EXISTING R/W

POB

4TH STREET

Mark
Thomas &
Company,
Inc.

PERMANENT ACCESS EASEMENT
CITY OF ANTIOCH-PARCEL 15
HALL & LOADS, INC-PARCEL 1 AND 2
DN 2015-0169749 APN 074-040-025

Contra Costa Co.
California

Scale: 1"=100'
Date 08/24/15
Checked By MM

EXHIBIT "B"
Plat to Accompany Legal Description

08/24/2015
Sht. 1 of 1 Shts

Exhibit "A-1"

PARCEL 16 - PERMANENT ACCESS EASEMENT
HALL & LOADS, INC.
APN 074-040-036 - DN 2015-0169749

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 Four in the Grant Deed to Hall & Loads, Inc., a California Corporation, recorded August 14, 2015 as Document No. 2015-0169749 in Contra Costa County Records, more particularly described as follows:

PARCEL 16- PERMANENT ACCESS EASEMENT

A Permanent Access Easement for purposes of ingress and egress, in, on, over and across the following described parcel of land:

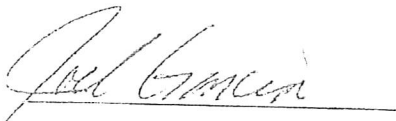
A strip of land, the westerly and southwesterly line of which is more particularly described as follows:

COMMENCING at the southeasterly corner of said parcel of land (DN 2015-0169749); thence, along southwesterly line of said parcel, along a non-tangent curve to the right, having radius 411.20 feet, from which the center bears North 09°30'25" East, through a central angle of 4°15'24", an arc distance of 30.55 feet to the **POINT OF BEGINNING**; thence, leaving said southwesterly line, North 00°49'48" East, 170.01 feet; thence, North 37°54'46" West, 77.82 feet; thence, North 42°53'38" West, 82.91 feet; thence, North 48°31'27" West, 111.53 feet; thence, North 67°10'21" West, 206.07 feet to said southwesterly line of Parcel Four and the **POINT OF TERMINUS**.

Containing 20,874 square feet or 0.48 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

September 8, 2015

Date



CITY OF ANTIOCH
APN 074-040-044
DN 97-0068110

HALL & LOADS, INC.
APN 074-040-036
DN 2015-0169749, PARCEL FOUR
AREA = 0.48 AC

HALL & LOADS, INC. APN
074-040-025
DN 2015-0169749, PARCEL ONE

AT&SF RR R/W

STEIMAN/HUBBARD
APN 074-040-035
DN 88-217582

STEIMAN/HUBBARD
APN 066-110-009
DN 88-217582

HALL & LOADS, INC.
APN 074-040-036
DN 2015-0169749,
PARCEL FOUR

LINE TABLE

LINE	BEARING	DIST
L1	N 00°49'48" E	170.01'
L2	N 37°54'46" W	77.82'
L3	N 42°53'38" W	82.91'
L4	N 48°31'27" W	111.53'
L5	N 67°10'21" W	206.07'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	411.20'	4°15'24"	30.55'

LEGEND

- PAE -PERMANENT ACCESS EASEMENT
- POC -POINT OF COMMENCEMENT
- POB -POINT OF BEGINNING
- APN -ASSESSOR'S PARCEL NUMBER
- DN -DOCUMENT NUMBER
- OR -OFFICIAL RECORDS
- R/W - RIGHT OF WAY

SCALE: 1"=100'



HALL & LOADS- PAE
APN 074-040-025
DN 2015-0169749, PARCEL TWO
and PARCEL ONE (PORTION)

POB

C1

N 09°30'25" E (R)

POC

Mark Thomas & Company, Inc.	PERMANENT ACCESS EASEMENT CITY OF ANTIOCH-PARCEL 16 HALL & LOADS, PARCEL FOUR DN 2015-0169749 APN 074-040-036	Contra Costa Co. California
Scale: 1"=100' Date 09/08/15 Checked By MM	Exhibit "B-1" Plat to Accompany Legal Description	09/08/2015 Sht. 1 of 1 Shts

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 Santa Clara)

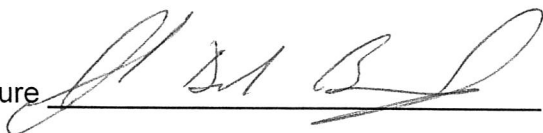
On October 8, 2015 before me, Joshua David Burroughs
(insert name and title of the officer)

personally appeared Lisa M. Swenson,
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.

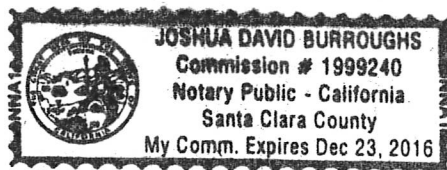
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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 Santa Clara

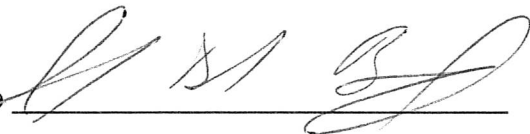
On October 8, 2015 before me, Joshua David Burroughs
(insert name and title of the officer)

personally appeared Case B. Swenson,
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



(Seal)

