

Recorded at the request of:
City of Antioch

Return to:
City of Antioch
Attn: City Manager
P.O. Box 5007
Antioch, CA 94531

Mail Tax Statement to:
City of Antioch
Attn: City Manager
P.O. Box 5007
Antioch, CA 94531

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

Portions of Assessor's Parcel Nos.: 053-072-021, -024, -027 & -xxx; 053-060-029
FCPID 5256 & 5257

GRANT DEED

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

Grants to the City of Antioch, a California municipal corporation, the following described real property in the City of Antioch, County of Contra Costa, State of California,

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Dated _____

By _____

Karen Mitchoff
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"

Real property located in the City of Antioch, County of Contra Costa, State of California, being all of that parcel of land described as Parcel 5019 in the Grant Deed from the Fenolio Family Trust U/T/A, et.al. to the Contra Costa County Flood Control and Water Conservation District recorded on November 13, 2007 at Recorder's Series Number 2007-0313260, all of that parcel of land described as Parcel 5020 in the Grant Deed from Ronald E. Nunn to the Contra Costa County Flood Control and Water Conservation District recorded on June 13, 2008 at Recorder's Series Number 2008-0132367, a portion of that parcel of land described as Parcel 1713.1 in the Grant Deed from Ronald E. Nunn to the Contra Costa County Flood Control and Water Conservation District recorded on January 5, 1993 at Book 18179 O.R. Page 299, a portion of that parcel of land described as Parcel 1454.2 in the Grant Deed from Ronald E. Nunn to the Contra Costa County Flood Control and Water Conservation District recorded on August 23, 1990 at Book 16068 O.R. Page 298 and a portion of that parcel of land described as Parcel 1452.1 in the Grant Deed from Mary Ann Mateas to the Contra Costa County Flood Control and Water Conservation District recorded on August 14, 1987 at Book 13838 O.R. Page 552 at the office of the Contra Costa County Recorder, all in the Northwest Quarter, the Northeast Quarter and the Southeast Quarter of Section 34, Township 2 North, Range 2 East, Mount Diablo Meridian, more particularly described as follows:

Fee Title FCPID 5256

Beginning at the southwest corner of said parcel described in the Grant Deed recorded at Recorder's Series Number 2007-0313260, said point being the beginning of a curve, concave to the west, having a radius of 1008.07 feet and the central point of which bears north 80°22'26" west; thence along the easterly Right of Way line of State Highway 4, as described in the Grant Deed from the State Route 4 Bypass Authority to the State of California recorded on September 2, 2015 at Recorder's Series Number 2015-0183698, and along said curve through a central angle of 23°31'19" for an arc distance of 413.85 feet to the beginning of a non-tangent curve concave to the west, having a radius of 3,122.83 feet and the central point of which bears south 85°12'19" west; thence continuing along said Right of Way line and along said curve through a central angle of 4°47'33" for an arc distance of 261.21 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 1,231.92 feet and the central point of which bears south 86°07'59" west; thence continuing along said Right of Way line and along said curve through a central angle of 16°23'01" for an arc distance of 352.26 feet to a point of a reverse curve, concave to the east and having a radius of 328.08 feet; thence continuing along said Right of Way line and along said curve through a central angle of 10°45'02" an arc distance of 61.56 feet to a point of a reverse curve, concave to the west and having

