

**RECORDING REQUESTED BY
STATE OF CALIFORNIA**

**WHEN RECORDED RETURN TO
DEPARTMENT OF TRANSPORTATION
PO BOX 23440, MS-11A
OAKLAND, CA 94623-0440
Attn: Michael O'Callaghan**

Space above this line for Recorder's Use

QUITCLAIM DEED

District	County	Route	Postmile	Number
04	CC	I-80	4.15	62881-1

(63741-1, 63742-1, 63747-1)

CONTRA COSTA COUNTY, a political subdivision of the State of California, hereinafter called GRANTOR, hereby releases and quitclaims to the State of California, Department of Transportation, hereinafter called STATE, all right, title and interest in and to all that real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

See Exhibit "A", attached.

SUBJECT to the rights and restrictions described in said Aerial Easement Deeds (Document Number 2014-0164133-00, Document Number 2014-0170519-00 and Document Number 2014-0108683-00) as follows:

"RESERVING unto owner, its successors and assigns, the general right to use and enjoy the area of land under the aerial easement hereinabove described. The general right to use and enjoy said land by owner, its successors and assigns, shall however, be subject to the following limitations and conditions:

Transfer Tax Not Applicable: R & T Code 11922

STATE BUSINESS: Free

This is to certify that this document is presented for recordation by the State of California under Government Code 27383 and is necessary to complete the chain of title of the State to property acquired by the State of California.

DISTRICT DIRECTOR

BY _____

MARK L. WEAVER
Deputy District Director
Right of Way and Land Surveys

Number
62881-1

(63741-1, 63742-1, 63747-1)

1. No use may be made of the area of land under the aerial easement hereinabove described which would impair the full use and safety of said freeway structure or would otherwise interfere with the free flow of traffic thereon or would unreasonably impair the maintenance thereof.
2. No use may be made of the area of land under said aerial easement hereinabove described for the manufacture or storage of flammable, volatile, explosive or corrosive substances, and such substances shall not be brought onto said land except in such quantities as are normally required for the maintenance operations of occupants of said land and except as
3. may be transported by rail or pipelines. Installation of any pipelines carrying volatile substances shall have the written approval of the State as to the safety and compatibility with freeway purposes and such discretion shall not be exercised in a capricious or arbitrary manner. The use of any such substances shall be in conformance with all applicable code requirements.
4. No hazardous or unreasonably objectionable smoke, fumes, vapors, dust or odors shall be permitted, which would adversely affect the use or maintenance of said freeway or the traveling public thereon.
5. No building of combustible construction shall hereafter be constructed on the area of land under the aerial easement hereinabove described. The State shall be given the opportunity to review and approve plans for any construction within said aerial easement area 60 days prior to said construction. No buildings, no permanent structures, and no advertising displays, may be constructed within 2.5 meters of the undersides nor within 4.5 meters (measured horizontally) of the sides of said freeway structure without the express written approval of the State. The State shall have the discretion to determine whether such proposed construction will be inimical to or incompatible with the full enjoyment of the public rights in the freeway or against the public interest, but such discretion shall not be exercised in a capricious or arbitrary manner."

Dated: _____

CONTRA COSTA COUNTY

DIANE BURGIS
Chair, Board of Supervisors

Number
62881-1

(63741-1, 63742-1, 63747-1)

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, _____,
Deputy 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 _____ (Seal)
Deputy Clerk

Number
62881-1

(63741-1, 63742-1, 63747-1)

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

ADETOKUNBO OMISHAKIN
Director of Transportation

By _____
MARK L. WEAVER, Attorney in Fact
Deputy District Director
Right of Way and Land Surveys

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 } SS
County of _____

On _____ before me, _____
Here insert Name and Title of the Officer

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)

Number
62881-1

(63741-1, 63742-1, 63747-1)

EXHIBIT "A" **LEGAL DESCRIPTION**

Parcel 62881-1

The PARCEL 62881-1 AERIAL EASEMENT described in the AERIAL EASEMENT DEED to Contra Costa County, a political subdivision of the State of California, recorded September 25, 2014 as Document Number 2014-0164133-00, Official Records of Contra Costa County, State of California, described as follows:

An EASEMENT for freeway purposes, an easement and right of way to construct, replace, inspect, maintain, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon and across the following described real property, together with all abutter's rights of access to and from owner's remaining property to the freeway viaduct, upon, over, and across that certain real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

