

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: David Kramer

IN ACCORDANCE WITH GOVERNMENT CODE SECTION 27383, NO FEE SHALL BE CHARGED BY THE RECORDER FOR SERVICE RENDERED TO THE COUNTY.

Assessor's Parcel No. 088-171-027

GRANT DEED

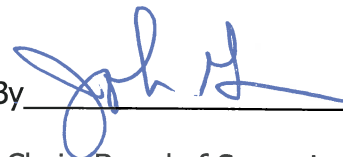
For valuable consideration, receipt of which is hereby acknowledged, CONTRA COSTA COUNTY, a political subdivision of the State of California, **Grants to** the CITY OF PITTSBURG, a Municipal Corporation, the following described real property in the City of Pittsburg, incorporated area of the County of Contra Costa, State of California.

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

CONTRA COSTA COUNTY;

Dated June 9 2015

By



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)

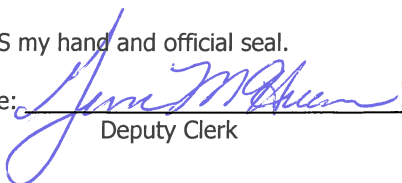
COUNTY OF CONTRA COSTA)

On June 9 2015 before me, Jane McQueen Clerk of the Board of Supervisors, Contra Costa County, personally appeared John Groia, 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"

Being a portion of the lands described in the deed from **GREGORY N. TCHERKOYAN & SETA M. TCHERKOYAN**, as Trustees of the Tcherkoyan Family Trust as of January 1, 1982, to **CONTRA COSTA COUNTY**, recorded on October 24, 2002 as Document No. 2002-0388101, Official Records of Contra Costa County, situated in the City of Pittsburg, Contra Costa County, State of California, more particularly described as follows:

Being a portion of Lot 1, Block 1 of Official Map of Camp Stoneman, filed June 28, 1966, at Map Book 111, Page 36, Official Records of Contra Costa County, California, and described as follows:

The east 172 feet, front and rear measurements of Parcel One, as Parcel One is described in the deed to James F. Winter, dated September 23, 1965, and recorded September 29, 1965, at Book 4962, Page 488, Official Records of Contra Costa County;

EXCEPTING THEREFROM:

1. The rights reserved in the deed from Anthony Ruggiero, et al, recorded July 23, 1963, at Book 4413, Page 290, Official Records of Contra Costa County, and described as follows:

All right, title and interest in and to all oil, gas, casinghead gasoline and other hydrocarbon and mineral substances in, on or under the land hereinbefore described below a depth of 500 feet from the surface thereof, together with the right to explore, drill for, extract, pass through, take from and remove and dispose of all oil, gas, casinghead gasoline or other hydrocarbon and mineral substance from said lands below a depth of 500 feet from the surface thereof, by wells located on the surface of the adjacent land and drilled into the said hereinbefore described at the point below a depth of 500 feet from the surface thereof.

2. That portion thereof conveyed in the deed to the State of California, recorded August 11, 1983, in Book 11383, Page 83, Official Records of Contra Costa County.

TOGETHER WITH:

The right of way granted in the deed to Winter Chevrolet Co., Inc., recorded July 23, 1963, at Book 4413, Page 290, Official Records of Contra Costa County, as follows:

A right of way (not to be exclusive) as an appurtenance to the tract of land described as Parcel One above, for the use as a roadway for vehicles of all kinds, pedestrians and animals, for water, oil and sewer pipe lines, and for telephone, television service, electric light and power lines together with the necessary poles or conduits over a strip of land 30 feet in width, the south line of which is described as follows:

Beginning at the southeast corner of Parcel One, above; Thence from said point of beginning, easterly along the south line of the parcel of the land described in the deed to Anthony

Ruggiero, et al, recorded March 22, 1962, at Book 4081, Page 105, Official Records of Contra Costa County; and along the south line of the parcel of land described in the deed to Anthony Ruggiero, et al, recorded September 19, 1962, at Book 4205, Page 179, Official Records of Contra Costa County, 1077 feet, more or less, to the west line of Harbor Avenue. The easterly terminus of said strip is the west line of said Harbor Avenue.

EXCEPTING THEREFROM:

The parcel of land described and designated **PARCEL 12: 61360-12 (57995-1)** in the Grant Deed from **CONTRA COSTA COUNTY** to the **STATE OF CALIFORNIA** recorded May 20, 2014 Document No. 2014-0081979-00, Official Records of Contra Costa County, situated in the City of Pittsburg, Contra Costa County, State of California, more particularly described as follows:

BEGINNING at the northeasterly corner of previously described **CONTRA COSTA COUNTY** parcel; thence along the southeasterly line of said County parcel, South 17°42'14" West, 56.594 meters; thence leaving said southeasterly line and running the following three (3) courses and distances: (1) North 68°42'27" West, 1.938 meters; (2) North 71°03'23" West, 39.835 meters and (3) North 72°06'12" West, 10.662 meters to the northwesterly line of said County parcel; thence along the westerly line of said County parcel, North 17°42'14" East, 55.575 meters to the northwesterly corner thereof; thence along the northeasterly line of said County parcel, South 72°17'46" East, 52.422 meters to the **POINT OF BEGINNING**.

Remainder parcel containing 3,984.7 square meters, more or less.

RESERVING THEREFROM: The grantor hereby reserves and restricts the grantee from any and all abutter's rights including access rights appurtenant to above described property in and to the adjacent State freeway (State Highway Route 4).

Bearings and distances used in the above description are based on California Coordinate System of 1983, Zone 3. Multiply distances shown by 1.0000639 to obtain ground level distances.

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

3/18/2015
Date



Larry E. Johnson
Larry E. Johnson
PLS No. 4998
Expiration date 12-31-2015

