

**RECORDED AT THE REQUEST OF, AND  
AFTER RECORDING, RETURN TO:**

Contra Costa County  
Public Works Department  
Real Estate Division  
255 Glacier Drive  
Martinez, CA 94553

APN: 203-020-023 (Portion)

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

For 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 HIDDEN OAKS AT BLACKHAWK ASSOCIATION, INC., the following described real property in Blackhawk, unincorporated area of the County of Contra Costa, State of California,

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

CONTRA COSTA COUNTY

Date 4/9/19



John Gioia  
Chair of the 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 April 9, 2019 before me, Stacey M. Boyd, Clerk of the Board of Supervisors, Contra Costa County, personally appeared John Gioia, 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

EXHIBIT A

QUITCLAIM OF DEVELOPMENT RIGHTS

All of the "Development Rights" on a portion of Parcel "O" of Subdivision 4963 conveyed to Contra Costa County in the Grant Deed recorded August 24, 1977 in Book 8477 at Page 995, Official Records of said County, more particularly described as follows:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 13 AS SHOWN ON THE SUBDIVISION MAP ENTITLED "SUBDIVISION 4963", FILED MARCH 21, 1977, IN BOOK 194 OF MAPS AT PAGES 30 THROUGH 41, CONTRA COSTA COUNTY RECORDS' AND BEING AT THE MOST WESTERLY CORNER OF LOT 14 AS SHOWN ON SAID SUBDIVISION 4963; THENCE N55°36'32"W 5.54'; N38°45'45"E 173.76'; THENCE N44°36'29"W 2.19'; THENCE N40°27'03"E 144.27'; THENCE N48°15'35"E 154.47' THENCE N47°46'14"E 178.70'; THENCE N43°57'25"W 88.00'; THENCE S55°21 '10"E 2.05'; THENCE S55°21 '10"E 95.50' TO THE MOST NORTHERLY CORNER OF LOT 18 OF SUBDIVISION 4963; THENCE S59°31 '29"W 281.22'; THENCE S45°23'31"W 481.55' TO THE POINT OF BEGINNING.

CONTAINING 29,532.53 SQUARE FEET, MORE OR LESS

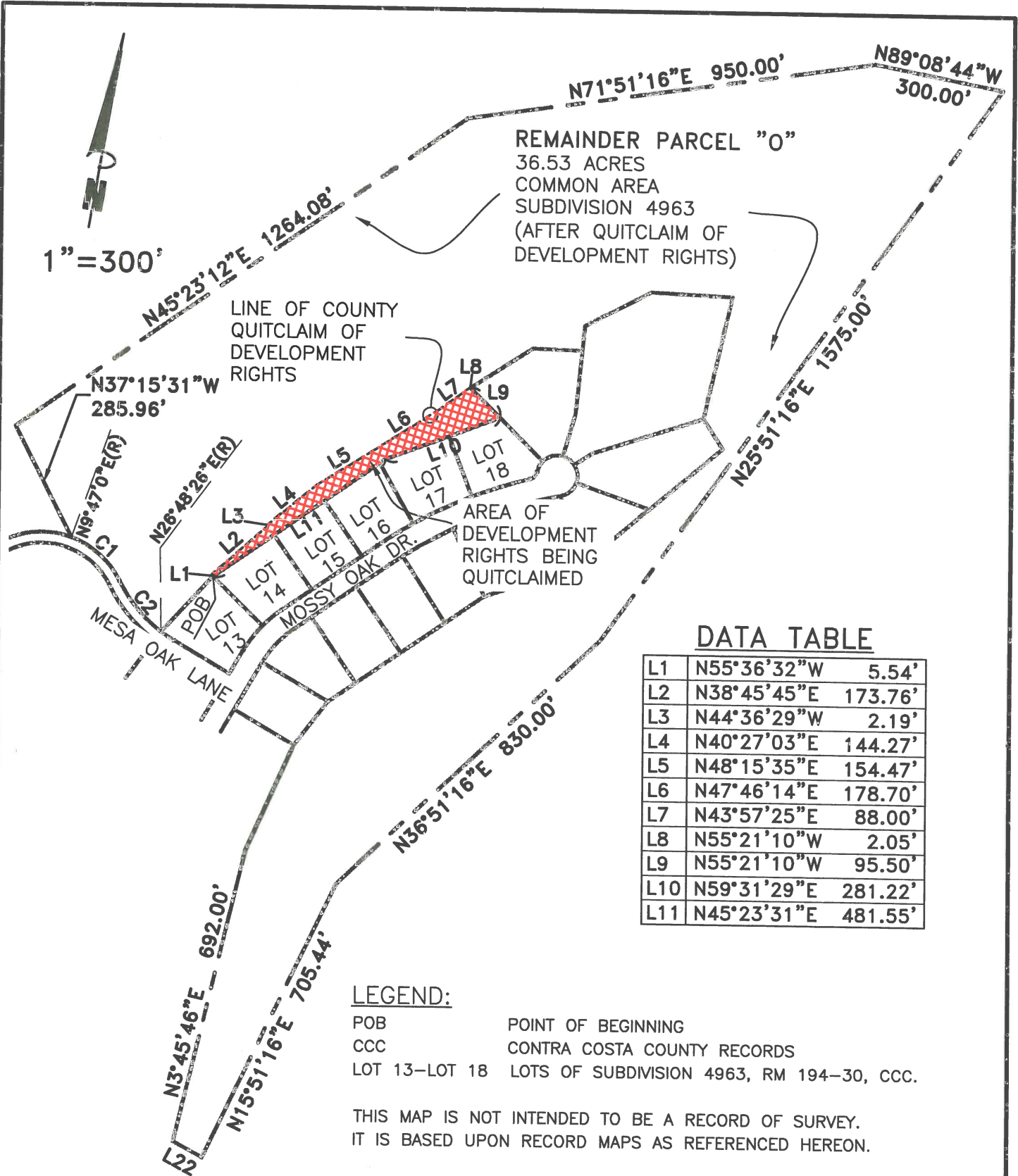
SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Signature: Dan Cullen

Date: 11-15-17



STAMP



REMAINDER PARCEL "O"  
 36.53 ACRES  
 COMMON AREA  
 SUBDIVISION 4963  
 (AFTER QUITCLAIM OF  
 DEVELOPMENT RIGHTS)

LINE OF COUNTY  
 QUITCLAIM OF  
 DEVELOPMENT  
 RIGHTS

AREA OF  
 DEVELOPMENT  
 RIGHTS BEING  
 QUITCLAIMED

**DATA TABLE**

L1	N55°36'32"W	5.54'
L2	N38°45'45"E	173.76'
L3	N44°36'29"W	2.19'
L4	N40°27'03"E	144.27'
L5	N48°15'35"E	154.47'
L6	N47°46'14"E	178.70'
L7	N43°57'25"E	88.00'
L8	N55°21'10"W	2.05'
L9	N55°21'10"W	95.50'
L10	N59°31'29"E	281.22'
L11	N45°23'31"E	481.55'

**LEGEND:**

- POB POINT OF BEGINNING
- CCC CONTRA COSTA COUNTY RECORDS
- LOT 13-LOT 18 LOTS OF SUBDIVISION 4963, RM 194-30, CCC.

THIS MAP IS NOT INTENDED TO BE A RECORD OF SURVEY.  
 IT IS BASED UPON RECORD MAPS AS REFERENCED HEREON.

**EXHIBIT B**

**DEVELOPMENT RIGHTS  
 QUITCLAIM PLAT  
 VICINITY OF MOSSY OAK DR. DANVILLE**



Cullen-Sherry  
 & Associates, Inc.  
 Civil Engineering - Surveying

1060 Adams Street, Suite A - P.O. Box 691  
 Danville, California 94510  
 (707) 745-8219 Fax (707) 745-8438 csa-engineers.com

SCALE:	1"=300'
DATE:	12-09-15
DRAWN BY:	DC
CHECKED BY:	DC
PROJECT NO:	10176

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**Notice of Exemption**

To:  Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: Contra Costa County  
Dept. of Conservation & Development  
30 Muir Road  
Martinez, CA 94553

County Clerk  
County of: Contra Costa

**Project Title:** Approve an Agreement with Hidden Oaks at Blackhawk Association, Inc., to Quitclaim Development Rights and related Quitclaim Deed, Blackhawk area.

**Project Applicant:** Contra Costa County

**Project Location – Specific:** Assessor's Parcel No. 203-020-023, north of 2735 to 2775 Mossy Oak Drive

**Project Location – City:** Blackhawk, unincorporated part of the County **Project Location – County:** Contra Costa

**Description of Nature, Purpose and Beneficiaries of Project:** Approve and Authorize execution of an Agreement between Contra Costa County and Hidden Oaks at Blackhawk Association, Inc. for the quitclaim of County's development rights on a portion of Parcel O of Hidden Oaks at Blackhawk (Subdivision 4963) in return for payment of \$10,191.25 and other specified consideration, Approve and Authorize execution of a Quitclaim Deed, and make related finding under the California Environmental Quality Act, as recommended by the Public Works Director and the Conservation & Development Director. (District III) (Blackhawk area)

**Name of Public Agency Approving Project:** Contra Costa County

**Name of Person or Agency Carrying Out Project:** Contra Costa County

**Exempt Status:**

- Ministerial Project (Sec. 21080(b) (1); 15268;  Categorical Exemption, Type and Section No.  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  Other Statutory Exemption, Code no.:  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  Common Sense Exemption (Section 15061 (b) (3))

**Reasons why project is exempt:** Approval of the Agreement and Quitclaim Deed, and the resulting conveyance of the Development Rights to the Association, will not change the existing land use or density, or existing restrictions on the use of the land under the OS (Open Space) General Plan Land Use designation. Moreover, no applicable federal, state, or county standard will change. For these reasons, these actions are exempt from environmental review under Section 15061, subdivision (b)(3), of the CEQA Guidelines, in that it can be seen with certainty that there is no possibility that that they may have a significant effect on the environment.

**Lead Agency Contact Person:** Stan Muraoka, AICP **Area Code/Telephone/Extension:** 925-674-7781

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency  Signed by Applicant

**AFFIDAVIT OF FILING AND POSTING**

I declare that on \_\_\_\_\_ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**Applicant:**

Name: Stan Muraoka, AICP  
Address: CCC Department of  
Conservation & Development  
30 Muir Rd.  
Martinez, CA 94553

**Department of Fish and Wildlife Fees Due**

- EIR - \$3,271.00  
 Neg. Dec. - \$2,354.75  
 DeMinimis Findings - \$0  
 County Clerk - \$50  
 Conservation & Development - \$25

Total Due: \$ \_\_\_\_\_

Total Paid \$ \_\_\_\_\_

Receipt #: