

Recorded at the request of:
Contra Costa County
Public Works Department
Return to:
Public Works Department
Records Section

Area: San Ramon
Road: N/A
Co. Road No.: N/A
Development: 9301
APN: 222-780-042

OFFER OF DEDICATION - LANDSCAPE EASEMENT

Shapell Industries, Inc., a Delaware Corporation, the undersigned, being the present title owner of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication to the public and to **CONTRA COSTA COUNTY** and its successors or assigns, an easement for landscape purposes, including installation and maintenance of landscape improvements, over the real property situated in the County of Contra Costa, State of California, as described and shown in Exhibit "A" (written description and plat map) attached hereto.

It is understood and agreed that CONTRA COSTA COUNTY and its successors or assigns shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered parcel of land or any improvements thereon or therein until such offer has been accepted by appropriate action of the Board of Supervisors, or of the local governing body of its successors or assigns.

In the event CONTRA COSTA COUNTY, or its successors and assigns, on behalf of the public, should determine that the use of said property or any portion thereof is no longer needed, the rights herein given shall terminate as to those portions not needed and revert to the undersigned owner or its successors or assigns.

The provisions hereof shall inure to the benefit of and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

The undersigned have executed this instrument on July 11, 2007 (Date).

Steve Savage
(Signature)
Steve Savage - Vice President
(Print Name and Title)

Robert D. Moore
(Signature)
Robert D. Moore Group President
(Print Name and Title)

(see attached notary)

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 Alameda)

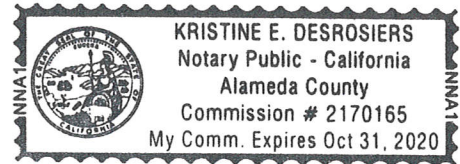
On July 11, 2017 before me, Kristine E. Desrosiers, Notary Public
(insert name and title of the officer)

personally appeared Steve Savage,
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 *Kristine E Desrosiers* (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 Alameda)

On July 11, 2017 before me, Kristine E. Desrosiers, Notary Public
(insert name and title of the officer)

personally appeared Robert D. Moore,
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 *Kristine E Desrosiers* (Seal)

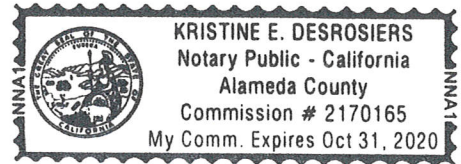


EXHIBIT A

LEGAL DESCRIPTION

**LANDSCAPE MAINTENANCE EASEMENT
PORTION NEW LOT 153
(2017-0079028)
CONTRA COSTA COUNTY, CALIFORNIA**

Real property situate in the County of Contra Costa, State of California described as follows:

Being a portion of New Lot 153 as said lot is shown on the Approval of Lot Line Adjustment (County File LL17-0005) recorded on May 8, 2017 under Document Number 2017-0079028, Official Records of Contra Costa County, California, more particularly described as follows:

Beginning at the easterly corner of said New Lot 153; thence along the generally easterly line of said New Lot 153 South 66°49'45" West 29.71 feet; thence over and across said New Lot 153 the following two (2) courses: (1) North 75°32'46" West 22.48 feet, and (2) South 77°38'10" West 114.99 feet to the generally westerly line of said New Lot 153; thence along last said line along a non-tangent curve to the right from which a radial line bears South 65°14'08" East to the radius point, having a radius of 25.00 feet, a central angle of 48°42'13" and an arc length of 21.25 feet to the generally northerly line of said New Lot 153; thence along last said line North 73°28'05" East 119.69 feet to said generally easterly line of said New Lot 153; thence along a tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and an arc length of 39.27 feet to the **Point of Beginning**.

Containing 2,496 square feet, more or less.

See Exhibit B – Plat to Accompany Legal Description (1 Sheet) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:

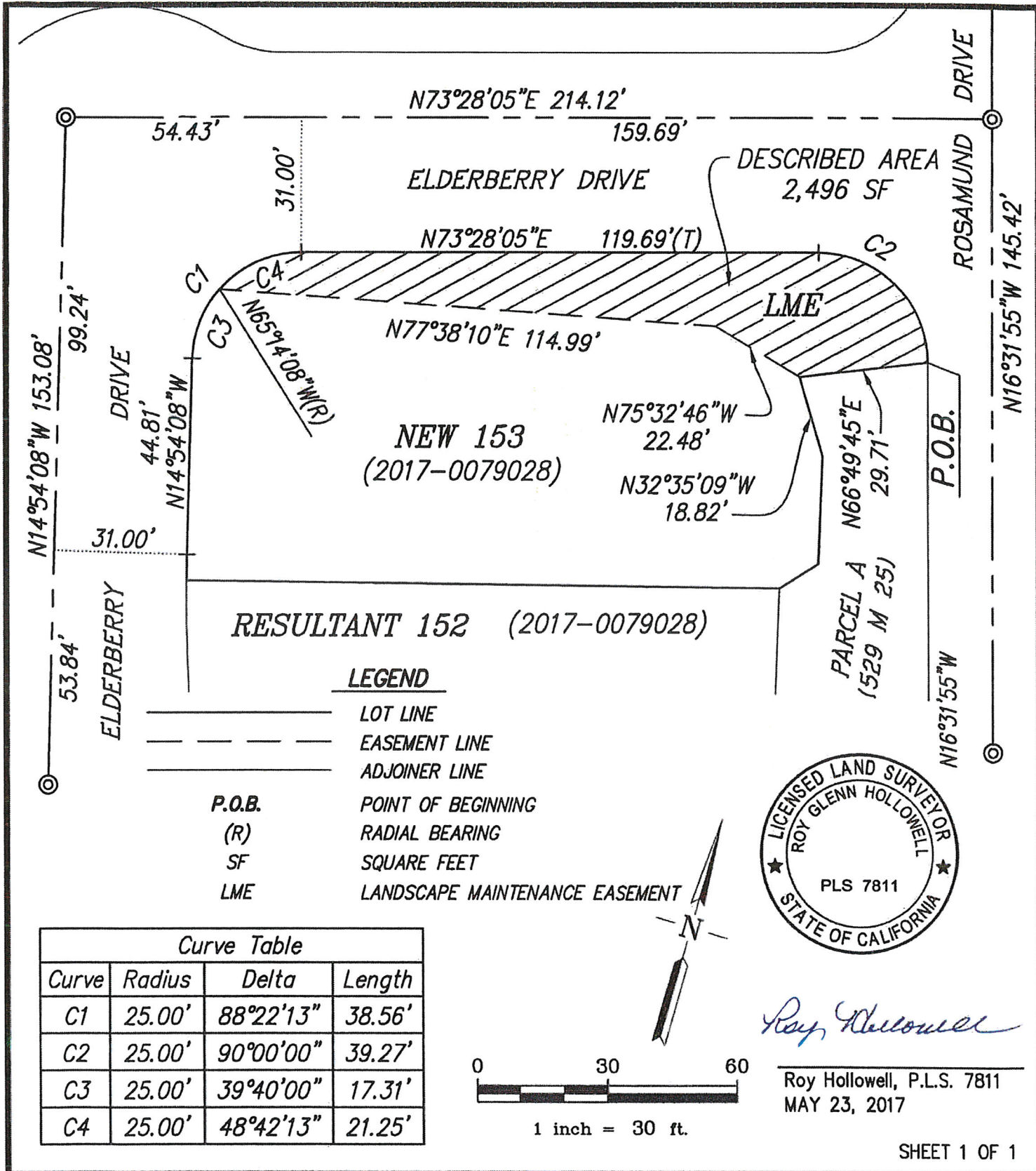


Roy Hollowell

May 23, 2017

Roy Hollowell, PLS 7811

Date



LEGEND

- LOT LINE
- EASEMENT LINE
- ADJOINER LINE
- P.O.B.** POINT OF BEGINNING
- (R)** RADIAL BEARING
- SF** SQUARE FEET
- LME** LANDSCAPE MAINTENANCE EASEMENT

Curve Table

Curve	Radius	Delta	Length
C1	25.00'	88°22'13"	38.56'
C2	25.00'	90°00'00"	39.27'
C3	25.00'	39°40'00"	17.31'
C4	25.00'	48°42'13"	21.25'



