

Recorded at the request of:  
Contra Costa County  
Public Works Department  
255 Glacier Drive  
Martinez, CA 94553

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

Assessor's Parcel Nos. 147-050-047, 148-120-012, 148-221-016, 172-100-038, 147-050-043, 147-050-044, 148-360-014, 148-360-024, 148-360-031, 148-180-047, 148-180-048, 148-180-049, 148-221-030

## GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged,

CONTRA COSTA COUNTY, in its capacity as successor agency to the CONTRA COSTA COUNTY REDEVELOPMENT AGENCY, a body corporate and politic existing under the laws of the state of California,

**Grants to** CONTRA COSTA COUNTY the following described real property in the City of Concord, Pleasant Hill, and Walnut Creek, County of Contra Costa, State of California,

**AS DESCRIBED IN THE ATTACHED EXHIBITS "A-1", "A-2", "A-3", "A-4", "A-5" AND SHOWN ON THE ATTACHED EXHIBITS "B-1", "B-2", "B-3", "B-4", AND "B-5" ATTACHED HERETO AND MADE A PART HEREOF.**

CONTRA COSTA COUNTY, SUCCESSOR AGENCY TO THE  
CONTRA COSTA COUNTY REDEVELOPMENT AGENCY;

Dated \_\_\_\_\_

By \_\_\_\_\_

John Gioia  
Chair, Board of Supervisors

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 \_\_\_\_\_ 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

Iron Horse Corridor Parcels 7, 11, 13 and 14  
APNs 147-050-047, 148-120-012, 148-221-016 and 172-100-038

### **EXHIBIT "A-1"**

Real property in the County of Contra Costa, State of California, being parcels described in the Grant Deed from Southern Pacific Transportation Company, a Delaware corporation, to Contra Costa County Redevelopment Agency and recorded December 28, 1984 in Book 12123 at page 961, Official Records of said County, and said parcels described in said deed as follows:

Parcel No. 7 (APN 147-050-047) Monument Blvd and south ± 250 feet

"That real property situated in the County of Contra Costa, described as follows:

That real property described in the deed from Charles S. Lohse to Southern Pacific Railroad Company, a California corporation, recorded June 10, 1891 in Book 60 of Deeds, Page 126, described as follows:

A strip or tract of land 100 feet wide, lying equally on each side of the located line of the San Ramon Branch of the Southern Pacific Railroad Company's railroad where the same is located through the Rancho Arroyo De Las Neucus Y Balbones in said County of Contra Costa, commencing at a point on the center line of said railroad where said center line intersects the Northwesterly boundary line of land of said party of the first part at or near survey station 343+84 of said center line and running thence Southerly along said center line of said Southern Pacific Railroad and following the curvature thereof embracing a strip of land 50 feet wide on each side of said center line to the center of Walnut Creek at or near survey station 346+35 of said center line of said railroad a distance (of) 251 feet, more or less."

Parcel No. 11 (APN 148-120-012) Mayhew Road to Seemas Road

"All that real property situated in the County of Contra Costa, described as follows:

That real property described in the deed from John H. Haseltine, et ux, to Southern Pacific Railroad Company, a California corporation, recorded June 10, 1891 in Book 60 of Deeds, Page 122, described as follows:

A strip or tract of land 100 feet wide, lying equally on each side of the located line of the San Ramon Branch of the Southern Pacific Railroad Company's railroad where the same is located through the Rancho Las Juntas in said County of Contra Costa, commencing at a point on the center line of said railroad where said center line intersects the northwesterly boundary line of land of said party of the first part at or near survey station 385+19 of said center line and running thence Southerly along said center line of said Southern Pacific Railroad embracing a strip of land 50 feet wide on each side of said center line to the southerly boundary line of land of said party of the first part at or near survey station 397+87 of said center line of said railroad a distance of 1,268 feet, more or less."

Parcel No. 13 (APN 148-221-016) Las Juntas Way to Treat Blvd.

"That real property situated in the County of Contra Costa, State of California, described as follows:

The real property described in the deed from Eli R. Chase to Southern Pacific Railroad Company, a California corporation, recorded July 20, 1891 in Book 60 of Deeds, Page 216, described as follows:

A strip or tract of land 100 feet wide, lying equally on each side of the located line of the San Ramon Branch of the Southern Pacific Railroad Company's railroad where the same is located through the Rancho Las Juntas in said County of Contra Costa, and described as commencing at a point on the center line of said railroad where said center line intersects the northerly boundary line of land of said party of the first part at or near survey station 409+24 of said center line and running thence southerly along said center line of said Southern Pacific Railroad, embracing a strip of land 50 feet wide on each side of said center line to the southerly boundary line of land of said party of the first part at or near survey station 422+51 of said center line of said railroad a distance of 1,327 feet, more or less."

