

Recorded at the request of:
VTR Countrywood Parking, LLC

Return to:
VTR Countrywood Parking, LLC
353 North Clark Street, Suite 3300
Chicago, IL 60654
Attn: Liz Liubicich

Assessor's Parcel No. 169-090-003

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged,

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

Grants to VTR COUNTRYWOOD PARKING, LLC, a Delaware Limited Liability Company, the following described real property in the unincorporated area of the County of Contra Costa, State of California,

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

CONTRA COSTA COUNTY;

Dated

7/10/18

By

Karen Mitchoff

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 July 10, 2018 before me, Stacey M. Boyd Clerk of the Board of Supervisors, Contra Costa County, personally appeared Karen Mitchoff, 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

Deputy Clerk

JL:

G:\realprop\Jewel\Sale of Surplus Property\Taylor Blvd at Diablo View Rd\DE.03 - Grant Deed - Taylor Blvd at Diablo View Rd.doc

EXHIBIT "A"

Real property in an unincorporated area of the County of Contra Costa, State of California, being a portion of the Rancho Canada Del Hambre Y Las Bolsas, also being a portion of the parcel of land granted to Contra Costa County described in the deed recorded January 31, 1958 in Book 3112 of Official Records at page 526, also being a portion of the parcel of land (Parcel 3) granted to Contra Costa County described in the deed recorded November 20, 1959 in Book 3499 of Official Records at page 205, Contra Costa County records, described as follows:

Parcel One

Beginning at the northerly corner of said Parcel 3 (3499 O.R. 205) being a point on the easterly Right of Way line of Taylor Boulevard; thence southeasterly along the northeasterly line of said Parcel 3, said line being the southwesterly line of Parcel "B" as shown on the Record of Survey, filed May 2, 1966 in Book 42 of Licensed Survey Maps at page 10, Contra Costa County records, south 54°59'07" east, 138.13 feet (the bearing south 54°59'07" east being taken for the purpose of this description) to a point on a non-tangent curve concave to the east, a radial from said point bears south 18°34'16" east; thence leaving said line, southerly along said curve, having a radius of 45.00 feet, through a central angle of 115°49'24", an arc length of 90.97 feet to a point on a southerly line of said parcel (3112 O.R. 526); thence non tangent to said curve and westerly along said southerly line south 72°36'46" west, 132.44 feet to a point on a tangent curve concave to the southeast, a radial from said point bears south 17°23'14" east; thence southwesterly along said curve, having a radius of 20.00 feet, through a central angle of 60°29'02", an arc length of 21.11 feet to a point of cusp, being on the easterly Right of Way of Taylor Boulevard; thence northerly along said easterly Right of Way north 12°07'44" east, 212.58 feet to the Point of Beginning.

Containing an area of 16,385 square feet of land (0.376 acres) more or less.

Excepting Therefrom any and all abutter's rights of access, appurtenant to grantor's remaining property, over and across the course described above as; "north 12°07'44 east, 212.58 feet".

Subject To: all Covenants, Rights, Rights-of-Way and Easements of Record.

Bearings are based on the California Coordinate System of 1927 (CCS27), Zone III.

Exhibit "B" attached and by this reference made a part hereof.

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

Signature: _____



Licensed Land Surveyor
Contra Costa County Public Works

Date: _____

1/7/08



THE LANDS DESCRIBED ABOVE ARE PORTIONS OF THE SAME LANDS AS DESCRIBED IN DEEDS TO CONTRA COSTA COUNTY RECORDED 1/31/1958 IN BOOK 3112, PAGE 526 AND 11/20/1959 IN BOOK 3499, PAGE 205, AS FOLLOWS:

PARCEL ONE:

PORTION OF RANCHO CANADA DEL HAMBRE, SOUTHERN PART, DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO THE PARCEL OF LAND FIRSTLY DESCRIBED IN THE DEED FROM J. E. BONEBRAKE, ET UX, TO J. G. DIAS, ET UX, DATED JUNE 01, 1920, RECORDED SEPTEMBER 14, 1920, IN BOOK 369 OF DEEDS, PAGE 137, THE TRACT OF LAND DESCRIBED AS PARCEL 3 IN THE DEED FROM E. PORDON, ET UX, TO E. PORDON, ET UX, DATED JULY 13, 1937, RECORDED JULY 16, 1937, IN BOOK 436 OF OFFICIAL RECORDS, PAGE 398 AND THE PARCEL OF LAND DESCRIBED IN THE DEED FROM EDGAR D. BROWN, ET UX, TO BONNIE BRAE HIGHLANDS, DATED JULY 29, 1955, RECORDED SEPTEMBER 19, 1955, IN BOOK 2613 OF OFFICIAL RECORDS, PAGE 186; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE EXTERIOR LINE OF SAID DIAS PARCEL, SOUTH 42° 38' 14" EAST, 71.28 FEET AND SOUTH 43° 16' 53" WEST, 210 FEET, (THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM FOR ZONE 3); THENCE LEAVING SAID EXTERIOR LINE SOUTH 10° 21' 30" WEST, 225.10 FEET; THENCE SOUTH 54° 59' 07" EAST, 36.19 FEET; THENCE SOUTH 12° 07' 46" WEST, 25 FEET TO THE EXTERIOR LINE OF SAID DIAS PARCEL; THENCE SOUTH 54° 59' 07" EAST, ALONG SAID EXTERIOR LINE 249.63 FEET; THENCE LEAVING SAID EXTERIOR LINE SOUTH 12° 07' 44" WEST, 71.29 FEET TO A POINT ON THE EXTERIOR LINE OF SAID DIAS PARCEL, SAID POINT BEING THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID ACTUAL POINT OF BEGINNING ALONG SAID EXTERIOR LINE AS FOLLOWS: NORTH 75° 23' 14" WEST, 6.99 FEET; NORTH 85° 23' 14" WEST, 141.24 FEET; SOUTH 37° 21' 46" WEST, 209.18 FEET AND SOUTH 72° 36' 46" WEST, 15.86 FEET; THENCE LEAVING SAID EXTERIOR LINE SOUTH 12° 07' 46" WEST, 21.56 FEET TO A POINT, SAID POINT BEING 80 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM ENGINEER'S STATION 401 PLUS 75.18 ON THE L2 LINE OF PLEASANT HILL ROAD BY-PASS, AS SAID L2 LINE IS SHOWN ON THE MAP ACCOMPANYING THE LIS PENDENS UNDER ACTION 65879, IN THE LOCAL SUPERIOR COURT, ENTITLED, "CONTRA COSTA COUNTY, PLAINTIFF, VS. FREDERICK T. ANDERSON, ET AL, DEFENDANTS, A CERTIFIED COPY OF WHICH WAS RECORDED ON MAY 01, 1956, IN BOOK 2756 OF OFFICIAL RECORDS, PAGE 578; THENCE NORTH 72° 36' 46" WEST, 22.98 FEET; THENCE SOUTH 12° 07' 56" WEST, 536.14 FEET TO A POINT, SAID POINT BEING 60 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM ENGINEER'S STATION 407 PLUS 00 ON SAID L2 LINE; THENCE SOUTH 37° 11' 31" WEST, AT 94.32 FEET A FENCE LINE, A TOTAL DISTANCE OF 165.53 FEET; THENCE SOUTH 12° 07' 46" WEST, 142.39 FEET TO A POINT ON THE SOUTHERN LINE OF THE TRACT OF LAND DESCRIBED AS PARCEL ONE IN THE DEED FROM C. S. CHERRY, ET UX, TO C. S. CHERRY, ET UX, DATED MARCH 17, 1944, RECORDED MARCH 29, 1944 IN BOOK 772 OF OFFICIAL RECORDS, PAGE 23, SAID POINT BEING 136 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM ENGINEER'S STATION 409 PLUS 52.39 ON SAID L2 LINE; THENCE ALONG THE SOUTHERN LINE AND ALONG THE SOUTHERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM G. F. GEARY, ET UX, TO MAYBELLE E. GEARY, ET AL, DATED SEPTEMBER 17, 1934, RECORDED OCTOBER 01, 1934, IN BOOK 366 OF OFFICIAL RECORDS, PAGE 378, BEING ALONG THE NORTHERN LINE OF LOT 22 AS SHOWN ON THE MAP OF REUSCHE RANCH SUBDIVISION, FILED OCTOBER 15, 1912, IN BOOK 8 OF MAPS, PAGE 187, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, NORTH 74° 08' 34" EAST, 125.82 FEET AND NORTH 74° 11' 35" EAST, 212.76 FEET TO A POINT, SAID POINT BEING 48.98 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM ENGINEER'S STATION 408 PLUS 33.61 ON THE L3 LINE OF PLEASANT HILL ROAD BYPASS, AS SAID L3 LINE IS SHOWN ON SAID MAP ACCOMPANYING THE LIS PENDENS UNDER SAID ACTION 65879; THENCE NORTH 21° 43' 05" EAST, 186.21 FEET; THENCE NORTH 0° 49' 08" EAST, 152.97 FEET; THENCE NORTH 12° 07' 44" EAST, 420.25 FEET TO A POINT, SAID