Roy Hollowell

Roy Hollowell, P.L.S. 7811
MAY 23, 2017

SHEET 1 OF 1

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
LANDSCAPE MAINTENANCE EASEMENT
PORTION OF NEW LOT 153 (2017-0079028)
CONTRA COSTA COUNTY, CALIFORNIA

© \CALEPHA\OFFICIALMAPS\LLA\2301\NEW LOT 153 LME.DWG

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE: 1" = 30'	DATE: 5-23-2017	JOB NO.: 155016.M.31
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20179007902800012
CONTRA COSTA Co Recorder Office
JOSEPH CANCIAMILLA, Clerk-Recorder
DOC 2017-0079028-00
Acct 2668-Westminster Title San Ramon
Monday, MAY 08, 2017 09:28:46
MOD \$12.00|REC \$22.00|FTC \$11.00
RED \$1.00|ERD \$1.00|PCO \$20.00
S36 \$10.00|
Ttl Pd \$77.00 Nbr-0002913331
mom/RC/1-12

RECORDING REQUESTED BY:
Westminster Title Company, Inc.
Escrow No.: 9301 LLA 17-0005

**When Recorded Mail Document
and Tax Statement To:**

SHAPELL INDUSTRIES, INC.
6800 Koll Center Parkway # 320
San Ramon, CA 94582

APN: 222-780-030 and 222-780-042

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED
(Lot Line Adjustment)**

The undersigned grantor(s) declare(s) Documentary Transfer Tax is \$0.00 (none LLA)

- computed on full value of property conveyed, or
- computed full value less value of liens or encumbrances remaining at the time of sale
- City of San Ramon

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION

hereby **GRANT(s)** to

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION

the following described real property in the City of San Ramon, County of Contra Costa, State of California:

THIS DEED IS FOR THE PURPOSE OF EFFECTUATING LOT LINE ADJUSTMENT COUNTY FILE #LL17-0005,
ATTACHED HERETO.

Dated: 5/4/2017

SHAPELL INDUSTRIES, INC., A DELAWARE
CORPORATION

BY: 
ROBERT D. MOORE

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 Alameda)

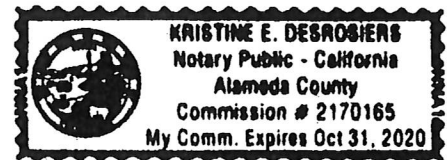
On May 4, 2017 before me, Kristine E. Desrosiers, Notary Public
(insert name and title of the officer)

personally appeared Robert Moore,
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 Kristine E. Desrosiers (Seal)



**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kara Douglas
Assistant Deputy Director

Victoria Mejia
Business Operations Manager

April 19, 2017

Toll Brothers Inc.
6800 Koll Center Parkway #320
Pleasanton, CA 94566

APR 21 2017

**Subject: Approval of Lot Line Adjustment (County File LL17-0005)
Gale Rach Phase IV, Tract 9301 Lot 152 and Parcel "D"
APN: 222-780-030, 222-780-042**

Dear Mr. Savage:

