

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

Portion of Assessor's Parcel Nos.: 408-140-010

## ACCESS EASEMENT

**THIS INDENTURE**, made by and between **WEST COUNTY LANDFILL, INC.**, a California Corporation hereinafter called the GRANTOR, and **CONTRA COSTA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT**, flood control district, organized under the laws of the State of California, hereinafter called the GRANTEE,

### WITNESSETH:

That the GRANTOR, for value received, hereby grants to the GRANTEE, and its successors and assigns, a perpetual non-exclusive easement and right of way for ingress and egress purposes upon, over, and across that certain real property in the County of Contra Costa, State of California, described as follows:

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

The easement 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 necessary for ingress and egress purposes only, to enter upon said land with personnel, vehicles, and equipment.

**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 13<sup>th</sup> day of June, 2017.

West County Landfill, Inc.

Michael Caprio

Mike Caprio

Area President

**ABOVE SIGNATURES MUST BE NOTARIZED**

# CALIFORNIA ALL-PURPOSE 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.

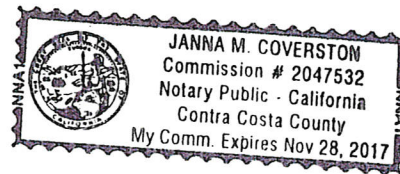
STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

On 6-13-2017, before me, JANNA M. COVERSTON Notary Public, personally appeared MICHAEL CAPRID, 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 Janna M. Coverston (Seal)  
Notary Public



**EXHIBIT "A"**

Real property in the unincorporated area of Contra Costa County, State of California, being a portion of Section 35, Township 2 North, Range 5 West, Mount Diablo Meridian, also being a portion of Parcel One as described in the Grant Deed to West County Landfill, Inc. recorded December 29, 1989 as document number 89-263265, Contra Costa County records, described as follows:

FCPID 5160 – Access Easement

Commencing at the Southeast corner of Tidelands Lot 29 as shown on "Map No. 1 of Salt Marsh and Tidelands situate in the County of Contra Costa, State of California" dated 1872 and filed in the Contra Costa County Recorder's office June 11, 1917; thence northerly along the easterly line of said Lot 29 north 1°04'10" east, 33.05 feet to the Point of Beginning; thence from said Point of Beginning north 72°30'00" west, 30.82 feet; thence south 47°00'24" west, 12.05 feet; thence north 36°09'16" west, 33.41 feet; thence south 88°56'50" east, 27.15 feet; thence south 72°30'00" east 32.62 feet to the east line of said Lot 29; thence southerly along said line south 1°04'10" west 17.72 feet to the Point of Beginning.

Containing an area of 987 square feet of land, more or less.

Bearings are based on the California Coordinate System of 1983 (CCS83), Zone III. Distances given are ground distances.

Exhibit "B" (Drawing No. FA-20076) 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.

