

RECORDING REQUESTED BY:  
California Department of Parks and Recreation  
Office of Grants and Local Services

WHEN RECORDED MAIL TO:  
Office of Grants and Local Services  
PO Box 942896  
Sacramento, CA 94296-0001  
Attn: Erin Spencer

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

DEED RESTRICTION

I. WHEREAS, CONTRA COSTA COUNTY, a political subdivision of the State of California (hereinafter referred to as "Owner(s)" is/are recorded owner(s) of the real property described in Exhibit A, attached and incorporated herein by reference (hereinafter referred to as the "Property"); and

II. WHEREAS, the California Department of Parks and Recreation (hereinafter referred to as "DPR") is a public agency created and existing under the authority of section 5001 of the California Public Resources Code (hereinafter referred to as the "PRC"). And

III. WHEREAS, Owner(s) (or Grantee) applied to DPR for grant funds available pursuant to the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All of 2018 Parks Bond Act, 2018 Parks Bond Act Per Capita Program for Phase 1: Accessible parking and path of travel. Provide pathway and accessible ADA parking on the Property; and

IV. WHEREAS, on July 1, 2020, DPR's Office of Grants and Local Services conditionally approved Grant 18-07-053, (hereinafter referred to as "Grant") for Phase 1: Accessible parking and path of travel. Provide pathway and accessible ADA parking on the Property, subject to, among other conditions, recordation of this Deed Restriction on the Property; and

V. WHEREAS, but for the imposition of the Deed Restriction condition of the Grant, the Grant would not be consistent with the public purposes of the 2018 Parks Bond Act, 2018 Parks Bond

Act Per Capita Program and the funds that are the subject of the Grant could therefore not have been granted; and

VI. WHEREAS, Owner(s) has/ve elected to comply with the Deed Restriction of the Grant, so as to enable Owner(s), to receive the Grant funds and perform the work described in the Grant;

NOW, THEREFORE, in consideration of the issuance of the Grant funds by DPR, the undersigned Owner(s) for himself/herself/themselves and for his/her/their heirs, assigns, and successors-in-interest, hereby irrevocably covenant(s) with DPR that the condition of the grant (set forth at paragraph(s) 1 through 5 and in Exhibit B hereto) shall at all times on and after the date on which this Deed Restriction is recorded constitute for all purposes covenants, conditions and restrictions on the use and enjoyment of the Property that are hereby attached to the deed to the Property as fully effective components thereof.

1. DURATION. (a) This Deed Restriction shall remain in full force and effect and shall bind Owner(s) and all his/her/their assigns or successors-in-interest for the period running from July 1, 2018 through June 30, 2048.

2. TAXES AND ASSESSMENTS. It is intended that this Deed Restriction is irrevocable and shall constitute an enforceable restriction within the meaning of a) Article XIII, section 8, of the California Constitution; and b) section 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Deed Restriction shall be deemed to constitute a servitude upon and burden to the Property within the meaning of section 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

3. RIGHT OF ENTRY. DPR or its agent or employees may enter onto the Property at times reasonably acceptable to Owner(s) to ascertain whether the use restrictions set forth above are being observed.

4. REMEDIES. Any act, conveyance, contract, or authorization by Owner(s) whether written or oral which uses or would cause to be used or would permit use of the Property contrary to the terms of this Deed Restriction will be deemed a violation and a breach hereof. DPR may pursue any and

all available legal and/or equitable remedies to enforce the terms and conditions of this Deed Restriction up to and including a lien sale of the property. In the event of a breach, any forbearance on the part of DPR to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

5. SEVERABILITY. If any provision of these restrictions is held to be invalid, or for any reason becomes unenforceable, no other provision shall be affected or impaired.

Dated: \_\_\_\_\_, 20 \_\_\_\_

Business Name (if property is owned by a business): Government Agency

Owner(s) Name(s): Contra Costa County, a political subdivision of the State of California

Signed: \_\_\_\_\_  
KAREN MITCHOFF  
Chair, Board of Supervisors  
\_\_\_\_\_  
PRINT/TYPE NAME & TITLE OF ABOVE  
(GRANTEE'S AUTHORIZED REPRESENTATIVE)

Signed: \_\_\_\_\_  
\_\_\_\_\_  
PRINT/TYPE NAME & TITLE OF ABOVE  
(ADDITIONAL SIGNATURE, AS REQUIRED)

**\*\*NOTARY ACKNOWLEDGEMENT ON THE NEXT PAGE\*\***

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, \_\_\_\_\_, a 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)

## **EXHIBIT A**

Real property located in an unincorporated area of Contra Costa County, State of California, described in the indenture to Contra Costa County recorded November 24, 1966, Document Number 75244, Book 5230, Page 335, Contra Costa County Records, attached as Exhibit B.

Assessor's Parcel Number 405-141-002

# EXHIBIT "B"

REC-5230 R 335

75244

NOV 24 1966

THIS INDENTURE, made the 24th day of October, 1966, between Emmett Hitchcock, as Tax Collector of the County of Contra Costa, State of California, first party, and the County of Contra Costa, a political subdivision of the State of California, second party

W I T N E S S E T H:

That, whereas, the real property hereinafter described was duly sold and conveyed to the State of California for the nonpayment of taxes which had been legally levied and which were a lien upon said property under and in accordance with law; and

Whereas, the right of redemption of said property has been terminated as provided in Chapter 8, Part 6, Division 1, of the Revenue and Taxation Code of the State of California, and second party has purchased said property in accordance with the provisions of said section; and

Whereas, there has been paid the purchase price in compliance with the terms of the agreement; now, therefore,

Said first party does hereby grant to said second party all of that certain real property in the County of Contra Costa, State of California, described as follows:

Portion of Section 20 T2N R4W MDEM bound North by A T & S P R.W. East by land of Wallace et al South and West by Montalvin Manor No. 2 8.650 Acres

Witness my hand:

*Emmett Hitchcock*  
As Tax Collector of Said County of  
Contra Costa, State of California

RECORDED AT REQUEST OF  
EMMETT HITCHCOCK, Tax Collector  
NOV 24 1966  
AT 10:00 O'CLOCK A.M.  
CONTRA COSTA COUNTY RECORDS

W. T. PAASCH  
COUNTY RECORDER

FEE \$ OFF

BOOK 5230 PG 336

STATE OF CALIFORNIA )  
County of Contra Costa ) ss.

On this 24th day of October, 1966, before me, W. T. Paasch, County Clerk in and for the County of Contra Costa, personally appeared Emmett Hitchcock, known to me to be the Tax Collector of the County of Contra Costa, State of California, and to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Tax Collector.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the County of Contra Costa, the day and year in this certificate first above written.

*W.T. Paasch*  
County Clerk in and for the  
County of Contra Costa,  
State of California  
*by H.H. Eiter,*  
*Asst. Co. Clerk*

SEAL AFFIXED

• END OF DOCUMENT •