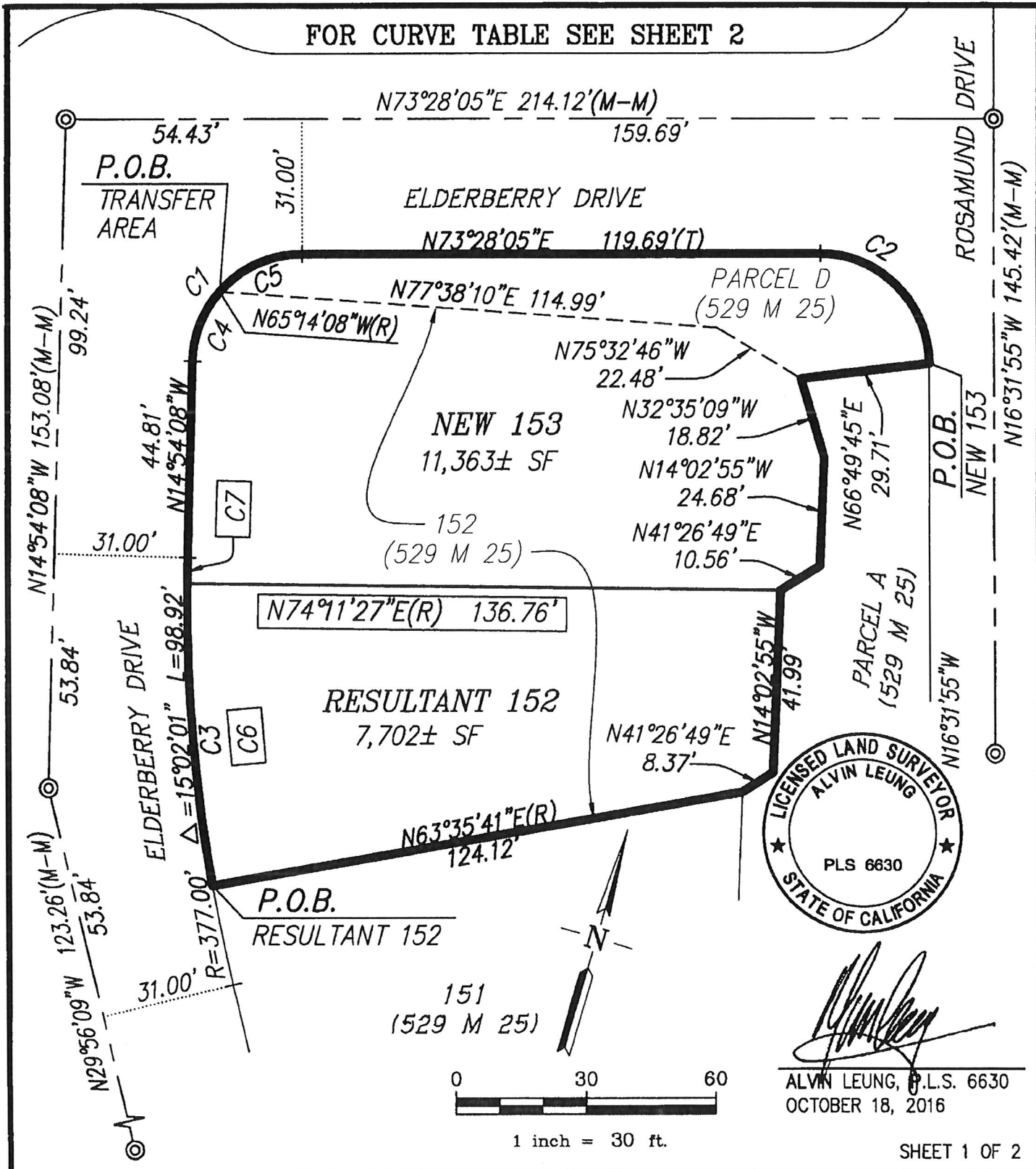
We have reviewed your Lot Line Adjustment application LL17-0005, which was submitted to the Department of Conservation and Development on February 9, 2017. Based on our review, it has been determined that the proposal to reconfigure the above referenced tax parcels:

- Does not constitute a subdivision of land;
- Involves the reconfiguration of four or fewer existing parcels; and
- Conforms to the County General Plan and Zoning Code.

Therefore, your Lot Line Adjustment application is administratively approved subject to the following conditions:

1. This approval is based on documents received by the Department on February 9, 2017, including the Lot Line Adjustment Map and the legal descriptions and maps of Adjusted Lot 152, Adjusted Parcel "D" (Lot 153), the Area Adjusted from Lot 152 to Parcel "D" (Lot 153).
2. This approval is valid for a period of six (6) months from the date of this letter.
3. Grant deeds shall be recorded to effectuate the real property transfer.
4. A copy of this letter shall be attached to the grant deeds as evidence of the County's approval of the real property transfer.