Parcel No. 14 (APN 172-100-038) Treat Blvd. to Walden Road

"That real property situated in the County of Contra Costa, State of California, described as follows:

That real property described in the deed from John Larkey to Southern Pacific Railroad Company, a California corporation, recorded September 1, 1891 in Book 60 of Deeds, Page 304, described as follows:

A strip or tract of land 100 feet wide, lying equally on each side of the located line of the San Ramon Branch of the Southern Pacific Railroad Company's railroad where the same is located through the Rancho Las Juntas in said County of Contra Costa, and described as commencing at a point on the center line of said railroad where said center line intersects the northerly boundary line of land of said party of the first part at or near survey station 422+51 of said center line and running thence southerly along said center line of said Southern Pacific Railroad, embracing a strip of land 50 feet wide on each side of said center line to the southerly boundary line of land of said party of the first part at or near survey station 457+16 of said center line of said railroad a distance of 3,465 feet, more or less."

**Excepting** from Parcels 7, 11, 13, and 14 (described above) that portion lying below a depth of 500 feet, measured vertically, from the contour of the surface of said property as described in said Grant Deed (12123 O.R. 961).

**Exhibit "B-1"**, 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



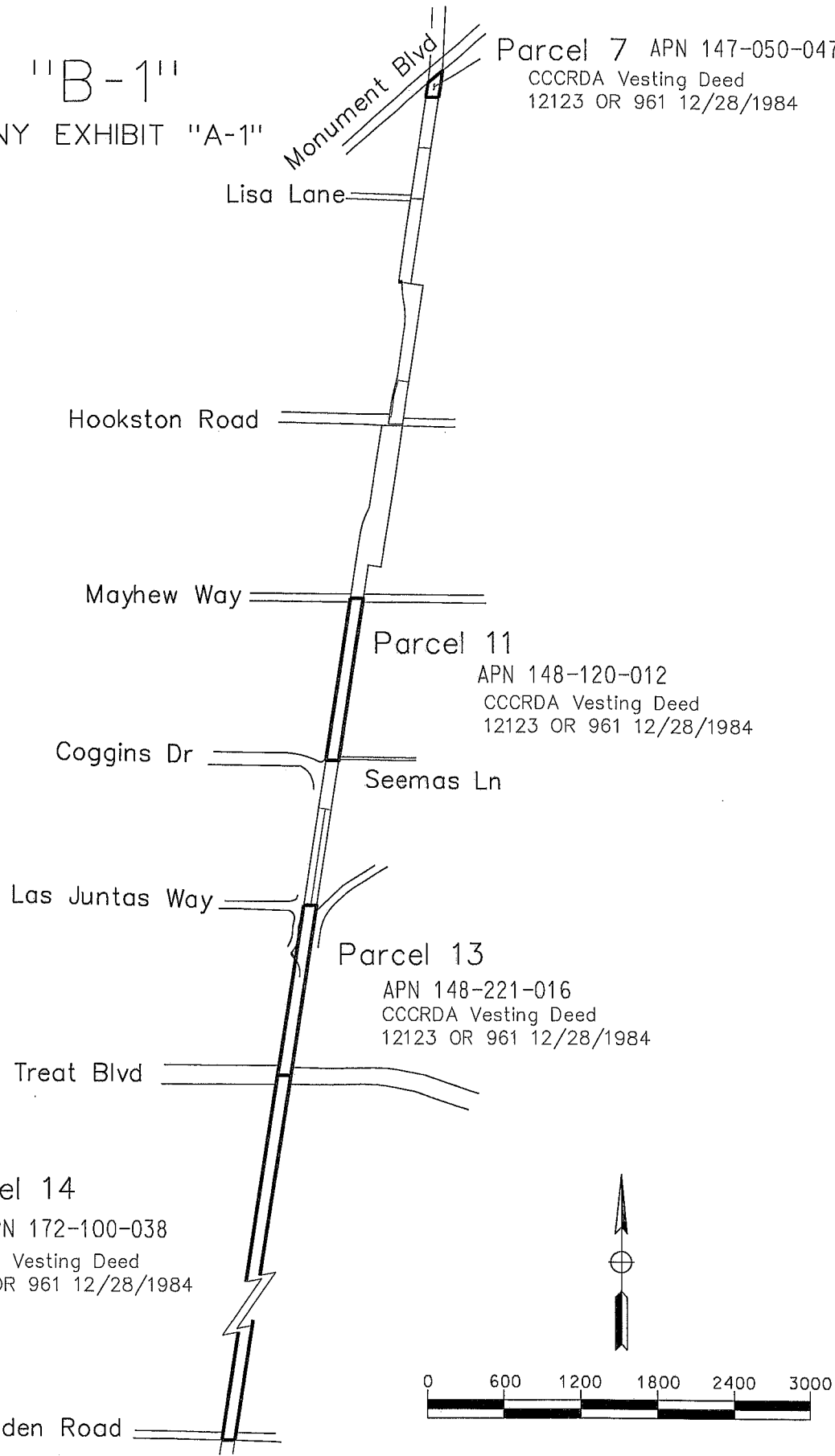
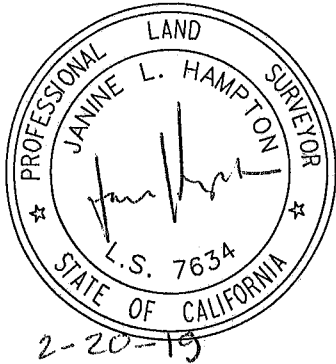
Date: Feb. 20, 2019

