

Recorded at the request of:
Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

After recording return to:
Autumn Brook, LLC
4021 Port Chicago Highway
Concord, CA 94520
Attn: Jackie Seeno

Portion of APN No.: 147-350-003

QUITCLAIM DEED

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


CONTRA COSTA COUNTY, a political subdivision of the State of California,

Does hereby remise, release and forever quitclaim to AUTUMN BROOK, LLC, a California Limited Liability Company, the following described real property in the City of Concord, County of Contra Costa, State of California,

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

CONTRA COSTA COUNTY

Date: August 1, 2017

By 
Federal D. Glover
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 August 1, 2017 before me, Stacey M. Boyd Clerk of the Board of Supervisors, Contra Costa County, personally appeared Federal D. Glover, 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

FCPID 5171

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED TO ROBERT E. BURNS AND JEWELL BURNS, HIS WIFE, RECORDED AUGUST 9, 1965 IN BOOK 4927 AT PAGE 440 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE MONUMENT TAGGED RE 10586 AT THE MOST NORTHERLY CORNER OF WINIFRED ACRES AS SHOWN ON THAT MAP ENTITLED "SUBDIVISION 2903" FILED JUNE 22, 1961 IN BOOK 83 OF MAPS AT PAGE 3; SAID IRON PIPE MONUMENT BEARS NORTH 35°11'36" WEST 416.88 FEET (RECORD NORTH 35°11'36" WEST 417.75 FEET) FROM A 1 ½ INCH IRON PIPE MONUMENT AT THE MOST WESTERLY CORNER OF "PARCEL A" AS SHOWN ON THE RECORD OF SURVEY MAP FILED MAY 19, 1965 IN BOOK 34 AT PAGE 26 OF LAND SURVEYOR'S MAPS. THENCE, FROM SAID POINT OF COMMENCEMENT, NORTH 35°11'36" WEST 5.01 FEET TO THE SOUTHEASTERLY LINE OF THE CITY OF CONCORD STREET KNOWN AS RISDON ROAD; THENCE NORTH 57°52'30" EAST 166.57' ALONG THE SAID SOUTHEASTERLY LINE OF RISDON ROAD TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF THAT 60 FEET IN WIDTH EASEMENT FOR FLOOD CONTROL PURPOSES DESCRIBED IN DEED TO CONTRA COSTA COUNTY RECORDED NOVEMBER 28, 1961 IN BOOK 4003 AT PAGE 233 OF OFFICIAL RECORDS. SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE FOLLOWING TWO COURSES OF THE SAID CONTRA COSTA COUNTY EASEMENT; SOUTHERLY ALONG THE ARC OF A CURVE (A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 78°54'38" WEST) CONCAVE TO THE EAST WITH A RADIUS OF 190 FEET THROUGH A CENTRAL ANGLE OF 24°08'08", A DISTANCE OF 80.04 FEET; THENCE, TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 35°13'30" EAST 344.34 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF "PARCEL B" AS SHOWN ON THE PREVIOUSLY MENTIONED RECORD OF SURVEY MAP (34 LSM 26); THENCE SOUTH 57°52'30" WEST 12.02 FEET ALONG THE SAID NORTHWESTERLY BOUNDARY LINE OF "PARCEL B"; THENCE NORTH 35°13'30" WEST 337.25 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 145 FEET THROUGH A CENTRAL ANGLE OF 35°00'00", A DISTANCE OF 88.58 FEET; THENCE, TANGENT TO SAID LAST MENTIONED CURVE, NORTH 0°13'30" WEST 1.28 FEET TO THE SOUTHEASTERLY LINE OF THE PREVIOUSLY MENTIONED RISDON ROAD; THENCE NORTH 57°52'30" EAST 1.65 FEET ALONG THE SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING.

RESERVING THEREFROM **FCPID 5170**:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID EASEMENT, THENCE, FROM SAID POINT OF COMMENCEMENT ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A RADIAL LINE TO SAID POINT BEARS

NORTH 78°54'38" EAST; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°41'37" AN ARC DISTANCE OF 58.67 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 6°26'31" AN ARC DISTANCE OF 21.37 FEET; THENCE LEAVING SAID CURVE THE FOLLOWING COURSES; TANGENT, SOUTH 35°13'30" EAST, 344.34 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF 'PARCEL B' AS SHOWN ON THE PREVIOUSLY MENTIONED RECORD OF SURVEY MAP (34 LSM 26); THENCE, SOUTH 57°52'30" WEST, 2.02 FEET ALONG THE SAID NORTHWESTERLY BOUNDARY LINE OF 'PARCEL B'; THENCE, NORTH 35°13'30" WEST 337.79 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 122.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°09'04" AN ARC DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

BEARINGS AND DISTANCES ARE BASED ON SAID DEED 7252 OR 103 RECORDED JUNE 18, 1974.

ATTACHED HERETO IS A PLAT ENTITLED EXHIBIT 'B' AND BY THIS REFERENCE IS MADE A PART HEREOF

END OF DESCRIPTION



RAZMIK AVEDIAN
L.S. 9221 EXP. 09/30/17

DATED 7/18/17