FOR CURVE TABLE SEE SHEET 2



SHEET 1 OF 2

EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT - LOT 152 & PARCEL D
(529 M 25)
CONTRA COSTA COUNTY, CALIFORNIA





RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE: 1" = 30'	DATE: 10-18-2016	JOB NO.: 155004.10.B
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FOR CURVE TABLE SEE SHEET 2

Curve Table			
Curve	Radius	Delta	Length
C1	25.00'	88°22'13"	38.56'
C2	25.00'	90°00'00"	39.27'
C3	377.00'	11°30'11"	75.69'
C4	25.00'	39°40'00"	17.31'
C5	25.00'	48°42'13"	21.25'
C6	377.00'	10°35'46"	69.72'
C7	377.00'	00°54'25"	5.97'

LEGEND

-  LOT LINE ADJUSTMENT BOUNDARY
-  NEW LOT LINE
-  LOT LINE BEING DELETED
- P.O.B.** POINT OF BEGINNING
-  MONUMENT TO BE SET PER
SUBDIVISION 9301 (529 M 22)
- (M-M)** MONUMENT TO MONUMENT
- (R)** RADIAL BEARING
- SF** SQUARE FEET
- 22.48'** ORIGINAL DATA
- 136.76'** NEW DATA

AREA SUMMARY

DESIGNATION NO.	ORIGINAL AREA	TRANSFER AREA	NEW AREA
RESULTANT 152	16,569± SF	-8,867± SF	7,702± SF
NEW 153 (PARCEL D)	2,496± SF	+8,867± SF	11,363± SF

SHEET 2 OF 2

C:\CALEPH\G4FW\MAPS\LLA\8.30\LOT 152-PARCEL D\LOT 153.DWG

EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT - LOT 152 & PARCEL D
(529 M 25)
CONTRA COSTA COUNTY, CALIFORNIA


RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1" = 30'

DATE:
10-18-2016

JOB NO.:
155004.10.B

LEGAL DESCRIPTION

**EXISTING LOT 152
SUBDIVISION 9301 GALE RANCH
(529 M 25)
CONTRA COSTA COUNTY, CALIFORNIA**

Real property situate in the County of Contra Costa, State of California described as follows:

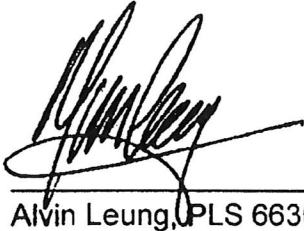
Being Lot 152 as said lot is shown on the map of Subdivision 9301 Gale Ranch filed on September 6, 2016 in Book 529 at Page 25 of Maps, Records of Contra Costa County, California.

Containing 16,569 square feet, more or less.

See Exhibit A – Plat to Accompany Legal Description (Sheets 1 through 2) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:


Alvin Leung, PLS 6630

October 18, 2016
Date



LEGAL DESCRIPTION

**EXISTING PARCEL D
SUBDIVISION 9301 GALE RANCH
(529 M 25)
CONTRA COSTA COUNTY, CALIFORNIA**

Real property situate in the County of Contra Costa, State of California described as follows:


Being Parcel D as said parcel is shown on the map of Subdivision 9301 Gale Ranch filed on September 6, 2016 in Book 529 at Page 25 of Maps, Records of Contra Costa County, California.

Containing 2,496 square feet, more or less.

See Exhibit A – Plat to Accompany Legal Description (Sheets 1 through 2) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:



Alvin Leung, PLS 6630

October 18, 2016
Date



LEGAL DESCRIPTION

**RESULTANT LOT 152
SUBDIVISION 9301 GALE RANCH
(529 M 25)
CONTRA COSTA COUNTY, CALIFORNIA**

Real property situate in the County of Contra Costa, State of California described as follows:

Being a portion of Lot 152 as said lot is shown on the map of Subdivision 9301 Gale Ranch filed on September 6, 2016 in Book 529 at Page 25 of Maps, Records of Contra Costa County, California, described as follows:

Beginning at the southwesterly corner of said Lot 152;

thence along the westerly line of said Lot 152 along a non-tangent curve to the right from which a radial line bears North 63°35'41" East to the radius point, having a radius of 377.00 feet, a central angle of 10°35'46" and an arc length of 69.72 feet;

thence North 74°11'27" East 136.76 feet;

thence South 14°02'55" East 41.99 feet;

thence South 41°26'49" West 8.37 feet;

thence South 63°35'41" West 124.12 feet to the **Point of Beginning**.

Containing 7,702 square feet, more or less.

