

C.4

Recorded at the request of:  
Stephens & Stephens X, LLC  
c/o D. R. Stephens & Company  
465 California Street, Third Floor  
San Francisco, CA 94104  
Attn: Lane Stephens

After recording return to:  
Stephens & Stephens X, LLC  
c/o D. R. Stephens & Company  
465 California Street, Third Floor  
San Francisco, CA 94104  
Attn: Lane Stephens

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

## 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** STEPHENS & STEPHENS X, LLC, a California limited liability company the following described real property in the unincorporated 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

Date: 12/5/17

By [Signature]

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 December 5, 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: Stacey M. Boyd



Asbury Graphite  
Remainder Parcel  
Contra Costa County  
(State Route 4 Gap Project)

### EXHIBIT "A"

Real property situated in the Rancho El Pinole, being a portion of the unincorporated area of Contra Costa County, State of California, described as follows:

Being a portion of that certain parcel of land designated as Parcel 1 (56450-1) as described in the Grant Deed to Contra Costa County recorded February 18, 2010 as Document No. 2010-0032122, Official Records of said County, being more particularly described as follows:

**BEGINNING** at a point lying on the southeasterly line of said Parcel 1 (56450-1), from which the southerlymost corner thereof bears South 28°54'22" West 11.929 meters [39.137 ft US]; thence departing last said line,

1. North 68°27'29" West 18.427 meters [60.456 ft US]; thence,
2. Northwesterly, along the arc of a non-tangent curve to the right, concave to the northeast, the center of which bears North 24°28'42" East 789.434 meters [2590.001 ft US], through a central angle of 07°18'33", an arc distance of 100.707 meters [330.403 ft US]; thence,
3. North 58°12'43" West 147.320 meters [83.332 ft US]; thence,
4. North 31°47'17" East 4.042 meters [13.261 ft US]; thence,
5. South 73°35'12" East 82.184 meters [269.632 ft US]; thence,
6. South 74°23'48" East 30.663 meters [100.600 ft US]; thence,
7. South 76°07'45" East 62.543 meters [205.193 ft US]; thence,
8. South 59°05'04" East 95.413 meters [313.034 ft US] to said southeasterly line; thence along last said line,
9. South 28°54'22" West 45.437 meters [149.071 ft US] to the **POINT OF BEGINNING**.

Containing 9,587 square meters [31,453 sq ft US], more or less.

RESERVING unto Grantor any and all abutter's rights of access appurtenant to the above described parcel in and to the adjacent state freeway over and across courses 4 through 7 described above.

A plat map is attached hereto and made a part hereof.

The bearings and distances used in the above description are based on the California Coordinate System of 1983 (CCS83) Zone 3 (1991.35 HPGN). Multiply distances shown above by 1.000060 to obtain ground level distances.

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

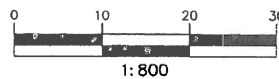
  
Brian M. Coleson, LS 8367      9/24/2017  
Date



BEARINGS AND DISTANCES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE III (1991.35 HPGN). MULTIPLY DISTANCES SHOWN BY 1.000060 TO OBTAIN GROUND DISTANCES. THE UNIT OF MEASUREMENT FOR DISTANCES SHOWN IN BRACKETS IS THE US SURVEY FOOT.

# CONTRA COSTA COUNTY

SCALE IN METERS



W2 LINE

STATE ROUTE 4  
PARCEL 56450-1  
2010-032122

125.676m [412.322]

S76°07'45"E

S59°05'04"E 95.413m [313.034]

S68°42'38"E  
34.689m  
[113.809]

STEVENS  
2012-0014806

24.321m  
[79.793]

228.864

ASBURY GRAPHITE  
REMAINDER PARCEL  
PORTION OF  
PARCEL 1 (56450-1)  
2010-0032122  
9,587 SQ.M.  
[31,453 SQ. FT. US]

N68°27'29"W  
18.427m [60.456]

N24°28'42"E(R)

PARCEL "A"  
125 PM 9

PGE ESMT 2016-0198649 & ATT ESMT 2016-0194154

CHEVRON ESMT 2014-0210027

EBMUD ESMT 8422 OR 624

S31°47'17"W(R)

N58°12'43"W 147.320m [483.332]

R=789.434m [2590.001] Δ=07°18'33" L=100.707m [330.403]

11.929m [39.137]

2.782m [9.127]  
9.147m [30.010]

SOUTHWESTERLY LINE PARCEL 1 (56450-1) PER 2010-0032122

SOUTHERLYMOST CORNER  
PARCEL 1 (56450-1)

