

Recorded at the request of:
Contra Costa County

Return to:
Robert Leitao
Bare Ventures, LLC
1701 N. California Blvd. #27
Walnut Creek, CA 94596

Assessor's Parcel No. 164-060-017
Title Co. Order No.: 54606-1359899

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged,

CONTRA COSTA COUNTY, a political subdivision of the State of California,

GRANTS TO BARE VENTURES LLC, a California limited liability company, the following described real property in the City of Pleasant Hill, unincorporated area of the County of Contra Costa, State of California,

FOR DESCRIPTION AND PLAT MAP SEE EXHIBIT "A" & "B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTRA COSTA COUNTY;

Dated _____

By _____
Chair, Board of Supervisors

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

On _____ before me, _____ Clerk of the Board of Supervisors, Contra Costa County, personally appeared _____, 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: _____
Deputy Clerk

Exhibit "A"

Real property in the City of Pleasant Hill, County of Contra Costa, State of California, lying within Rancho Las Juntas, and being portions of the parcels of land granted to Contra Costa County in the Grant Deeds recorded July 26, 1956 in Book 2814 of Official Records at page 408 and recorded January 5, 1955 in Book 2451 of Official Records at page 334, described as follows:

Parcel One - Fee

Commencing on the southern line of the 3.44 acre parcel of land awarded to M.F. Slater in the Order Confirming Commissioners Report and of Partition in the Matter of the Estate of Clara Bell Slater, deceased, Contra Costa County Superior Court No. 4680, a certified copy of which was recorded December 21, 1939, in book 531 of Official Records, page 400, at the southwestern corner of the parcel of land described in the deed from M.F. Slater to Robert L. Hargrove, et ux, recorded November 6, 1953, in book 2220 of Official Records, page 572; thence along the exterior lines of said M.F.Slater 3.44 acre parcel as follows: south 84°00'29" west (south 82°54' west - deed) 120.92 feet; thence north 4°16'39" west (north 5°31' west - deed) 236.27 feet to the point of beginning; thence from said point of beginning, continuing north 4°16'39" west 229.62 feet; thence south 88°49'09" east (south 89°55' east - deed) 120.92 feet to the western line of said Hargrove parcel; thence continuing south 88°49'09" east 6.53 feet to a point on a non-tangent curve concave to the southeast, having a radius of 2080.00 feet, a radial to said curve bears north 60°33'07" west, said point being on the northwesterly right of way of Taylor Boulevard as shown on map No. RW-3552A dated Feb. 1956 (sheet 9 of 18) on file at the Contra Costa County Public Works Department; thence southerly along said curve and said right of way through a central angle 6°56'25" an arc length of 251.95 feet to the point of beginning.

Reserving therefrom any and all abutters' rights of access along the westerly line of Taylor Boulevard as shown on said map (RW-3552A) and Exhibit "B" attached.

Containing an area of 13,926 square feet of land, more or less.

Parcel Two - Easement

A nonexclusive right of way over what is known as "Slater Avenue" "for the use of the person interested in the lands partitioned", as provided for in the Order Confirming Commissioners Report and of Partition, filed October 8, 1923 in the Matter of the

Estate of Clara Bell Slater, deceased (Case No. 4680, Superior Court, Contra Costa County), a certified copy of which was recorded December 21, 1939, in book 531 of Official Records, page 400; said Slater Avenue being described as follows:

"Beginning at a point where the northerly line of the 'Slater Tract' intersects the westerly line of the public road known as 'Martinez & Walnut Creek Road'; thence north 89°55' west along an old established avenue between lands of the Slater Estate and lands of G. Giberti, 24.70 chains, more or less, to station; thence south 5°31' east 45.2 links to a station; thence south 89°55' east, parallel with first line and 45.2 links distant thereon to the westerly line of the County road; thence along the west line of said road, 68 links, more or less, into the place of beginning.

Note: Access along said right of way is now restricted at both sides of Taylor Boulevard, but alternative access to the western portion of "Slater Avenue" is provided via the public road "Dobbs Drive".