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JLH: 2/20/2019 3:29:00 PM

# EXHIBIT "B-1"

PLAT TO ACCOMPANY EXHIBIT "A-1"

Parcel 7 APN 147-050-047  
 CCCRDA Vesting Deed  
 12123 OR 961 12/28/1984



Contra Costa County Redevelopment Agency (CCCRDA) Transfer:  
 Iron Horse Corridor, Parcels 7, 11, 13, 14

Instrument :	Scale 1"=1200'	Date Feb 5, 2019
Series No.	Recorded	Model:1-Plat for pcls 7-11-13-14
	Checked By KT	Cad File IHC-CCCRDA.dgn

Iron Horse Corridor Parcels 8 and 9 (Northerly Portion)  
APNs 147-050-047, 148-120-012, 148-221-016 and 172-100-038

**EXHIBIT "A-2"**

Real property in the unincorporated area of the County of Contra Costa, State of California, being parcels described in the Grant Deed from Contra Costa County Flood Control and Water Conservation District to Contra Costa County Redevelopment Agency and recorded July 21, 1986 as Document No. 86-114205 (Book 13007 at page 538), Official Records of said County, and said parcels described in said deed as follows:

Parcel No. 8 (APN 147-050-043 and 147-050-044) South of Monument Blvd to Lisa Lane

"All of those parcels of land described in the deeds to Contra Costa County Flood Control and Water Conservation District, recorded June 13, 1984 in Book 11834 of Official Records at page 406...records of Contra Costa County, State of California."

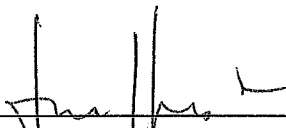
Northerly Portion of Parcel No. 9 (APN 148-360-014) Lisa Lane and south

"All of those parcels of land described in the deeds to Contra Costa County Flood Control and Water Conservation District, recorded...March 29, 1985 in Book 12247 of Official Records at page 979 records of Contra Costa County, State of California."

Subject to the exceptions and easements as described in all of the above cited deeds.

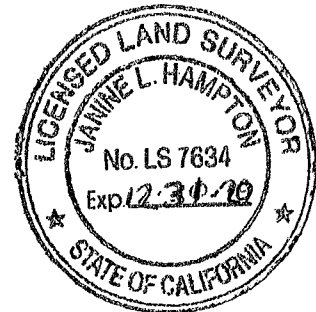
**Exhibit "B-2"**, a plat, is attached hereto and by this reference made a part hereof.

