

Recorded at the request of:  
CCC Flood Control & Water  
Conservation District

**After recording Mail Document  
and Tax Statements to:**

Capital Equity Management Group, Inc.  
P.O. Box 1747  
Modesto, CA 95353

Portions of APN Nos.: 216-120-038, 216-120-039

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged,

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a flood control district, organized under the laws of the State of California,

**Does hereby remise, release and forever quitclaim to CAPITAL EQUITY MANAGEMENT GROUP, Inc.,** a California corporation the following described real property in the City of Danville, County of Contra Costa, State of California,

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

CONTRA COSTA COUNTY FLOOD  
CONTROL & WATER CONSERVATION DISTRICT

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

By \_\_\_\_\_  
Diane Burgis  
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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**QUITCLAIM**  
**FLOOD CONTROL EASEMENT**  
**TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA**

**PARCEL 1: (FCPID 5126)**

REAL PROPERTY, SITUATE IN THE TOWN OF DANVILLE OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THOSE FLOOD CONTROL EASEMENTS GRANTED TO THE CONTRA COSTA FLOOD CONTROL AND WATER CONSERVATION DISTRICT LYING WITHIN THOSE LANDS DESCRIBED IN THE GRANT DEED RECORDED NOVEMBER 24, 2020 AS DOCUMENT NUMBER 2020-0284978 OF OFFICIAL RECORDS OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL ONE AS DESCRIBED IN SAID GRANT DEED AND SAID POINT BEING ON THE EASTERLY LINE OF PARCEL C AS SHOWN ON THE RECORD OF SURVEY FILED JULY 23, 1976 IN BOOK 61 OF LICENSED SURVEYORS MAPS AT PAGE 6, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE WEST LINE OF PARCEL ONE, NORTH 01°29'19" EAST 5.52 FEET TO THE **POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID WEST LINE, NORTH 01°29'19" EAST 43.33 FEET;

THENCE, LEAVING SAID WEST LINE, SOUTH 83°47'58" EAST 10.35 FEET;

THENCE, SOUTH 79°07'38" EAST 15.21 FEET;

THENCE, SOUTH 83°15'51" EAST 11.10 FEET;

THENCE, SOUTH 77°56'43" EAST 7.20 FEET;

THENCE, SOUTH 80°51'38" EAST 6.09 FEET TO A POINT ON THE EAST LINE OF PARCEL TWO AS DESCRIBED IN SAID GRANT DEED;

THENCE, ALONG SAID EAST LINE, SOUTH 01°29'19" WEST 5.17 FEET;

THENCE, LEAVING SAID EAST LINE, ALONG THE SOUTHERN LINE OF SAID FLOOD CONTROL EASEMENT, THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 28°14'00" WEST 17.36 FEET,
- 2) SOUTH 85°44'00" WEST 14.00 FEET,

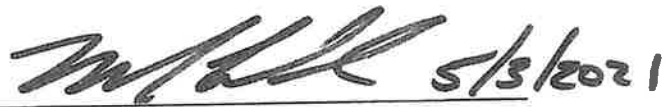
MAY 3, 2021  
JOB NO.: 3347-030

- 3) NORTH 18°25'30" EAST 18.00 FEET,
- 4) NORTH 71°34'30" WEST 22.25 FEET, AND
- 5) SOUTH 18°25'30" WEST 40.22 FEET TO SAID **POINT OF BEGINNING**.

CONTAINING 739 SQUARE FEET OF LAND, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

**END OF DESCRIPTION**



MARK H. WEHBER, P.L.S.  
L.S. NO. 7960



MONTAIR ASSOCIATES  
99-00083987

PARCEL C  
61 LSM 6  
MONTAIR  
ASSOCIATES  
99-00083987

PARCEL ONE

PARCEL TWO

CAPITAL EQUITY  
MANAGEMENT  
GROUP INC  
2020-0284978

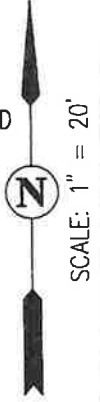
POINT OF  
BEGINNING

POINT OF  
COMMENCEMENT

FLOOD CONTROL  
EASEMENT

AREA TO BE QUITCLAIMED  
739 SF± (FCPID: 5126)

FRONT STREET  
HOUSE, LLC  
2017-00171424



FRONT STREET

LINE TABLE		
NO	BEARING	LENGTH
L1	N01°29'19"E	5.52'
L2	N01°29'19"E	43.33'
L3	S83°47'58"E	10.35'
L4	S79°07'38"E	15.21'
L5	S83°15'51"E	11.10'

LINE TABLE		
NO	BEARING	LENGTH
L6	S77°56'43"E	7.20'
L7	S80°51'38"E	6.09'
L8	S01°29'19"W	5.17'
L9	S28°14'00"W	17.36'
L10	S85°44'00"W	14.00'

LINE TABLE		
NO	BEARING	LENGTH
L11	N18°25'30"E	18.00'
L12	N71°34'30"W	22.25'
L13	S18°25'30"W	40.22'

EXHIBIT B  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

FLOOD CONTROL EASEMENT  
AREA TO BE QUITCLAIMED  
TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

FC DRAWING #: FA-20128

MAY 3, 2021

SHEET 1 OF 1



CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 788-4456  
WWW.CBANDG.COM