"Being a portion of that certain parcel of land designated as Parcel One, as said parcel is described in Relinquishment of State Highway in the City of San Pablo, Road IV-C. C-7-Spb, recorded October 28, 1959 in Book 3492, at Page 478, Official Records of said County, more particularly described as follows;

Beginning at a point on the westerly line to Lot 16 in Block 2, as said lot and block are shown on that certain map entitles "MAP OF EAST RICHMOND BOULEVARD" filed April 6, 1908, in Volume 1 of Maps, at page 19, Contra Costa Records, from which the northwesterly corner thereof bears North 19°37'37" West 49.67 feet;

1. Thence South 19°37'37" East 16.27 feet along said westerly line of Lot 16;
2. Thence South 80°36'29" West, 47.75 feet to the westerly line of said relinquishment;
3. Thence North 19°37'37" West 16.27 feet along last said line;
4. Thence North 80°36'29" East 47.75 feet to the **Point of Beginning**.

Containing 764 square feet (0.018 acres), more or less.

The bottom of the plane of the vertical space contained within said easement shall be from elevation 146.17 feet at said westerly of the relinquishment to the city of San Pablo to 145.30 feet at said westerly line of Lot 16, and the top plane of the vertical space of said easement shall be 20 feet above said elevation cited for the bottom plane. All elevations are based on the North American Vertical Datum of 1988 (NAVD 88)."

TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0164133-00) as:

"ALSO TOGETHER with non-exclusive right of access to the aerial easement hereinabove described for the purpose of inspection, maintaining, retrofitting and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such road or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such rights of access shall not unreasonably interfere with owner's use of such roads or passageways."

Number
62881-1

(63741-1, 63742-1, 63747-1)

ALSO, TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0164133-00) as:

"The grantor, for the grantor and the grantor's successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction or maintenance of said highway."

SUBJECT to those rights reserved to the City of San Pablo, described in said deed (Document Number 2014-0164133-00) as:

"RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit."

ALSO SUBJECT to those rights reserved to the City of San Pablo, described in said deed (Document Number 2014-0164133-00) as:

"EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to re-drill, re-tunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land."

Number
62881-1

(63741-1, 63742-1, 63747-1)

Parcel 63741 -1

The PARCEL 63741-1 AERIAL EASEMENT described in the AERIAL EASEMENT DEED to Contra Costa County, a political subdivision of the State of California, recorded October 03,2014 as Document Number 2014-0170519-00, Official Records of Contra Costa County, State of California, described as follows:

An EASEMENT for freeway purposes, an easement and right of way to construct, replace, inspect, maintenance, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon and across the following described real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

"Being a portion of that certain parcel of land designated as Parcel One, as said parcel is described in the deed of trust between Thomas Nelson and Lorraine Nelson and Adilia Manzanares, and United Commercial Bank recorded April 18, 2005 under Recorder's Series Number 2005-0134188, Official Records of said County, more particularly described as follows:

Beginning at the northeasterly corner of said Parcel One;

1. Thence South 19°37'37" East 1.45 feet along the easterly line of said Parcel One to a point herein denoted as point "A";
2. Thence South 80°36'29" West 10.56 feet to the northerly line of said Parcel One;
3. Thence North 72°44'08" East 10.40 feet along last said line to the **Point of Beginning**.

Containing 8 square feet (0.005 Acres), more or less.

The bottom of the plane of the vertical space contained within said easement shall be from elevation 143.55 feet at said northerly line of Parcel One to 143.61 feet at said easterly line of Parcel One, and the top plane of the vertical space of said easement shall be 20 feet above said elevation cited for the bottom plane. All elevations are based on the North American Vertical Datum of 1988 (NAVD 88)."

TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0170519-00) as:

"ALSO TOGETHER with non-exclusive right of access to the aerial easement hereinabove escribed for the purpose of inspection, maintaining, retrofitting and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such road or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such rights of access shall not unreasonably interfere with owner's use of such roads or passageways."

ALSO, TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0170519-00) as:

"The grantor, for the grantor and the grantor's successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction or maintenance of said highway."

SUBJECT to those rights reserved to Jerry J. Manzanares described in said deed (Document Number 2014-0170519-00) as:

Number
62881-1

(63741-1, 63742-1, 63747-1)

"RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit."

ALSO SUBJECT to all those certain rights to Jerry J. Manzanares described in said deed (Document Number 2014-0170519-00) as:

"EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to re-drill, re-tunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land."