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

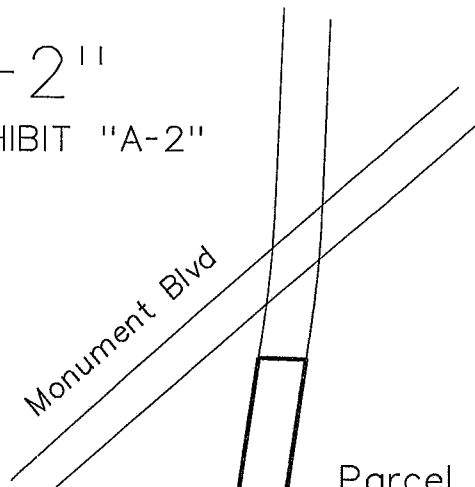
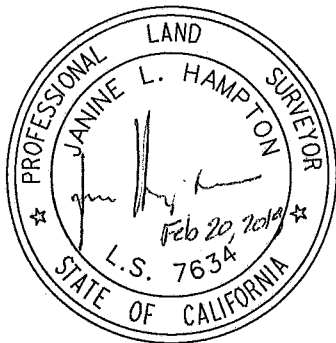
Date: Feb 20, 2019

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JLH: 2/20/2019 3:42:00 PM



# EXHIBIT "B-2"

PLAT TO ACCOMPANY EXHIBIT "A-2"

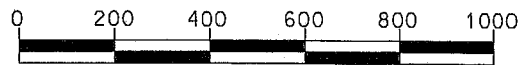


Lisa Lane

Parcel 8  
 APN 147-050-043  
 APN 147-050-044  
 CCCRDA Vesting Deed  
 86-114205 (13007 OR 538)  
 6/21/1986

Parcel 9 (Northerly)  
 APN 148-360-014  
 CCCRDA Vesting Deed  
 86-114205 (13007 OR 538)  
 6/21/1986

Hookston Road



Contra Costa County Redevelopment Agency (CCCRDA) Transfer:  
 Iron Horse Corridor, Parcels 8 and 9 (Northerly)

Instrument :	Scale	1"=400'	Date	Feb 5, 2019
Series No.	Recorded	Drawn By	JLH	Model: 2-Plat for 8 Nly 9
		Checked By	KT	Cad File IHC_CCCRDA.dgn

**EXHIBIT "A-3"**

Real property in the unincorporated area of the County of Contra Costa, State of California, being the parcel described in the Grant Deed from David Randall Fischer to Contra Costa Redevelopment Agency and recorded May 30, 1986 as Document No. 86-81993 (Book 12911 at page 681), Official Records of said County, said parcel described in said deed as follows:

Southerly Portion of Parcel No. 9 (148-360-024 and 148-360-031) South of Lisa Lane to Hookston Road

"A parcel of land situate in the City of Pleasant Hill, County of Contra Costa, State of California, described as follows:

A portion of the lands described in the deed from W. E. Hook to the Southern Pacific Railroad Company, a corporation, dated August 21, 1890, recorded in Book 60 of Deeds at Page 97, Records of Contra Costa County, California, more particularly described as follows, to wit:

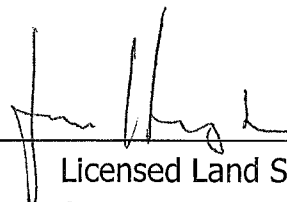
Beginning at the most northeasterly corner of the parcels of land shown on Sheet 3 of the record of survey map filed April 17, 1985 in Book 76 of Licensed Surveyors Maps at page 46, records of Contra Costa County, California; thence from said point of beginning along the most easterly line of said parcels, South  $8^{\circ}44'37''$  West 1083.99 feet to the most southeasterly corner of said parcels (Sheet 3 of 76 LSM 46); thence along the most southerly line of said parcels, North  $88^{\circ}49'31''$  West 113.10 feet to a point which shall hereinafter be referred to as Point "A"; thence leaving said line, North  $7^{\circ}40'00''$  East 180.03 feet; thence northerly along the arc of a tangent curve, concave to the east having a radius of 710.00 feet through a central angle of  $8^{\circ}58'07''$ , a distance of 111.14 feet to a point of reverse curve from which a radial line of a curve concave to the west having a radius of 940.00 feet bears North  $73^{\circ}21'53''$  West; thence northerly along the arc of said curve through a central angle of  $7^{\circ}53'30''$ , a distance of 129.47 feet; thence North  $8^{\circ}44'37''$  East 324.99 feet; thence northerly along the arc of a tangent curve, concave to the west having a radius of 590.00 feet through a central angle of  $20^{\circ}12'21''$ , a distance of 208.07 feet to a point of reverse curve from which a radial line of a curve concave to the east having a radius of 710.00 feet bears North  $78^{\circ}32'16''$  East; thence northerly along the arc of said curve through a central angle



of 12°30'59" a distance of 155.10 feet to a point on the most northerly line of said parcels (Sheet 3 of 76 LSM 46), which said point shall hereinafter be referred to as Point "B" thence along said northerly line, South 81°16'23" East 173.61 feet to said northeasterly corner, the point of beginning, containing an area of Two and Eighty-six One-hundredths (2.86) acres, more or less..."