POINT BEING 50 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM ENGINEER'S STATION 400 PLUS 79.75 ON THE L3 LINE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, TANGENT TO THE LAST COURSE, 21.11 FEET; THENCE NORTH 72° 36' 46" EAST, TANGENT TO THE LAST CURVE, 209.07 FEET TO THE WESTERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM MAYBELLE E. CHERRY, ET AL TO ROBERT W. KIMBALL, ET UX, DATED AUGUST 19, 1946, RECORDED AUGUST 31, 1946, IN BOOK 945 OF OFFICIAL RECORDS, PAGE 23; THENCE NORTH 1° 56' 46" WEST, ALONG SAID LAST MENTIONED WESTERN LINE, 20.75 FEET TO THE SOUTHERN LINE OF THE STRIP OF LAND DESCRIBED IN THE DEED FROM G. F. GEARY, ET AL, TO CONTRA COSTA COUNTY, DATED OCTOBER 07, 1938, RECORDED NOVEMBER 15, 1938, IN BOOK 469 OF OFFICIAL RECORDS, PAGE 492; THENCE ALONG THE EXTERIOR LINE OF SAID PARCEL (469 OR 492) SOUTH 72° 36' 46" WEST, 8.01 FEET AND NORTH 54° 59' 07" WEST, 43.27 FEET TO AN EASTERN CORNER OF SAID DIAS PARCEL; THENCE ALONG THE EXTERIOR LINE OF SAID DIAS PARCEL SOUTH 72° 36' 46" WEST, 34.28 FEET AND NORTH 75° 23' 14" WEST, 110.49 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN TAYLOR BOULEVARD.

PARCEL TWO:

PORTION OF RANCHO CANADA DEL HAMBRE, SOUTHERN PART, DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER COMMON TO THE PARCEL OF LAND FIRSTLY DESCRIBED IN THE DEED FROM J. E. BONEBRAKE, ET UX, TO J. G. DIAS, ET UX, DATED JUNE 01, 1920, RECORDED SEPTEMBER 14, 1920, IN BOOK 369 OF DEEDS, PAGE 137, THE TRACT OF LAND DESCRIBED AS PARCEL 3 IN THE DEED FROM E. PORDON, ET UX, TO E. PORDON, ET UX, DATED JULY 13, 1937, RECORDED JULY 16, 1937, IN BOOK 436 OF OFFICIAL RECORDS, PAGE 398 AND THE PARCEL OF LAND DESCRIBED IN THE DEED FROM EDGAR D. BROWN, ET UX, TO BONNIE BRAE HIGHLANDS, DATED JULY 29, 1955, RECORDED SEPTEMBER 19, 1955, IN BOOK 2613 OF OFFICIAL RECORDS, PAGE 186; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE EXTERIOR LINE OF SAID DIAS PARCEL SOUTH 42° 38' 14" EAST, 71.28 FEET AND SOUTH 43° 16' 53" WEST, 210 FEET (THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM FOR ZONE 3); THENCE LEAVING THE EXTERIOR LINE SOUTH 10° 21' 30" WEST, 225.10 FEET; THENCE SOUTH 54° 59' 07" EAST, 36.19 FEET; THENCE SOUTH 12° 07' 46" WEST, 25 FEET TO THE EXTERIOR LINE OF SAID DIAS PARCEL; THENCE SOUTH 54° 59' 07" EAST ALONG SAID EXTERIOR LINE 249.63 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID EXTERIOR LINE, SOUTH 12° 07' 44" WEST, 71.29 FEET TO A POINT ON THE EXTERIOR LINE OF SAID DIAS PARCEL; THENCE ALONG SAID EXTERIOR LINE AS FOLLOWS: SOUTH 75° 23' 14" EAST, 110.49 FEET; NORTH 72° 36' 46" EAST, 34.28 FEET AND NORTH 54° 59' 07" WEST, 152.19 FEET TO THE POINT OF BEGINNING.

APN: 169-090-003-8

EXHIBIT "B"

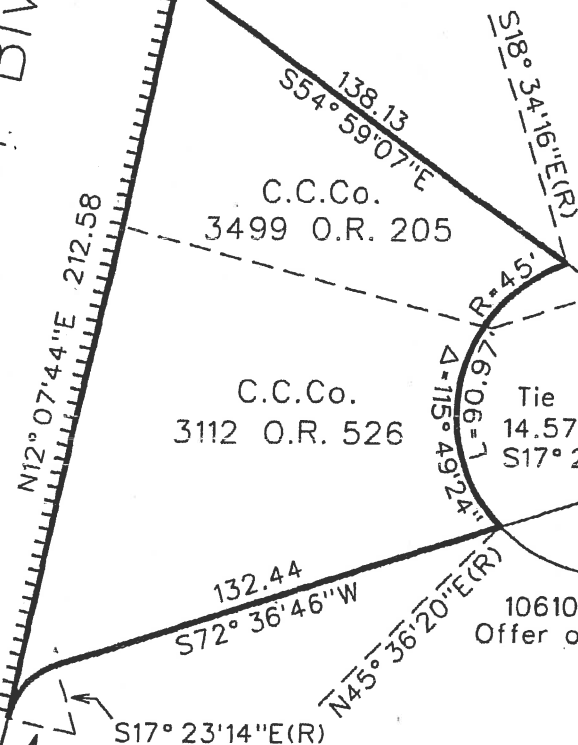
PLAT TO ACCOMPANY EXHIBIT "A"

1"=50'

Taylor Blvd.

42 LSM 10
PCL. "B"
2006-161489

139 PM 43
PCL. "D"



C.C.Co.
3499 O.R. 205

C.C.Co.
3112 O.R. 526

10610 O.R. 894
Offer of Dedication

Diablo View Road
S72° 36' 46\"W

110' Dedication
per 51 PM 28

N17° 23' 14\"W(R)

R=49'
L=42.06'
Δ=49° 11' 11"

N66° 34' 25\"W(R)

N1° 56' 46\"W

PCL. "A"
51 PM 28

2005-349324

Stratford at Lafayette LLC

Legend

Relinquishment of
Abutters Rights

PCL. "B"

Diablo View Road at Taylor Boulevard Excess Property

Instrument :	Scale 1"=50'	Date January 2007
Series No.	Drawn By KT	File No. A3552A-2007
Recorded	Checked By JS	Cad File RW432407Plot.dgn