

RECORDING REQUESTED BY
Contra Costa County Flood Control and
Water Conservation District

Placer Title Company, Branch 101
Escrow Number: P-145523-RP

AND WHEN RECORDED MAIL TO
Contra Costa County Public Works Dept.
255 Glacier Drive
Martinez, CA 94553
Attn: J. Dillingham

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

A.P.N.: 002-200-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00, EXEMPT FROM RECORDING FEES
PURSUANT TO GOV'T CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO
REVENUE AND TAXATION CODE SECTION 11922

(X) Unincorporated Byron Area

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Wildlands, Inc., a Delaware corporation**

Hereby GRANT(S) to **CONTRA COSTA COUNTY, a political subdivision of the State of California**

The land described herein is situated in the State of California, County of Contra Costa, Unincorporated Byron area, described as follows:

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

SUBJECT TO that certain Conservation Easement Grant, which was executed by Grantor in favor of the State of California, which was recorded on March 29, 2012, as Instrument Number 2012-0071515-00, in the Official Records of Contra Costa County.

Dated: May 12, 2016

Wildlands, Inc., a Delaware corporation

By: Joel Shapiro, President

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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 Georgia)
County of Fulton) ss.

On May 12, 2016 before me,

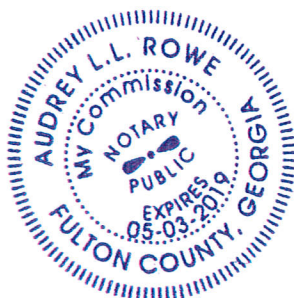
Audrey Rowe,

Notary Public personally appeared Joel Shapiro, President

_____ 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



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EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 15, T1S, R3E, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

EXCEPTING THEREFROM:

RIGHTS RESERVED IN THE DEED FROM EAST BAY ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, TO WILDLANDS, INC., A CALIFORNIA CORPORATION, RECORDED MARCH 29, 2000, INSTRUMENT NO. 2000-0061793, OFFICIAL RECORDS, AS FOLLOWS:

A) ALL "DEVELOPMENT RIGHTS" AS HEREINAFTER DEFINED, PERTAINING TO THE ENTIRETY OF THE LANDS HEREIN GRANTED (HEREINAFTER "SAID LANDS").

"DEVELOPMENT RIGHTS" ARE HEREBY DEFINED TO MEAN AND REFER TO ALL RIGHTS PERTAINING TO SAID LANDS GRANTED HEREIN TO SEEK AND RECEIVE FROM THE COUNTY OF CONTRA COSTA, THE STATE OF CALIFORNIA, THE UNITED STATES OF AMERICA, AND ALL BRANCHES, AGENCIES, AND INSTRUMENTALITY'S OF ANY THEREOF, ALL RIGHTS, ENTITLEMENTS, APPROVALS, DISPENSATIONS, CHARTERS, LICENSES, PERMITS, FRANCHISES, OR OTHER BENEFITS, UNDER THE PRESENT DESIGNATION OF SAID LANDS UNDER THE ZONING AND GENERAL PLAN ORDINANCES OF THE COUNTY OF CONTRA COSTA, FOR DEVELOPMENT AND IMPROVEMENT OF SAID LANDS FOR ANY URBAN USE OR PURPOSES ALLOWED THEREBY. THE DEVELOPMENT RIGHTS DESCRIBED HEREIN SHALL INURE TO THE BENEFIT OF GRANTOR'S LANDS ADJACENT TO SAID LANDS, AND SHALL BE A FORM OF NEGATIVE EASEMENT WHICH SHALL RUN WITH SAID LANDS AND BIND THE CURRENT OWNER AND ANY FUTURE OWNERS OF ALL OR ANY PORTION OF SAID LANDS.

B) ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LANDS OR THAT MAY BE PRODUCED FROM A DEPTH BELOW FIVE HUNDRED (500) FEET FROM THE SURFACE OF SAID LANDS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LANDS, FOR THE PURPOSES OF MINING, DRILLING, EXPLORING, OR EXTRACTING SUCH OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES FROM ANY PORTION OF THE SURFACE OF SAID LANDS TO A DEPTH OF 500 FEET.

C) ALL WATER RIGHTS, INCLUDING, WITHOUT LIMITATION ALL RIGHTS TO EXTRACT, REMOVE FROM SAID LANDS, AND USE FOR ANY PURPOSE, ALL SUBTERRANEAN WATERS LYING THEREUNDER, TOGETHER WITH THE RIGHT TO INSTALL, CONSTRUCT AND MAINTAIN ANY PIPES, WELLS OR OTHER EQUIPMENT NECESSARY TO THE EXTRACTION, REMOVAL OR TRANSPORTATION OF WATERS FROM OR UNDER SAID LANDS.

D) FOR ALL USES AND PURPOSES, ALL AIR RIGHTS OVER SAID LANDS ABOVE A HEIGHT OF FIFTY (50) FEET FROM THE SURFACE OF SAID LANDS.

PROVIDED, HOWEVER, THAT THE RIGHTS HEREIN RESERVED TO GRANTOR SHALL NOT BE USED BY GRANTOR, OR ANY HOLDER OF SUCH RIGHTS THROUGH GRANTOR, IN ANY MANNER THAT WILL CAUSE INTERFERENCE, HARM, DAMAGE OR IMPAIRMENT OF ANY NATURE, TO THE CONSERVATION, HABITAT AND SPECIES USES AND VALUES OF SAID LANDS.

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