**Exhibit "B-3"**, 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

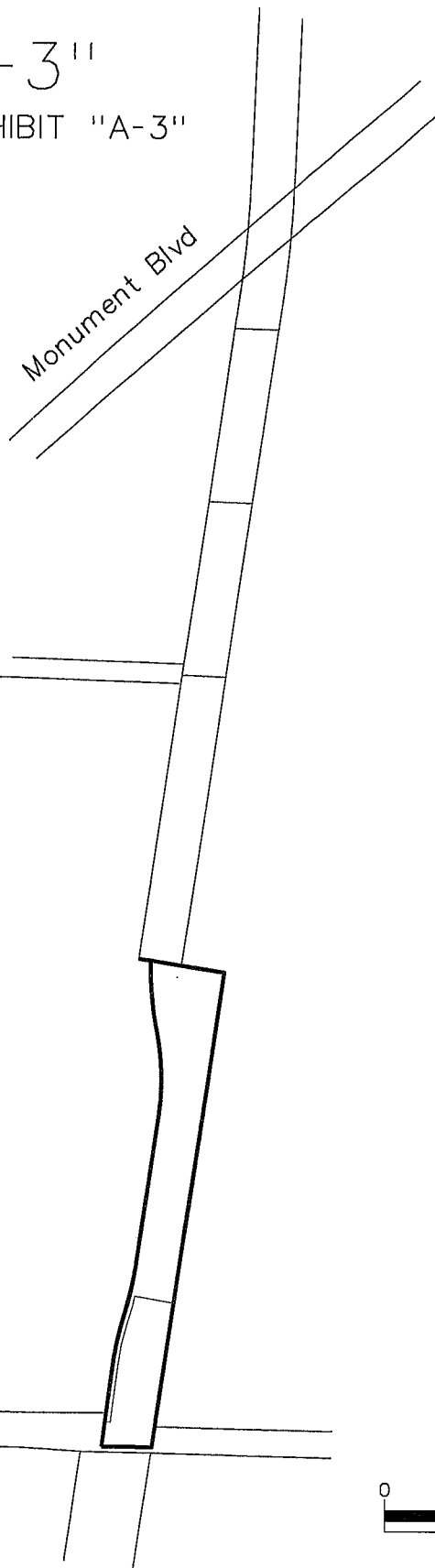
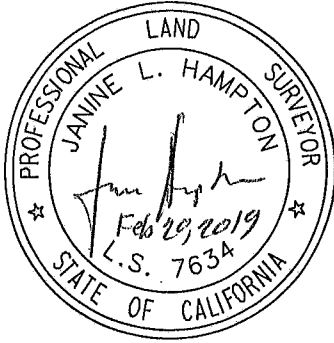
Date: Feb 20, 2019

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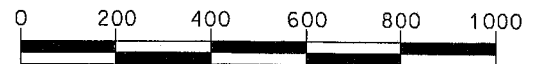


# EXHIBIT "B-3"

PLAT TO ACCOMPANY EXHIBIT "A-3"



Parcel 9 (Southerly)  
APN 148-360-031  
APN 148-360-024  
CCCRDA Vesting Deed  
86-81993 (12911 OR 681)  
5/30/1986



Contra Costa County Redevelopment Agency (CCCRDA) Transfer:  
Iron Horse Corridor, Parcel 9 (Southerly)

Instrument :	Scale	1"=400'	Date	Feb 5, 2019
Series No.	Recorded	Drawn By	JLH	Model: 3-Plat for Sly 9
		Checked By	KT	Cad File IHC-CCCRDA.dgn