Parcel 63742-1

The PARCEL 63742-1 AERIAL EASEMENT described in the AERIAL EASEMENT DEED to Contra Costa County, a political subdivision of the State of California, recorded July 02, 2014 as Document Number 2014-0108683-00, Official Records of Contra Costa County, State of California, described as follows:

An EASEMENT for freeway purposes, an easement and right of way to construct, replace, inspect, maintenance, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon and across the following described real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

"An AERIAL EASEMENT for ingress/egress purposes and incidents thereto, over, above, and across a parcel of land described as follows:

"Being a portion of that certain Parcel Two, as described in the Fourth Modification of Deed of Trust and Assignment of Rents between Ruth H. Reeves, Trustee of the Ruth H. Reeves 1993 Trust Agreement and Ruby F. Moore, Trustee of the Robert Moore 1988 Trust, and Well Fargo Bank, National Association recorded January 19, 2010 under Recorder's Series Number DOC-2010-0009819-00, Official Records of said County, more particularly described as follows:

Beginning at the northeasterly corner of said Parcel Two;

Number
62881-1

(63741-1, 63742-1, 63747-1)

1. Thence South 19°37'37" East 7.64 feet along the easterly line of said Parcel Two;
2. Thence South 80°36'29" West 45.19 feet to the westerly line of said Parcel Two;
3. Thence North 19°37'37" West 1.45 feet along last said line to the northerly line of said Parcel Two;
4. Thence North 72°44'08" East 44.51 feet along last said line to the **Point of Beginning**.

Containing 202 square feet, more or less.

The bottom of the plane of the vertical space contained within said easement shall be from elevation 143.61 feet at said northerly line of Parcel Two to 144.15 feet at said easterly line of Parcel Two, and the top plane of the vertical space of said easement shall be 20 feet above said elevation cited for the bottom plane. All elevations are based on the North American Vertical Datum of 1988 (NAVD 88)."

TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0108683-00) as:

"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 and wherever necessary for ingress and egress purposes, to enter upon said land with personnel, vehicles and equipment, to remove all trees, vegetation and structures thereon that interfere with the purpose for which the easement herein is granted. Said easement shall also include the right to construct, replace, inspect, maintain, retrofit, and repair the overhead freeway bridge, supporting columns and footings."

Parcel 63747-1

The PARCEL 6347-1 AERIAL EASEMENT described in the AERIAL EASEMENT DEED to Contra Costa County, a political subdivision of the State of California, recorded September 25, 2014 as Document Number 2014-0164133-00, Official Records of Contra Costa County, State of California, described as follows:

An EASEMENT for freeway purposes, an easement and right of way to construct, replace, inspect, maintain, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon and across the following described real property, together with all abutter's rights of access to and from owner's remaining property to the freeway viaduct, upon, over, and across that certain real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

"Being a portion of Riverside Avenue (50 feet in width), as said avenue is shown on said map "MAP OF EAST RICHMOND BOULEVARD", more particularly described as follows:

Beginning at the northeasterly corner of Parcel Two, as said parcel is described in the Fourth Modification Deed of Trust and Assignment of Rents between Ruth H. Reeves, Trustee et al, recorded January 19, 2010 under Recorder's Series Number 2010-0009819, Official Records of said County;

1. Thence South 72°44'08" West 54.94 feet along the northerly line of Lot 4 and Lot 5 in Block 7, as lots and block are shown on said map;

Number
62881-1

(63741-1, 63742-1, 63747-1)

2. Thence North 25°56'52" West 60.70 feet to the southerly line of Lot 21 in Block 3, as said lot and block are shown on said map;
3. Thence North 72°44'08" East 16.19 feet along last said line;
4. Thence South 25°56'52" East 46.31 feet;
5. Thence North 80°36'29" East 40.07 feet to the westerly right of way line of State Highway 80, as shown on the Right of Way Record Map R-14.14, updated January 1994, on file with the Right of Way Engineering Records Branch at the Caltrans District 4 Headquarters;
6. Thence South 25°16'00" East 8.82 along last said line to the **Point of Beginning**.

Containing 1,417 square FEET (0.033 acres), more or less.

The bottom plane of the vertical space contained within said easement shall be from elevation 141.05 feet at said southerly line of Lot 21 to 144.15 feet at said westerly right of way line of State Highway 80, and the top plane of the vertical space of said easement shall be 20 feet above said elevation cited for the bottom plane. All elevations are based on the North American Vertical Datum of 1988 (NAVD 88)."

TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0164133-00) as:

"ALSO TOGETHER with non-exclusive right of access to the aerial easement hereinabove described for the purpose of inspection, maintaining, retrofitting and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such road or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such rights of access shall not unreasonably interfere with owner's use of such roads or passageways."

ALSO, TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0164133-00) as:

"The grantor, for the grantor and the grantor's successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction or maintenance of said highway."

SUBJECT to those rights reserved to the City of San Pablo, described in said deed (Document Number 2014-0164133-00) as follows:

"RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit."

Number
62881-1

(63741-1, 63742-1, 63747-1)

ALSO SUBJECT to those rights reserved to the City of San Pablo, described in said deed (Document Number 2014-0164133-00) as:

"EXCEPTING AND RESERVING THEREFROM all oil, oil rights; minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to re-drill, re-tunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land."

The bearings and distances used in the above description are based on California Coordinate System of 1983, Zone 3, and EPOCH 1991.35. Multiply distances shown above by 1.0000677 to obtain ground level distances.

End of Description

This real property description has been prepared by me, or under my direction, in conformance with the professional land surveyor's act:



Dan S. Scott III, PLS 7840

May 6, 2020
Date



Number
62881-1

(63741-1, 63742-1, 63747-1)

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 62881-1

All of PARCEL 62881-1 AERIAL EASEMENT as described in the AERIAL EASEMENT DEED to Contra Costa County, a political subdivision of the State of California, recorded September 25, 2014 as Document Number 2014-0164133-00, Official Records of Contra Costa County, State of California, described as follows:

An EASEMENT for freeway purposes, an easement and right of way to construct, replace, inspect, maintain, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon and across the following described real property, together with all abutter's rights of access to and from owner's remaining property to the freeway viaduct, upon, over, and across that certain real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

"Being a portion of that certain parcel of land designated as Parcel One, as said parcel is described in Relinquishment of State Highway in the City of San Pablo, Road IV-C. C-7-Spb, recorded October 28, 1959 in Book 3492, at Page 478, Official Records of said County, more particularly described as follows;

BEGINNING at a point on the westerly line to Lot 16 in Block 2, as said lot and block are shown on that certain map entitles "MAP OF EAST RICHMON BOULEVARD" filed April 6, 1908, in Volume 1 of Maps, at page 19, Contra Costa Records, from which the northwesterly corner thereof bears North 19°37'37" West 49.67 feet;

1. Thence South 19°37'37" East 16.27 feet along said westerly line of Lot 16;
2. Thence South 80°36'29" West, 47.75 feet to the westerly line of said relinquishment;
3. Thence North 19°37'37" West 16.27 feet along last said line;
4. Thence North 80°36'29" East 47.75 feet to the POINT OF BEGINNING.

Containing 764 square feet (0.018 acres), more or less.

The bottom of the plane of the vertical space contained within said easement shall be from elevation 146.17 feet at said westerly of the relinquishment to the city of San Pablo to 145.30 feet at said westerly line of Lot 16, and the top plane of the vertical space of said easement shall be 20 feet above said elevation cited for the bottom plane. All elevations are based on the North American Vertical Datum of 1988 (NAVD 88)."

TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0164133-00) as:

"ALSO TOGETHER with non-exclusive right of access to the aerial easement hereinabove described for the purpose of inspection, maintaining, retrofitting and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such road or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such rights of access shall not unreasonably interfere with owner's use of such roads or passageways."

Number
62881-1

(63741-1, 63742-1, 63747-1)

ALSO TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0164133-00) as:

"The grantor, for the grantor and the grantor's successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction or maintenance of said highway."

SUBJECT to those rights reserved to the City of San Pablo, described in said deed (Document Number 2014-0164133-00) as:

"RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit."

ALSO SUBJECT to those rights reserved to the City of San Pablo, described in said deed (Document Number 2014-0164133-00) as:

"EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to re-drill, re-tunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land."