E2 LINE

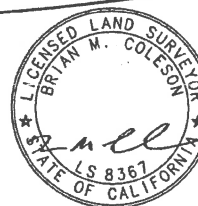
OLD FRANKLIN CANYON ROAD

**AECOM**

2300 CLAYTON ROAD, SUITE 1400  
CONCORD, CA 94520  
DIRECT: 925-446-3800  
FAX: 925-825-1064

## LEGEND

- = ACCESS CONTROLLED
- = DIMENSION POINT
- = POINT OF BEGINNING



R-10363.08, R-10363.08A, R-10363.09

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION DISTRICT 4

## ASBURY GRAPHITE REMAINDER PARCEL

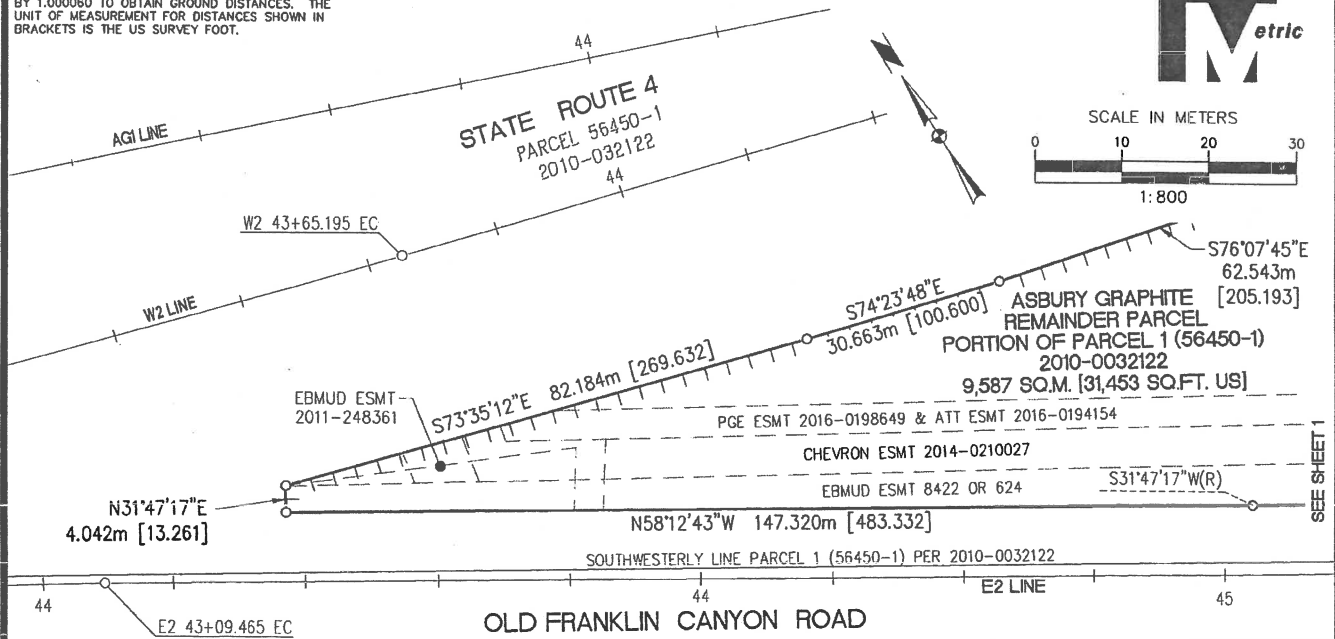
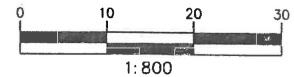
DR. BY BMC		DATE 9/2017	
CKD. BY BMC		SCALE AS SHOWN	
CO.	RTE.	K.P.	DR. NO.
CC	4	3.9	1 OF 2

BEARINGS AND DISTANCES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE III (1991.35 HPGN). MULTIPLY DISTANCES SHOWN BY 1.000080 TO OBTAIN GROUND DISTANCES. THE UNIT OF MEASUREMENT FOR DISTANCES SHOWN IN BRACKETS IS THE US SURVEY FOOT.

# CONTRA COSTA COUNTY



SCALE IN METERS



SEE SHEET 1

**AECOM**

2300 CLAYTON ROAD, SUITE 1400  
CONCORD, CA 94520  
DIRECT: 925-446-3800  
FAX: 925-825-1064

## LEGEND

— = ACCESS CONTROLLED  
O = DIMENSION POINT

R-10363.08, R-10363.08A, R-10363.09



STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION DISTRICT 4

## ASBURY GRAPHITE REMAINDER PARCEL

DR. BY BMC		DATE 9/2017	
CKD. BY BMC		SCALE AS SHOWN	
CO.	RTE.	K.P.	DR. NO.
CC	4	3.9	2 OF 2

# Exhibit B

## Quitclaim Deed