**EXHIBIT "A-4"**

Real property in the City of Pleasant Hill, County of Contra Costa, State of California, being the parcel described in the Grant Deed from Allan M. Ballard to Contra Costa County Redevelopment Agency, recorded November 8, 1985 in Book 12606 at page 31, together with the parcel described in the Grant Deed from Allan M. Ballard to Contra Costa County Redevelopment Agency, recorded as Document No. 86-82037 (12911 OR 828) on May 30, 1986, Records of Contra Costa County, California, both deeds taken together as being the parcel described in the deed from Charles E. Haseltine to the Southern Pacific Railroad Company, a corporation, dated September 11, 1890 and recorded in Book 60 of Deeds, Page 119, Records of Contra Costa County, California, and described in said Haseltine deed (60 Deeds 119) as follows:

Parcel No. 12 (APNs 148-180-047, 148-180-048 and 148-180-049) From Coggins Drive and Seemas Lane to Las Juntas Way

"A strip or tract of land 100 feet wide, lying fifty feet on each side of the located line of the San Ramon Branch of the Southern Pacific Railroad Company's railroad, where the same is located through the Rancho Las Juntas in said County of Contra Costa, and being more particularly described as follows, to wit: Commencing for the same at a point on the center of the said railroad where said center line intersects the northerly boundary line of the land formerly owned by Charles E. Haseltine, at or near survey station 397+87 of said center line and running thence southerly along said center line of said Southern Pacific Railroad embracing a strip of land fifty (50) feet wide on each side of said center line, a distance of one thousand one hundred thirty-seven (1137) feet to a point at or near survey station 409+24 of said center line."

**Exhibit "B-4"**, 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

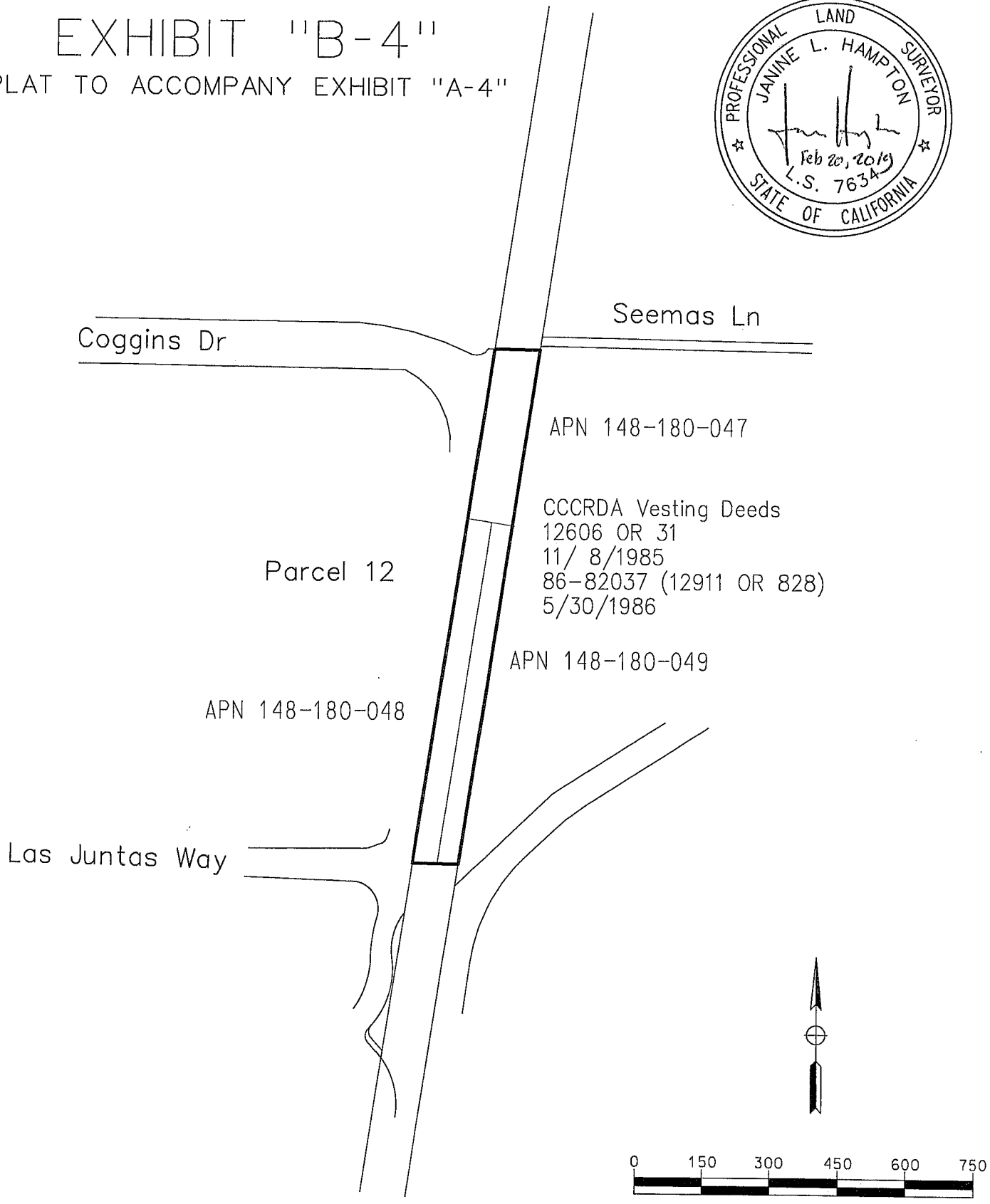
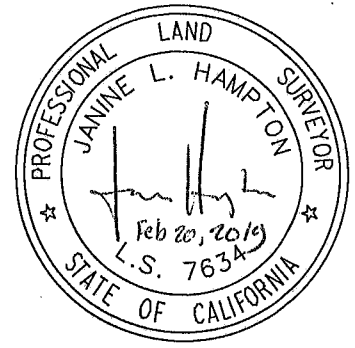