Number
62881-1

(63741-1, 63742-1, 63747-1)

PARCEL 63741-1

All of PARCEL 63741-1 AERIAL EASEMENT as described in the AERIAL EASEMENT DEED to Contra Costa County, a political subdivision of the State of California, recorded October 03, 2014 as Document Number 2014-0170519-00, Official Records of Contra Costa County, State of California, described as follows:

An EASEMENT for freeway purposes, an easement and right of way to construct, replace, inspect, maintenance, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon and across the following described real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

"BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS PARCEL ONE, AS SAID PARCEL IS DESCRIBED IN THE DEED OF TRUST BETWEEN THOMAS NELSON AND LORRAINE NELSON AND ADILIA MANZANARES, AND UNITED COMMERCIAL BANK RECORDED APRIL 18, 2005 UNDER RECORDER'S SERIES NUMBER 2005-0134188, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL ONE;

1. THENCE SOUTH 19°37'37" EAST 1.45 FEET ALONG THE EASTERLY LINE OF SAID PARCEL ONE TO A POINT HEREIN DENOTED AS POINT "A";
2. THENCE SOUTH 80°36'29" WEST 10.56 FEET TO THE NORTHERLY LINE OF SAID PARCEL ONE;
3. THENCE NORTH 72°44'08" EAST 10.40 FEET ALONG LAST SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 8 SQUARE FEET (0.005 ACRES), MORE OR LESS.

THE BOTTOM PLANE OF THE VERTICAL SPACE CONTAINED WITHIN SAID EASEMENT SHALL BE FROM ELEVATION 143.55 FEET AT SAID NORTHERLY LINE OF PARCEL ONE TO 143.61 FEET AT SAID EASTERLY LINE OF PARCEL ONE, AND THE TOP PLANE OF THE VERTICAL SPACE OF SAID EASEMENT SHALL BE 20 FEET ABOVE SAID ELEVATION CITED FOR THE BOTTOM PLANE. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVO 88)".

TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0170519-00) as:

"ALSO TOGETHER with non-exclusive right of access to the aerial easement hereinabove escribed for the purpose of inspection, maintaining, retrofitting and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such road or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such rights of access shall not unreasonably interfere with owner's use of such roads or passageways."

Number
62881-1

(63741-1, 63742-1, 63747-1)

ALSO TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0170519-00) as:

“The grantor, for the grantor and the grantor’s successors and assigns, hereby waives any claim for any and all damages to grantor’s remaining property contiguous to the right of way hereby conveyed by reason of the location, construction or maintenance of said highway.”

SUBJECT to those rights reserved to Jerry J. Manzanares described in said deed (Document Number 2014-0170519-00) as:

“RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit.”

ALSO SUBJECT to all those certain rights to Jerry J. Manzanares described in said deed (Document Number 2014-0170519-00) as:

“EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to re-drill, re-tunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land.”

Number
62881-1

(63741-1, 63742-1, 63747-1)

PARCEL 63742-1

All of PARCEL 63742-1 AERIAL EASEMENT as described in the AERIAL EASEMENT DEED to Contra Costa County, a political subdivision of the State of California, recorded July 02, 2014 as Document Number 2014-0108683-00, Official Records of Contra Costa County, State of California, described as follows:

An EASEMENT for freeway purposes, an easement and right of way to construct, replace, inspect, maintenance, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon and across the following described real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

"AN AERIAL EASEMENT FOR INGRESS/ EGRESS PURPOSES AND INCIDENTS THERETO, OVER, ABOVE AND ACROSS A PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS PARCEL TWO, AS SAID PARCEL IS DESCRIBED IN THE FOURTH MODIFICATION OF DEED OF TRUST AND ASSIGNMENT OF RENTS BETWEEN RUTH H. REEVES, TRUSTEE OF THE RUTH H. REEVES 1993 TRUST AGREEMENT AND RUBY F. MOORE, TRUSTEE OF THE ROBERT MOORE AND RUBY F. MOORE 1988 TRUST, AND WELLS FARGO BANK, NATIONAL ASSOCIATION RECORDED JANUARY 19, 2010 UNDER RECORDER'S SERIES NUMBER 2010-0009819, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL TWO;

1. THENCE SOUTH 19°37'37" EAST 7.64 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TWO TO A POINT HEREIN DENOTED AS POINT "A";
2. THENCE SOUTH 80°36'29" WEST 45.19 FEET TO THE WESTERLY LINE OF SAID PARCEL TWO;
3. THENCE NORTH 19°37'37" WEST 1.45 FEET ALONG LAST SAID LINE TO THE NORTHERLY LINE OF SAID PARCEL TWO;
4. THENCE NORTH 72°44'08" EAST 44.51 FEET ALONG LAST SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 202 SQUARE FEET (0.005 ACRES), MORE OR LESS.