a radius of 841.09 feet; thence continuing along said Right of Way line and along said curve through a central angle of 23°46'48" for an arc distance of 349.09 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 3,122.83 feet and the central point of which bears south 66°29'37" west; thence continuing along said Right of Way line and along said curve through a central angle of 5°13'57" for an arc distance of 285.19 feet; thence continuing along said Right of Way line north 27°32'19" west for a distance of 198.78 feet; thence continuing along said Right of Way line north 28°44'50" west for a distance of 235.13 feet; thence continuing along said Right of Way line north 28°46'50" west for a distance of 645.86 feet to the south corner of Parcel 10-R described in the Final Order of Condemnation from Delizia Ranch, LLC, et.al. (Defendants) to the State Route 4 Bypass Authority (Plaintiff) recorded on November 30, 2006 at Recorder's Series Number 2006-0383285; thence along the west line of said parcel north 1°12'31" east for a distance of 187.65 feet to the northeast corner of said parcel; thence along the north line of said parcel and along the north line of Parcel 8R described in the Final Order of Condemnation from the Mary Ann Mateas Living Trust, et.al. (Defendants) to the State Route 4 Bypass Authority (Plaintiff) recorded on October 27, 2009 at Recorder's Series Number 2009-0256027, north 88°04'19" west for a distance of 88.30 feet to a point on said east Right of Way line of State Highway 4 (2015-0183698); thence along said Right of Way line north 23°51'34" west for a distance of 63.03 feet; thence continuing along said Right of Way line north 12°44'45" west for a distance of 64.23 feet; thence continuing along said Right of Way line north 25°53'09" west for a distance of 66.72 feet; thence continuing along said Right of Way line north 20°06'47" west for a distance of 201.19 feet; thence continuing along said Right of Way line north 17°33'22" west for a distance of 627.57 feet; thence continuing along said Right of Way line north 27°17'11" west for a distance of 36.84 feet; thence continuing along said Right of Way line and along the south Right of Way line for Laurel Road as described in the Grant Deed from the State Route 4 Bypass Authority to the City of Antioch recorded on March 29, 2011 at Recorder's Series Number 2011-0064806 north 52°33'34" east for a distance of 567.86 feet; thence continuing along said south Right of Way line (2011-0064806) north 23°43'26" east for a distance of 39.78 feet; thence continuing along said south Right of Way line north 52°33'34" east for a distance of 127.29 feet; thence continuing along said south Right of Way line north 5°43'30" east for a distance of 64.24 feet; thence continuing along said south Right of Way line north 52°33'34" east for a distance of 46.06 feet to a point on the west Right of Way line of the Union Pacific Railroad and the beginning of a non-tangent curve, concave to the southwest, having a radius of 22,868.33 feet and the central point of which bears south 52°06'51" west; thence along said west Right of Way line and along said curve through a central angle of 0°16'47" for an arc distance of 111.65 feet to the beginning of a tangent curve, concave to the southwest, and having a radius of 24,074.56 feet; thence continuing along said west Right of Way line and along said curve through a central angle of 2°49'36" for an arc distance of 1,187.71 feet; thence continuing along said west Right of Way line south 34°46'46" east for a distance of 242.22 feet to the northeast corner of Parcel X-72 described in the QuitClaim Deed from the Contra Costa County Flood Control and Water Conservation District to Contra Costa County recorded on February 1, 1994 at Recorder's Series Number 94-029515; thence along the north line of said Parcel X-72 and the extension thereof south 55°13'14" west for a distance of 636.00 feet; thence south 20°54'33" west

for a distance of 109.73 feet; thence south 19°00'00" east for a distance of 649.88 feet to a point on the south line of said parcel described in the Grant Deed recorded at Book 18179 O.R. Page 299; thence along said south line south 59°10'56" west for a distance of 170.33 feet to the northeast corner of said parcel described in the Grant Deed recorded at Recorder's Series Number 2008-0132367; thence along the east line of said parcel south 14°01'04" east for a distance of 127.36 feet; thence continuing along said east line south 35°27'38" east for a distance of 102.23 feet; thence continuing along said east line south 31°14'51" east for a distance of 81.95 feet; thence continuing along said east line south 28°16'27" east for a distance of 251.61 feet to the northeast corner of said parcel described in the Grant Deed recorded at Recorder's Series Number 2007-0313260; thence along the east line of said parcel south 18°39'24" east for a distance of 373.49 feet; thence continuing along said east line south 13°02'19" east for a distance of 355.21 feet; thence continuing along said east line south 4°41'49" east for a distance of 335.62; thence continuing along said east line south 2°42'01" east for a distance of 171.86 feet to the beginning of a tangent curve, concave to the west and having a radius of 2,900.01 feet; thence continuing along said east line and along said curve through a central angle of 4°13'09" for an arc distance of 213.55; thence continuing along said east line south 1°41'27" west for a distance of 12.28 feet to the southeast corner of said parcel; thence along the south line of said parcel north 89°30'15" west for a distance of 177.91 feet to the Point of Beginning

Containing a total of 2,163,287 square feet of land (49.66 acres), more or less.

Reserving therefrom FPCID 5257

An Access Easement for ingress and egress to the Grantor's remaining lands over the strip of land described as follows;

Real property located in the City of Antioch, County of Contra Costa, State of California, being a portion of that parcel of land described as Parcel 1713.1 in the Grant Deed from Ronald E. Nunn to the Contra Costa County Flood Control and Water Conservation District recorded on January 5, 1993 at Book 18179 O.R. Page 299 and a portion of that parcel of land described as Parcel 1454.2 in the Grant Deed from Ronald E. Nunn to the Contra Costa County Flood Control and Water Conservation District recorded on August 23, 1990 at Book 16068 O.R. Page 298 at the office of the Contra Costa County Recorder, all in the Northeast Quarter and the Southeast Quarter of Section 34, Township 2 North, Range 2 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the northeast corner of Parcel X-72 described in the QuitClaim Deed from the Contra Costa County Flood Control and Water Conservation District to Contra Costa County recorded on February 1, 1994 at Recorder's Series Number 94-029515; thence along the north line of said Parcel X-72 and the extension thereof south 55°13'14" west for a distance of 636.00 feet; thence south 20°54'33" west for a distance of 109.73 feet; thence south 19°00'00" east for a distance of 649.88 feet to a point on the south line of said parcel described in the Grant Deed recorded at Book 18179 O.R. Page 299; thence

along said south line south 59°10'56" west for a distance of 30.65 feet; thence north 19°00'00" west for a distance of 721.61 feet; thence north 20°54'33" east for a distance of 98.84 feet; thence north 55°13'14" east for a distance of 656.06 feet to a point on the west Right of Way line of the Union Pacific Railroad; thence along said Right of Way line south 34°46'46" east for a distance of 65.00 feet to the Point of Beginning.

Containing a total of 69,343 square feet of land (1.59 acres), more or less.

Together with

Access rights appurtenant to the above described parcel described as those rights granted to the Contra Costa County Flood Control and Water Conservation District by the Southern Pacific Transportation Company by the agreement recorded on August 5, 1991 in Book 16783 O.R. Page 216 for a private roadway across their railroad tracks and railroad property to provide access to certain lands specified within said agreement.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: James A. Stein

Licensed Land Surveyor
Contra Costa County Public Works Department



Date: 5/25/2021

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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 No.: 053-060-028
FCPID 5258

GRANT DEED

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

Grants to the City of Antioch, a California municipal corporation, the following described real property in the City of Antioch, County of Contra Costa, State of California,

FOR DESCRIPTION AND PLAT MAP, SEE ATTACHED EXHIBITS "A" AND "B"

CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Dated _____

By _____

Karen Mitchoff
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"

Real property located in the City of Antioch, County of Contra Costa, State of California, being a portion of that parcel of land described as Parcel 1452.1 in the Grant Deed from Mary Ann Mateas to the Contra Costa County Flood Control and Water Conservation District recorded on August 14, 1987 at Book 13838 O.R. Page 552 at the office of the Contra Costa County Recorder, all in the Northwest Quarter of Section 34, Township 2 North, Range 2 East, Mount Diablo Meridian, more particularly described as follows:

Fee Title FCPID 5258

Beginning at the northwest corner of that parcel described as Parcel 21-1 in the Grant Deed from the State Route 4 Bypass Authority to the City of Antioch recorded on March 29, 2011 at Recorder's Series Number 2011-0064806 thence along the west line of said parcel line south $37^{\circ}26'26''$ east for a distance of 193.05 feet; thence south $52^{\circ}33'34''$ west for a distance of 60.51 feet to a point on the easterly Right of Way line of State Highway 4, as described in the Grant Deed from the State Route 4 Bypass Authority to the State of California recorded on September 2, 2015 at Recorder's Series Number 2015-0183698; thence along said Right of Way line north $37^{\circ}26'26''$ west for a distance of 193.05 feet; thence north $52^{\circ}33'34''$ east for a distance of 60.51 feet to the Point of Beginning.

Containing a total of 11,680 square feet of land, more or less.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: James A. Stein

Licensed Land Surveyor
Contra Costa County Public Works Department



Date: 5/25/2021

EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"

APN 053-060-028
 Contra Costa County Flood Control and
 Water Conservation District
 (Parcel 1452.1)
 13838 O.R. 552
 08/14/1987

NW Quarter
 Section 34
 T2N, R2E,
 M.D.M.

LAUREL ROAD

CITY OF ANTIOCH
 2011-0064806
 03/29/2011

State of California
 2015-0183698
 09/02/2015

FCPID 5258

APN 053-060-029
 Contra Costa County Flood
 Control and Water
 Conservation District
 (Parcel 1452.1)
 13838 O.R. 552
 08/14/1987

Right of Way



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

Instr _____ Recorded _____

Series # _____

SCALE: 1" = 40'

DATE: 05/20/2021

DRAWN BY: BD

DRAWING NO.

CHECKED BY: JS

FA-20,168