Date: \_\_\_\_\_

Feb 20, 2019

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EXHIBIT "B-4"  
 PLAT TO ACCOMPANY EXHIBIT "A-4"



Contra Costa County Redevelopment Agency (CCCRDA) Transfer:  
 Iron Horse Corridor, Parcel 12

Instrument :	Scale	1"=300'	Date	Feb 5, 2019
Series No.	Recorded	Drawn By	JLH	Model: 4-Plat for Pcl12
		Checked By	KT	Cad File IHC-CCCRDA.dgn

**EXHIBIT "A-5"**

Real property in the unincorporated area of the County of Contra Costa, State of California, being a portion of PARCEL B-23 as described in the Grant Deed from San Francisco Bay Area Rapid Transit District (SFBARTD) to Contra Costa County Redevelopment Agency (CCCRDA) recorded September 16, 1986, as Document 86-152713 (Book 13123 at page 371), Official Records of California, more particularly described as follows:

Parcel No. 13A (APN 148-221-030) Remainder adjoiner at west line of IHC Parcel 13

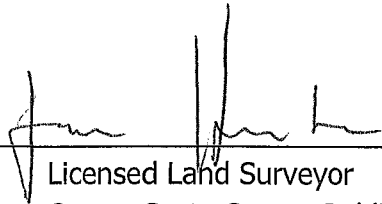
All that portion of said PARCEL B-23 excepting that part conveyed in the Grant Deed from Contra Costa County Redevelopment Agency (CCCRDA) to Contra Costa County recorded May 8, 2007, as Document 2007-0135591-00, Official Records of said county.

Subject to the perpetual easement reserved by SFBARTD (86-152713) for right of way purposes.

**Exhibit "B-5"**, 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

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

Feb 20, 2019

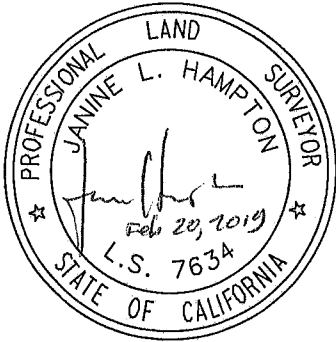


# EXHIBIT "B-5"

PLAT TO ACCOMPANY EXHIBIT "A-5"



SFBARTD Easement  
86-152713  
Sept 16, 1986



APN 148-221-045

Coggins Dr.

Parcel 13  
RS 2330  
Record of Survey  
113 LSM 46

Contra Costa County  
2007-0135591-00  
May 8, 2007

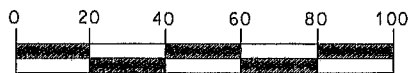
APN 148-221-030

Iron Horse Corridor

Del Hombre Ln.

APN 148-221-016  
12123 DR 961  
12/28/1984

Jones Rd.



Contra Costa County Redevelopment Agency (CCCRDA) Transfer:  
Iron Horse Corridor, Parcel 13A

Instrument :

Scale 1"=50'

Date Feb. 4, 2019

Series No.

Recorded

Drawn By JLH

Model: 5-Plat for 13A

Checked By KT

Cad File IHC-CCCRDA.dgn