See Exhibit A – Plat to Accompany Legal Description (Sheets 1 through 2) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:



Alvin Leung, PLS 6630

October 18, 2016

Date



LEGAL DESCRIPTION

**NEW LOT 153
SUBDIVISION 9301 GALE RANCH
(529 M 25)
CONTRA COSTA COUNTY, CALIFORNIA**

Real property situate in the County of Contra Costa, State of California described as follows:

Being all of Parcel D and a portion of Lot 152 as said parcel and lot are shown on the map of Subdivision 9301 Gale Ranch filed on September 6, 2016 in Book 529 at Page 25 of Maps, Records of Contra Costa County, California, described as follows:

Beginning at the easterly corner of said Parcel D;

thence along the southerly line of said Parcel D and the generally easterly line of said Lot 152 the following four (4) courses:

1. South 66°49'45" West 29.71 feet,
2. South 32°35'09" East 18.82 feet,
3. South 14°02'55" East 24.68 feet and
4. South 41°26'49" West 10.56 feet;

thence South 74°11'27" West 136.76 feet to the westerly line of said Lot 152;

thence along last said line the following three (3) courses:

1. along a non-tangent curve to the right from which a radial line bears North 74°11'27" East to the radius point, having a radius of 377.00 feet, a central angle of 00°54'25" and an arc length of 5.97 feet,
2. North 14°54'08" West 44.81 feet and
3. along a tangent curve to the right having a radius of 25.00 feet, a central angle of 39°40'00" and an arc length of 17.31 feet to the westerly corner of said Parcel D;

Thence along the northerly line of said Parcel D the following three (3) courses:

1. continuing along last said curve to the right having a radius of 25.00 feet, a central angle of 48°42'13" and an arc length of 21.25 feet,

2. North 73°28'05" East 119.69 feet and

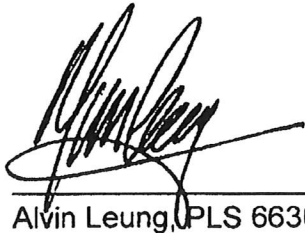
3. along a tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and an arc length of 39.27 feet to the **Point of Beginning**.

Containing 11,363 square feet, more or less.

See Exhibit A – Plat to Accompany Legal Description (Sheets 1 through 2) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:



Alvin Leung, PLS 6630

October 18, 2016
Date



LEGAL DESCRIPTION

**TRANSFER AREA FROM EXISTING LOT 152 TO NEW LOT 153
SUBDIVISION 9301 GALE RANCH
(529 M 25)
CONTRA COSTA COUNTY, CALIFORNIA**

Real property situate in the County of Contra Costa, State of California described as follows:

Being a portion of Lot 152 as said lot is shown on the map of Subdivision 9301 Gale Ranch filed on September 6, 2016 in Book 529 at Page 25 of Maps, Records of Contra Costa County, California, described as follows:

Beginning at the most easterly corner of Parcel D as said parcel is shown on the map of Subdivision 9301 Gale Ranch filed on September 6, 2016 in Book 529 at Page 25 of Maps,;

thence along the generally easterly line of said Lot 152 the following three (3) courses:

1. South 32°35'09" East 18.82 feet,
2. South 14°02'55" East 24.68 feet and
4. South 41°26'49" West 10.56 feet;

thence South 74°11'27" West 136.76 feet to the westerly line of said Lot 152;

thence along last said line the following three (3) courses:

1. along a non-tangent curve to the right from which a radial line bears North 74°11'27" East to the radius point, having a radius of 377.00 feet, a central angle of 00°54'25" and an arc length of 5.97 feet,
2. North 14°54'08" West 44.81 feet and
3. along a tangent curve to the right having a radius of 25.00 feet, a central angle of 39°40'00" and an arc length of 17.31 feet to the westerly corner of said Parcel D;


thence along the southeasterly line of said Parcel D North 77°38'10" East 114.99 feet and South 75°32'46" East 22.48 feet to the **Point of Beginning**.

Containing 8,867 square feet, more or less.

See Exhibit A – Plat to Accompany Legal Description (Sheets 1 through 2) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:



Alvin Leung, PLS 6630

October 18, 2016
Date

