

Recorded at the request of:
The Motheral Family Trust

When Recorded Mail Document and
Tax Statements to:
Contra Costa County
Public Works Department
Real Estate Division
255 Glacier Drive
Martinez, CA 94553
Attn: Jewel Lopez

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

Assessor's Parcel No. 159-080-033

Title Company Order No.: 54606-20-00310

GRANT DEED

For Value Received, receipt of which is hereby acknowledged,

**NADYNE D. MOTHERAL, TRUSTEE OF THE MOTHERAL FAMILY TRUST DATED JULY 11,
1980**

GRANT(S) to

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

The following described real property in the unincorporated area of the County of Contra Costa,
State of California,

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

GRANTOR:

Date _____

Nadyne D. Motheral, Trustee

ATTACH APPROPRIATE ACKNOWLEDGMENT

JL:dw

G:\realprop\LeaseInf\Concord\2099 Arnold Ind Way Suite D\DE.01 Grant Deed - Motheral Family Trust - v2.doc

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 _____

On _____, before me, _____, Notary Public,
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 _____ (Seal)
Notary Public

Parcel A
2099 Arnold Industrial Way
from The Motheral Family Trust to Contra Costa County
APN 159-080-033

EXHIBIT "A"

Real Property in an unincorporated area of Contra Costa County, State of California, being a portion of the Rancho Monte Del Diablo, and being all of Parcel One and Parcel Two as described in the Grant Deed from Motheral and Moran and Associates to The Motheral Family Trust Dated July 11, 1980, recorded on January 6, 1984 in Book 11600 of Official Records, at Page 518 in the office of the Contra Costa County Recorder more particularly described as follows;

Beginning at the southeast corner of that parcel described in the Deed from the State of California to Criss Cornish, ET UX., recorded on November 28, 1977 in Book 8606 of Official Records, at Page 372 in the office of said Contra Costa County Recorder; thence along the south line of said Parcel (8606 OR 372) south $45^{\circ}56'09''$ west for a distance of 21.16 feet; thence continuing along the south line of said Parcel (8606 OR 372) south $64^{\circ}16'17''$ west for a distance of 248.82 feet to the southwest corner of said Parcel (8606 OR 372); thence along the west line of said Parcel (8606 OR 372) north $52^{\circ}33'45''$ west for a distance of 15.00 feet to the northwest corner of said Parcel (8606 OR 372) and a point on a non-tangent curve concave to the northwest having a radius of 630.00 feet, a radial line of said curve bears south $52^{\circ}33'45''$ east; thence along the north line of said Parcel (8606 OR 372) and the north line of that parcel described in the Deed from the State of California to Criss Cornish, ET UX., recorded on August 19, 1975 in Book 7596 of Official Records, at Page 147 in the office of said Contra Costa County Recorder, and along the arc of said curve through a central angle of $15^{\circ}11'59''$, for an arc length of 167.13 feet; thence continuing along said north line (7596 OR 147) north $22^{\circ}14'16''$ east for a distance of 125.00 feet to the beginning of a tangent curve, concave to the southeast and having a radius of 570.00 feet; thence continuing along said north line (7596 OR 147) and along the arc of said curve through a central angle of $25^{\circ}43'03''$ for an arc length of 255.85 feet to the northeast corner of said Parcel (7596 OR 147) and to a point on the south line of that parcel described as Parcel One in the deed from Criss Cornish, ET UX. to the State of California, recorded October 28, 1974 in Book 7354 of Official Records at Page 31 in the office of said Contra Costa County Recorder, and on a non-tangent curve concave to the southeast having a radius of 420.00', a radial line of said curve bears north $44^{\circ}58'02''$ west; thence along the north line of said Parcel (7354 OR 31) and along the arc of said curve through a central angle of $8^{\circ}49'00''$ for an arc length of 64.63 feet to a point on the west line of the strip of land described in the Deed from M.R. Freitas to the East Bay Municipal Utility District recorded November 17, 1925 in Book 13 of Official Records at Page 167 in the office of said Contra Costa County Recorder; thence along

said west line of (13 OR 167) south 10°33'42" west (south 9°33' west deed bearing) for a distance of 403.03 feet to the Point of Beginning.

Containing 59,860 square feet more or less.

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: Bradley Danielson
Licensed Land Surveyor
Contra Costa County Public Works Department

Date: 9-29-2020

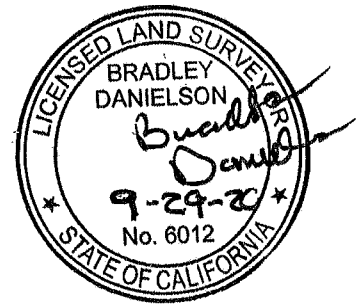
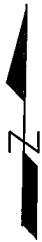


EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



R=420.00'
L=64.63'
 $\Delta=8^{\circ}49'00''$

(R) N36° 09' 02"W
420.00'

(R) N44° 58' 02"W
420.00'

(R) S42° 02' 41"E
570.00'

R=570.00'
L=255.85'
 $\Delta=25^{\circ}43'03''$

Parcel 2
(11600 O.R. 518)
Parcel A
(APN 159-080-033-8)

Parcel 1
(11600 O.R. 518)

Arnold Industrial Way

EBMUD

STATE HIGHWAY ROUTE 4

(R) S52° 33' 45"E
630.00'

R=630.00'
L=167.13'
 $\Delta=15^{\circ}11'59''$

P.O.B.

S45° 56' 09"W
21.16'

N52° 33' 45"W
15.00'

S64° 16' 17"W 248.82'

= Access Relinquished

2099 Arnold Industrial Way Parcel
APN 159-080-033

Instr _____ Recorded _____

Series # _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1"=80'

DATE: 09/29/2020

DRAWN BY: BD

DRAWING NO.
MA-253-2020

CHECKED BY: JS