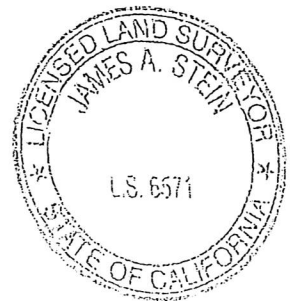
Signature: \_\_\_\_\_

*James A. Stein*

Licensed Land Surveyor  
Contra Costa County Public Works

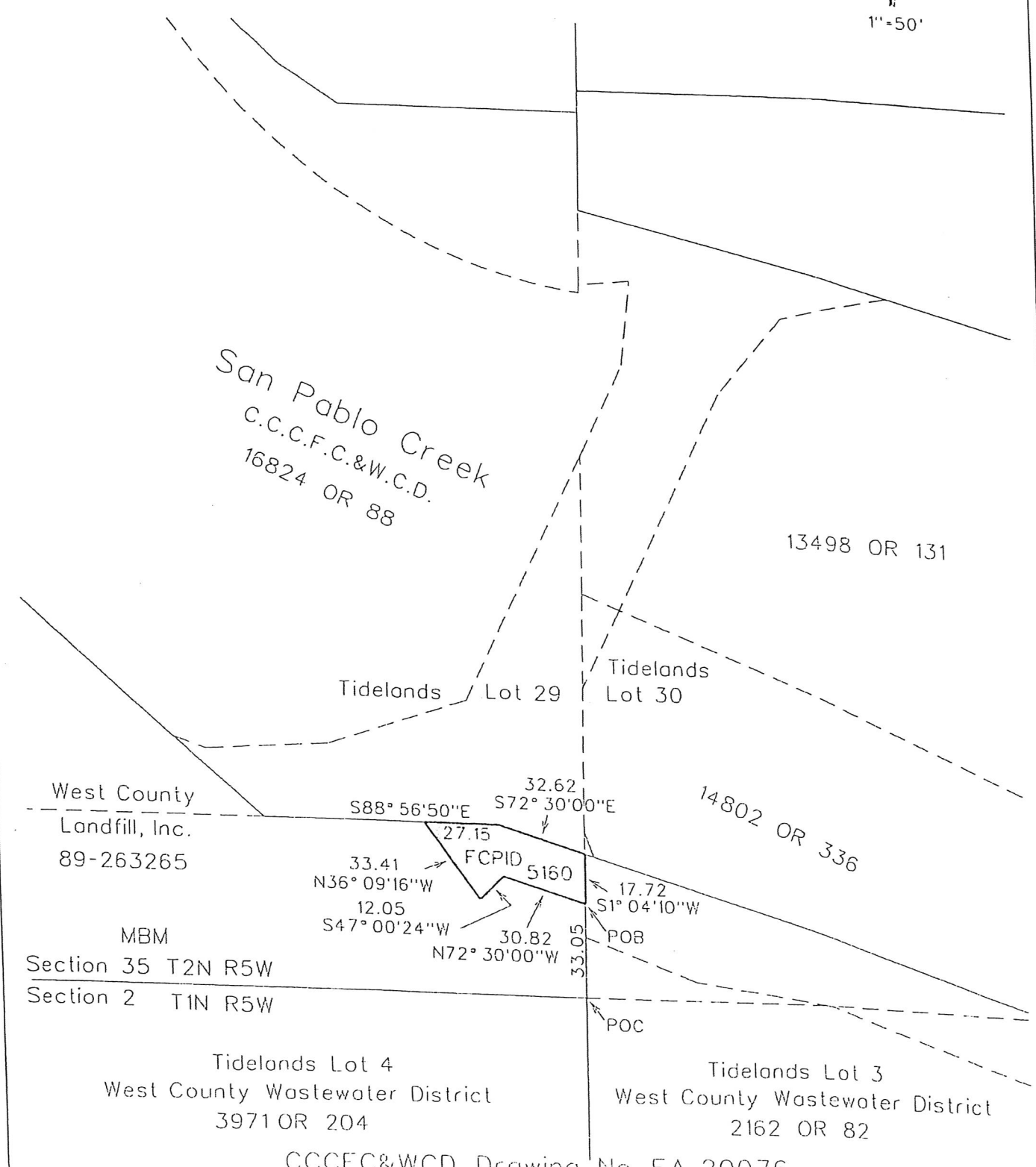
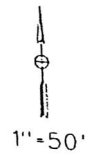
Date: \_\_\_\_\_

*12/7/15*



# EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



## West County Landfill, Inc.; Access Easement

Instrument : Access Easement		Scale	1"=50'	Date	December 2015
Series No.	Recorded	Drawn By	KT	File No.	A-05658-2015
		Checked By	JS	Cad File	SanPabloCreekWestCoLandfill AccessEasementtoFCO.dwg