THE BOTTOM PLANE OF THE VERTICAL SPACE CONTAINED WITHIN SAID EASEMENT SHALL BE FROM ELEVATION 143.61 FEET AT SAID WESTERLY LINE OF PARCEL TWO TO 144.15 FEET AT SAID EASTERLY LINE OF PARCEL TWO, AND THE TOP PLANE OF THE VERTICAL SPACE OF SAID EASEMENT SHALL BE 20 FEET ABOVE SAID ELEVATION NOTED FOR THE BOTTOM PLANE. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD)."

Number
62881-1

(63741-1, 63742-1, 63747-1)

TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0108683-00) as:

"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 and wherever necessary for ingress and egress purposes, to enter upon said land with personnel, vehicles and equipment, to remove all trees, vegetation and structures thereon that interfere with the purpose for which the easement herein is granted. Said easement shall also include the right to construct, replace, inspect, maintain, retrofit, and repair the overhead freeway bridge, supporting columns and footings."

PARCEL 63747-1

All of PARCEL 6347-1 AERIAL EASEMENT as described in the AERIAL EASEMENT DEED to Contra Costa County, a political subdivision of the State of California, recorded September 25, 2014 as Document Number 2014-0164133-00, Official Records of Contra Costa County, State of California, described as follows:

An EASEMENT for freeway purposes, an easement and right of way to construct, replace, inspect, maintain, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon and across the following described real property, together with all abutter's rights of access to and from owner's remaining property to the freeway viaduct, upon, over, and across that certain real property in the City of San Pablo, County of Contra Costa, State of California, described as follows:

"Being a portion of Riverside Avenue (50 feet in width), as said avenue is shown on said map "MAP OF EAST RICHMOND BOULEVARD", more particularly described as follows:

BEGINNING at the northeasterly corner of Parcel Two, as said parcel is described in the Fourth Modification Deed of Trust and Assignment of Rents between Ruth H. Reeves, Trustee et al, recorded January 19, 2010 under Recorder's Series Number 2010-0009819, Official Records of said County;

1. thence South 72°44'08" West 54.94 feet along the northerly line of Lot 4 and Lot 5 in Block 7, as lots and block are shown on said map;
2. thence North 25°56'52" West 60.70 feet to the southerly line of Lot 21 in Block 3, as said lot and block are shown on said map;
3. thence North 72°44'08" East 16.19 feet along last said line;
4. thence South 25°56'52" East 46.31 feet;

Number
62881-1

(63741-1, 63742-1, 63747-1)

5. thence North 80°36'29" East 40.07 feet to the westerly right of way line of State Highway 80, as shown on the Right of Way Record Map R-14.14, updated January 1994, on file with the Right of Way Engineering Records Branch at the Caltrans District 4 Headquarters;
6. thence South 25°16'00" East 8.82 along last said line to THE POINT OF BEGINNING.
Containing 1,417 square FEET (0.033 acres), more or less.

The bottom plane of the vertical space contained within said easement shall be from elevation 141.05 feet at said southerly line of Lot 21 to 144.15 feet at said westerly right of way line of State Highway 80, and the top plane of the vertical space of said easement shall be 20 feet above said elevation cited for the bottom plane. All elevations are based on the North American Vertical Datum of 1988 (NAVD 88)."

TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0164133-00) as:

"ALSO TOGETHER with non-exclusive right of access to the aerial easement hereinabove described for the purpose of inspection, maintaining, retrofitting and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such road or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such rights of access shall not unreasonably interfere with owner's use of such roads or passageways."

ALSO TOGETHER WITH all those certain rights described in said deed (Document Number 2014-0164133-00) as:

"The grantor, for the grantor and the grantor's successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction or maintenance of said highway."

SUBJECT to those rights reserved to the City of San Pablo, described in said deed (Document Number 2014-0164133-00) as follows:

"RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit."

Number
62881-1

(63741-1, 63742-1, 63747-1)

ALSO SUBJECT to those rights reserved to the City of San Pablo, described in said deed (Document Number 2014-0164133-00) as:

“EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to re-drill, re-tunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land.”

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON CALIFORNIA COORDINATE SYSTEM 1983, ZONE 3, AND EPOCH 1991.35. MULTIPLY DISTANCES SHOWN ABOVE BY 1.0000677 TO OBTAIN GROUND LEVEL DISTANCES.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT: