

Recorded at the request of:  
Contra Costa County Flood Control  
and Water Conservation District

When recorded return to:  
City of Antioch  
P.O. Box 5007  
Antioch, CA 94531  
Attn: John Samuelson

Mail tax statements to:  
Hall & Loads, Inc  
777 N 1<sup>st</sup> Street, Fl 5  
San Jose, CA 95112

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

Portion of Assessor's Parcel Nos: 074-040-025 & 074-040-036

## ASSIGNMENT OF EASEMENT

For 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 ("Assignor"),

**Hereby assigns, transfers and conveys to** CITY OF ANTIOCH, a municipal corporation, all of "Assignor's" rights, title, interests and obligations under that certain easement recorded February 23, 2016, at the Contra Costa County Recorder's Office (Series # 2016-0030542 from Hall & Loads, Inc., a California corporation, to Contra Costa County Flood Control and Water Conservation District, the following described real property in the City of Antioch, County of Contra Costa, State of California,

**FOR DESCRIPTIONS AND PLAT MAPS SEE EXHIBITS "A", "A-1", "B-1" AND "B-2" ATTACHED TO ATTACHMENT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

CONTRA COSTA COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

Dated \_\_\_\_\_

By \_\_\_\_\_  
Diane Burgis  
Chair, Board of Supervisors

ATTACHMENT "A"

Not for Official Use : This copy has not been QUALITY ASSURED.

Recorded at the request of:  
Contra Costa County

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

CONTRA COSTA Co Recorder Office  
JOSEPH CANCEMILLA, Clerk-Recorder  
DOC- 2016-0030542-00  
Tuesday, FEB 23, 2016 14:14:08  
FRE \$0.00  
Ttl Pd \$0.00 Nbr-0002516672  
JEB / RR / 1-9



9

Ptn. of Assessor's Parcel Nos. 074-040-025 and 074-040-036

## GRANT OF EASEMENT

**THIS INDENTURE**, made by and between HALL & LOADS, INC., a California Corporation, hereinafter called the GRANTOR, and CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a Flood Control District operating under the laws of the State of California, hereinafter called the GRANTEE, is made with regard to the following:

### WITNESSETH:

A. That the GRANTOR, for value received, hereby grants to the GRANTEE, and its successors and assigns, perpetual easements and right of way for ingress and egress purposes (not to be exclusive) over and across that certain real property in the County of Contra Costa, State of California, as described in Exhibits "A" and "B" attached hereto and made a part hereof.

The easements 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 easements herein are granted.

It is understood that GRANTEE is not responsible for repairing or replacing any of GRANTOR's improvements within the area described in Exhibit "A" and "B".

B. That the GRANTOR, for value received, hereby grants to the GRANTEE, and its successors and assigns, Permanent Access Easements, for purposes of ingress and egress, in, on, over and across, that certain real property in the County of Contra Costa, State of California, as described and shown on Exhibits "A", "B", "A-1" and "B-1" attached hereto and made a part hereof.

**TO HAVE AND TO HOLD**, all and singular, the rights above described unto the GRANTEE and the GRANTEE's successors and assigns forever.

**IN WITNESS WHEREOF**, the GRANTOR has executed this indenture this 8 day of Oct, 2015.

Case B. Swenson

Lisa M. Swenson

**ABOVE SIGNATURES MUST BE NOTARIZED**

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WEST ANTIOCH CREEK PROJECT  
APN 074-040-025 - HALL & LOADS, INC  
PARCEL 15

EXHIBIT "A"  
PARCEL 15  
PERMANENT ACCESS EASEMENT  
HALL and LOADS, INC.  
APN 074-040-025 - DN 2015-0169749

A Permanent Access Easement to be used for the ingress and egress on, over and across the following described parcel of land:

All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being all of that certain parcel of land described as Parcel Two and a portion of that certain parcel described as Parcel One, both in the Grant Deed to Hall & Loads, Inc., a California Corporation, recorded August 14, 2015 as Document No. 2015-0169749 in Contra Costa County Records, more particularly described as follows:

**BEGINNING** at the southwest corner of said Parcel Two (DN 2015-0169749); thence, along westerly line of said parcel, North 00°49'48" East, 488.52 feet; thence, leaving said westerly line, North 44°10'12" West, 122.79 feet to the southwesterly line of Parcel Four as said Parcel Four is described in above said document (DN 2015-0169749); thence, along said southwesterly line, along a non-tangent curve to the left, having radius 411.20 feet, from which the center bears North 22°03'13" East, through a central angle of 12°32'48", an arc distance of 90.04 feet to the northwest corner of said Parcel Two; thence along the exterior boundary of said parcel, the following three (3) courses: 1) South 89°10'12" East, 30.00 feet, 2) South 00°49'48" West, 552.18 feet and 3) North 89°07'45" West, 30.00 feet to the **POINT of BEGINNING**.

Containing 19,180 square feet or 0.44 acres, more or less.

Bearings used in the above description are based upon the California Coordinate System of 1983 (CCS83), Epoch 2010.00, Zone 3. Multiply grid distances shown above by 1.000056 to obtain ground distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Joel Garcia, LS 5285



Date

License expires 12-31-15

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WEST ANTIOCH CREEK PROJECT  
APN 074-040-036- HALL & LOADS, INC  
PARCELS 16

Exhibit "A-1"

**PARCEL 16 - PERMANENT ACCESS EASEMENT  
HALL & LOADS, INC.  
APN 074-040-036 - DN 2015-0169749**

All that property situated in the City of Antioch, County of Contra Costa, State of California described as follows: Being a portion of that certain parcel of land described as Parcel Four in the Grant Deed to Hall & Loads, Inc., a California Corporation, recorded August 14, 2015 as Document No. 2015-0169749 in Contra Costa County Records, more particularly described as follows:

**PARCEL 16- PERMANENT ACCESS EASEMENT**

A Permanent Access Easement for purposes of ingress and egress, in, on, over and across the following described parcel of land:

A strip of land, the westerly and southwesterly line of which is more particularly described as follows:

COMMENCING at the southeasterly corner of said parcel of land (DN 2015-0169749); thence, along southwesterly line of said parcel, along a non-tangent curve to the right, having radius 411.20 feet, from which the center bears North 09°30'25" East, through a central angle of 4°15'24", an arc distance of 30.55 feet to the POINT OF BEGINNING; thence, leaving said southwesterly line, North 00°49'48" East, 170.01 feet; thence, North 37°54'46" West, 77.82 feet; thence, North 42°53'38" West, 82.91 feet; thence, North 48°31'27" West, 111.53 feet; thence, North 67°10'21" West, 206.07 feet to said southwesterly line of Parcel Four and the POINT OF TERMINUS.

Containing 20,874 square feet or 0.48 acres, more or less.

Bearings used in the above description are based upon the California Coordinate System of 1983 (CCS83), Epoch 2010.00, Zone 3. Multiply grid distances shown above by 1.000056 to obtain ground distances.

This real property description has been prepared at Mark Thomas & Company, Inc., by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Joel Garcia, LS 5285

License expires 12-31-15

*September 8, 2015*

Date

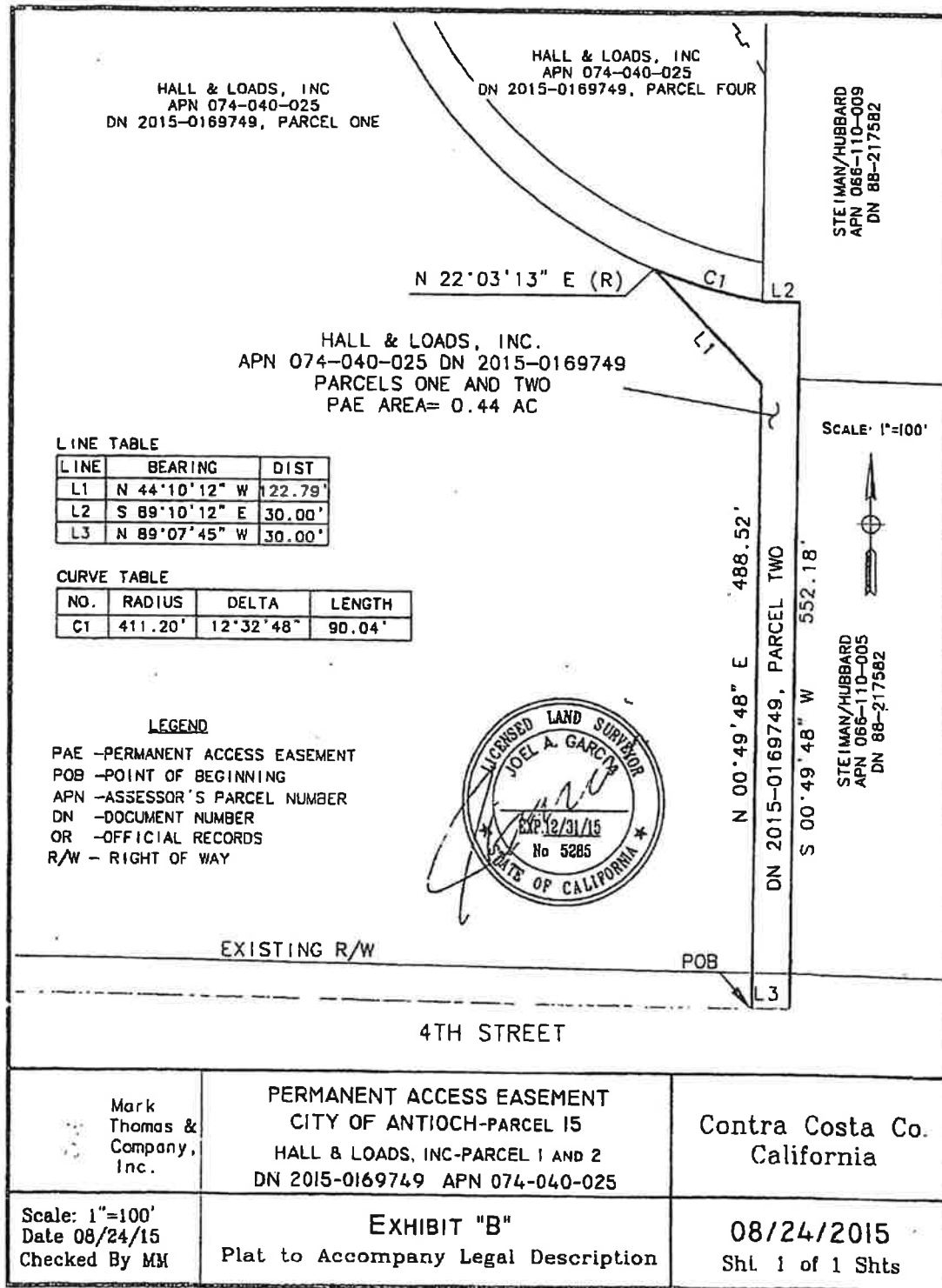


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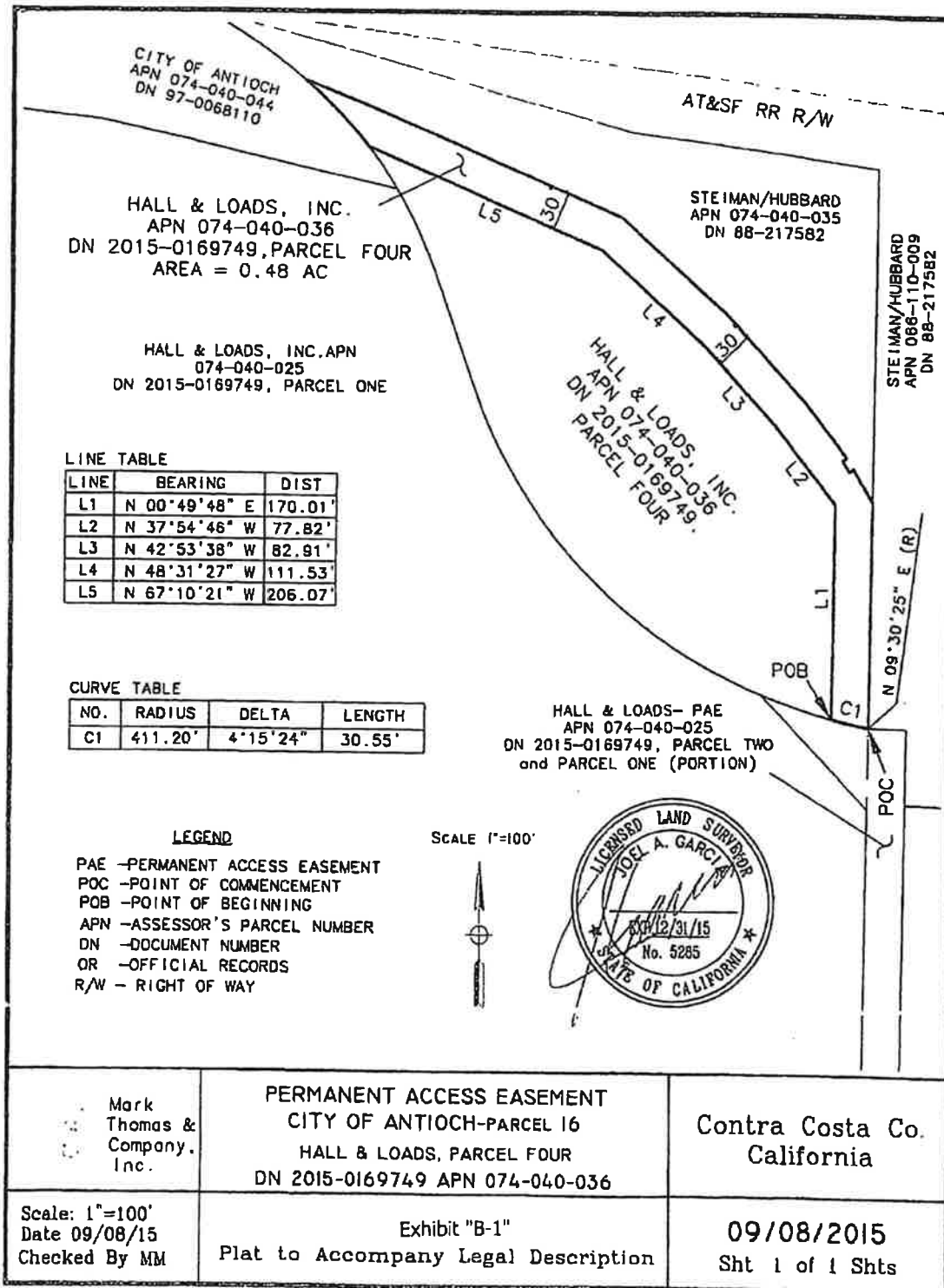
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## ACKNOWLEDGMENT

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 Santa Clara


On October 8, 2015 before me, Joshua David Burroughs Notary Public  
(insert name and title of the officer)

personally appeared Lisa M. Swenson  
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.

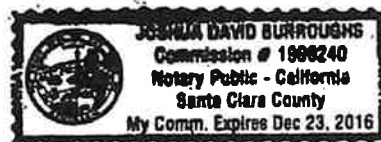
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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State of California  
County of Santa Clara

On October 8, 2015 before me, Joshua David Burroughs Notary Public  
(insert name and title of the officer)

personally appeared Case B. Swenson  
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.

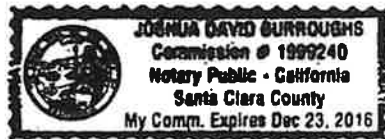
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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C. 11



Contra  
Costa  
County

To: Board of Supervisors

From: Julia R. Bueren, Public Works Director/Chief Engineer

Date: November 10, 2015

Subject: West Antioch Creek Channel Improvements Project - Hall & Loads

**RECOMMENDATION(S):**

The Board of Supervisors, as the Governing Board of the Contra Costa County Flood Control and Water Conservation District (District):

APPROVE the Right of Way Contract; and ACCEPT the Grant of Easement dated October 8,

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

Action of Board On: 11/10/2015

☒ APPROVED AS  
RECOMMENDED

☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE John Gioia, District I Supervisor  
Candace Andersen, District II  
Supervisor  
Mary N. Prepko, District III  
Supervisor  
Karen Mitchoff, District IV  
Supervisor

ABSENT Federal D. Glover, District V  
Supervisor

Contact: Angela Bell, 925-313-2337

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown

ATTESTED: November 10, 2015

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy



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cc:

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• RECOMMENDATION(S): (CONTD)

2015 from Hall and Loads, Inc. for property rights located on a portion of APN Nos. 074-020-025 and 036 in Antioch, pursuant to Section 31 of the Contra Costa County Flood Control and Water Conservation District Act. (Project No. 7579-6D8399 [SCH#: 2014042078])

AUTHORIZE the Chief Engineer, or designee, to execute the Right of Way Contract on behalf of the District.

APPROVE payment in the amount of \$70,000 for said property rights; and AUTHORIZE the Auditor-Controller to issue a check in said amount payable to Fidelity National Title Company, 191 Sand Creek Road, Suite 160, Brentwood, CA 94513, Escrow No. FCHC-T015001886 to be forwarded to the Real Estate Division for delivery.

DIRECT the Real Estate Division to have the above referenced Grant of Easement and check delivered to the Title Company for recording in the Office of the County Clerk-Recorder.

FISCAL IMPACT:

100% Drainage Area 55 funds.

BACKGROUND:

On March 10, 2015, this Board approved the proposed project and adopted the Mitigated Negative Declaration pertaining to the Project, SCH # 2014042078. These property rights are required for the West Antioch Creek Channel Improvements Project in accordance with the approved plans and specifications.

CONSEQUENCE OF NEGATIVE ACTION:

The project will not have sufficient land rights to allow construction in accordance with the approved plans and specifications.

ATTACHMENTS

Contract  
Grant of Easement

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END OF 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 CONTRA COSTA

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