Exhibit "B", a plat, is attached hereto and by this reference made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: 

Licensed Land Surveyor
Contra Costa County Public Works Department

Date: 2/17/17

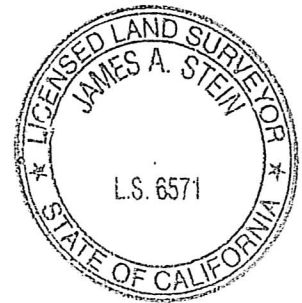
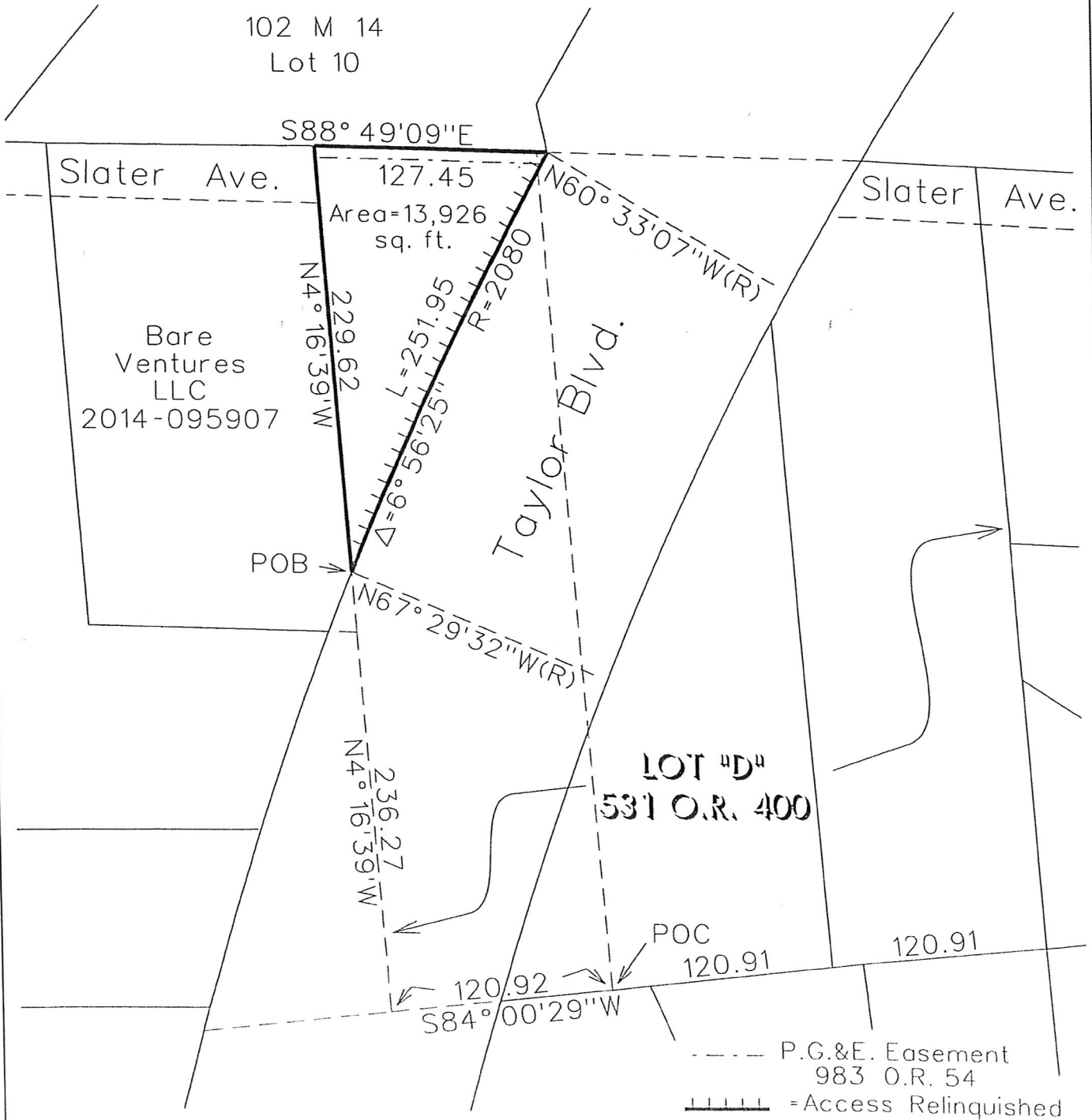


EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



1"=80'



Excess Road Right of Way APN 164-060-017

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| Instrument : | Recorded : | Scale | 1"=80' | Date | February 2017 |
| Series No. : | | Drawn By | KT | File No. | A-3552A-2016 |
| | | Checked By | JS | Cad File | Taylor Blvd. ExcessProperty.dgn |