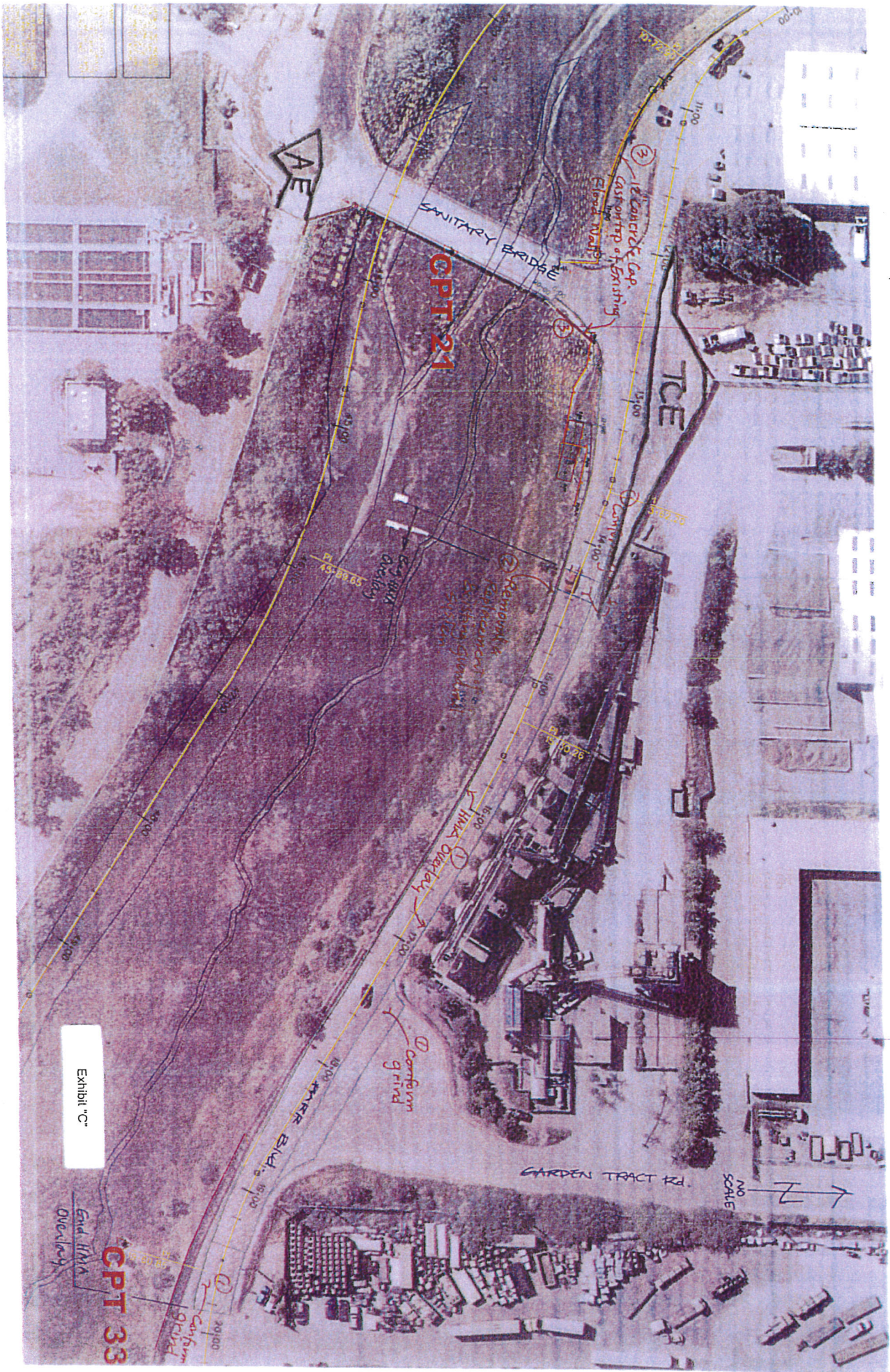


Exhibit "C"



## Memo

June 10, 2016

**TO:** Karen A. Laws, Principal Real Property Agent  
**FROM:** Jann Edmunds, Associate Real Property Agent  
**SUBJECT:** Non-Substantial Administrative Settlement with Vaquero Farms, Inc.  
APN.: 015-060-010, R/W Parcel No.'s: 3, 28  
**FILE:** Balfour Rd. Shoulder Widening Project  
Project No.: 0662-6R4002

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### MESSAGE:

Contra Costa County (County) sent an offer letter to Vaquero Farms, Inc. (Property Owner) on April 28, 2016 for the acquisition of a portion of his property encompassing 0.219/ac of fee, and a temporary construction easement containing 0.057/ac.

The appraisal amount was \$6,000. The Property Owner felt the cost per acre was too low for the fee land value.

On May 25, 2016, a Notice of Intent to Adopt a Resolution of Necessity was mailed to the Property Owner. Prior to the Resolution of Necessity hearing, the Property Owner presented a counter offer for a total amount of \$7,785. To avoid the condemnation process which includes attorney fees, the County agreed to cover the difference in the cost totaling \$1,785.

In the interest of time and the expense of condemnation, I am requesting your authorization to enter into a settlement with the property owner in the amount of \$7,785.

Approved by Karen Laws: \_\_\_\_\_

Date: \_\_\_\_\_

JE:al

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