

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: Michael Serrano

## GRANT DEED

District	County	Route	Number
01	CC	I-80	63748-1, 63749-1, 63750-1, 63751-1, 63752-1, 63753-1, 63754-1, and 63755-2

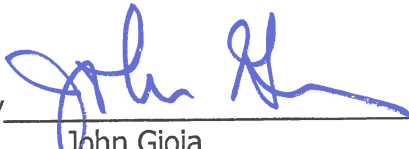
For valuable consideration, receipt of which is hereby acknowledged, CONTRA COSTA COUNTY, a political subdivision of the State of California,

**Grants to** THE CITY OF SAN PABLO, a California municipal corporation, the following described real properties in the City of San Pablo, State of California,

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

CONTRA COSTA COUNTY

Dated 5/7/19

By   
John Gioia  
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 MAY 7, 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: 

Deputy Clerk

## EXHIBIT "A"

All that certain real property in the unincorporated area of Contra Costa County, State of California.

### **Parcel 63748-1**

Being that certain Parcel 1, as described in the Grant Deed to Contra Costa County recorded January 21, 2014 under Recorder's Series Number 2014-0009850, Official Records of said County, described as follows:

**Beginning** at the southeasterly corner of that certain Lot 5 in Block 18, as shown on that certain map of Rollingwood, Contra Costa County, California, filed April 6, 1943 in Map Book 26 at Page 916, Contra Costa Records;

1. Thence South  $62^{\circ}33'06''$  West 15.38 feet along the southerly line of said Lot 5 to the beginning of a non-tangent curve concave northwesterly and having a radius of 693.00 feet (a radial line of said curve through said point bears South  $33^{\circ}54'58''$  East);
2. Thence northeasterly 15.50 feet along said curve through a central angle of  $01^{\circ}16'53''$  to the easterly line of said Lot 5;
3. Thence South  $27^{\circ}26'54''$  East 1.92 feet along last said line to the **Point of Beginning**.

Containing 14 square feet, more or less.

### **Parcel 63749-1**

Being that certain Parcel 1, as described in the Grant Deed to Contra Costa County recorded February 20, 2014 under Recorder's Series Number 2014-0026190, Official Records of said County, described as follows:

**Beginning** at the Southeasterly corner of Lot 6 in Block 18, as shown on that certain map of Rollingwood Contra Costa County, California, filed April 6, 1943 in Map Book 26 at Page 916, Contra Costa County Records;

1. Thence South  $62^{\circ}33'06''$  West 50.06 feet along the southerly line of said Lot 6 to the southwesterly corner thereof;
2. Thence North  $27^{\circ}26'54''$  West 1.92 feet to the beginning of a non-tangent curve concave northwesterly and having a radius of 693.00 feet (a radial line of said curve through said point bears South  $35^{\circ}11'51''$  East);
3. Thence northeasterly 40.89 feet along said curve through a central angle of  $03^{\circ}22'49''$ ;
4. Thence North  $51^{\circ}25'19''$  East 9.92 feet to the easterly line of said Lot 6, said point also being coincident with the southerly line of that certain parcel of land described in the Grant Deed to Sameer Bhokare recorded March 28, 2018 under Recorder's Series Number 2018-0047662, Official Records of said County;
5. Thence South  $27^{\circ}26'54''$  East 10.54 feet along last said to the **Point of Beginning**.

Containing 298 square feet, more or less.

### **Parcel 63750-1**

Being a portion of that certain Parcel 63750, as described in the Grant Deed to Contra Costa County recorded November 26, 2013 under Recorder's Series Number 2013-0277665, Official Records of said County, described as follows:

**Beginning** at the southwesterly corner of that certain Lot 7 in Block 18, as shown on that certain map of Rollingwood Contra Costa County, California, filed April 6, 1943 in Map Book 26 at Page 916, Contra Costa County Records;

1. Thence North 27°26'54" West 10.54 feet along the westerly line of said Lot 7 to the southerly line of that certain parcel of land described in the Grant Deed to Sameer Bhokare recorded March 28, 2018 under Recorder's Series Number 2018-0047662, Official Records of said County;
2. Thence North 51°25'19" East 77.80 feet along last said line to the easterly line of said Lot 7;
3. Thence South 60°54'04" East 30.63 feet along last said line to the southeasterly corner thereof;
4. Thence South 62°33'06" West 93.22 feet along the southerly line of said Lot 7 to the **Point of Beginning**.

Containing 1,593 square feet, more or less.

**Parcel 63751-1**

Being that certain Parcel 1, as described in the Grant Deed to Contra Costa County recorded March 11, 2014 under Recorder's Series Number 2014-0036449, Official Records of said County, described as follows:

**Beginning** at the most southerly corner of that certain Lot 8 in Block 18, as shown on that certain map of Rollingwood Contra Costa County, California, filed April 6, 1943 in Map Book 26 at Page 916, Contra Costa County Records;

1. Thence North 60°54'04" West 30.63 feet along the southerly line of said Lot 8 to the southerly line of that certain parcel of land described in the Grant Deed to Sameer Bhokare recorded March 28, 2018 under Recorder's Series Number 2018-0047662, Official Records of said County;
2. Thence North 51°25'19" East 35.25 feet to the easterly line of said Lot 8;
3. Thence South 01°14'13" West 36.89 feet along last said line to the **Point of Beginning**.

Containing 499 square feet, more or less.

**Parcel 63752-1**

Being that certain Parcel 1, as described in the Final Order of Condemnation ordered and adjudged to Contra Costa County recorded October 21, 2015 under Recorder's Series Number 2015-0216949, Official Records of said County, described as follows:

**Commencing** at the most southerly corner of that certain map of Wilart Park, Contra Costa County, California filed April 6, 1950 in Map Book 40 at Page 1, Contra Costa County Records;

1. Thence South 49°53'20" West 162.69 feet along the southerly line of that certain Corporation Grant Deed recorded July 22, 1991 under Recorder's Series Number 91-143553, Official Records of said County to the **Point of Beginning**;
2. Thence South 49°53'20" West 17.14 feet along last said line to the easterly line of Lot 8 of that certain map of Rollingwood, Contra Costa County, California, filed April 6, 1943 in Map Book 26 at Page 916, Contra Costa County Records;
3. Thence North 01°14'13" East 0.60 feet along last said line;
4. Thence North 51°25'19" East 16.75 feet to said southerly line and the **Point of Beginning**.

Containing 4 square feet, more or less.

**Parcel 63753-1**

Being that certain Parcel 1, as described in the Grant Deed to Contra Costa County recorded January 10, 2014 under Recorder's Series Number 2014-0004476, Official Records of said County, described as follows;

**Beginning** at the intersection of the northerly line of Lot 11, as shown on that certain map of Wilart Park, Contra Costa County, California, filed April 6, 1950 in Map Book 40 at Page 1 with the northerly line of that certain Parcel 1 in Relinquishment No. 31445 to the County of Contra Costa, recorded December 7, 1966 in Book 5259 at Page 261, both of Official Records of said County;

1. Thence South 44°17'34" West 24.46 feet along said northerly line of Parcel 1 to the beginning of a non-tangent curve concave northwesterly and having a radius of 383.33 feet (a radial line of said curve through said point bears South 56°16'06" East);
2. Thence northerly 20.86 feet along said curve through a central angle of 03°07'03" to said northerly line of Lot 11;
3. Thence South 88°45'47" East 5.99 feet along last said line to said northerly line of Parcel 1 and the **Point of Beginning**;

Containing 52 square feet, more or less.

**Parcel 63754-1**

Being that certain Parcel 1, as described in the Grant Deed to Contra Costa County recorded May 1, 2014 under Recorder's Series Number 2014-0068402, Official Records of said County, described as follows;

**Beginning** at the intersection of the southerly line of Lot 6, as shown on that certain map of Wilart Park, Contra Costa County, California, filed April 6, 1950 in Map Book 40 at Page 1 with the northerly line of that certain Parcel 1 in Relinquishment No. 31445 to the County of Contra Costa, recorded December 7, 1966 in Book 5259 at Page 261, both of Official Records of said County;

1. Thence North 88°45'47" West 5.99 feet along said southerly line of Lot 6 to the beginning of a non-tangent curve concave northwesterly and having a radius of 383.33 feet (a radial line of said curve through said point bears South 59°23'05" East);
2. Thence northerly 17.49 feet along said curve through a central angle of 02°36'51"
3. Thence North 28°00'11" East 36.08 feet to the beginning of a curve concave northwesterly and having a radius of 170.33 feet;
4. Thence northerly 22.91 feet along said curve through a central angle of 07°42'26" to the easterly line of said Lot 6, said point also being coincident with the southerly line of that parcel of land described in the Grant Deed to Sameer Bhokare recorded March 28, 2018 under Recorders Series Number 2018-0047664, Official Records of said County;
5. Thence South 01°14'13" West 39.41 feet along said easterly line of Lot 6 to said northerly line of Parcel 1;
6. Thence South 44°17'34" West 40.14 feet along last said line to the **Point of Beginning**.

Containing 686 square feet, more or less.

**Parcel 63755-2**

Being a portion of Parcel 63755, as described in the Grant Deed to Contra Costa County recorded December 9, 2013 under Recorder's Series Number 2013-0283909, Official Records of said County, described as follows;

**Beginning** at the southwesterly corner of Lot 5, as shown on that certain map of Wilart Park, Contra Costa County, California, filed April 6, 1950 in Map Book 40 at Page 1 Official Records of said County;

1. Thence North 01°14'13" East 39.41 feet along the westerly line of said Lot 5 to the southerly line of that parcel of land described in the Grant Deed to Sameer Bhokare recorded March 28, 2018 under Recorders Series Number 2018-0047664, Official Records of said County, said point also being the beginning of a non-tangent curve concave northwesterly and having a radius of 170.00 feet (a radial line of said curve through said point bears South 69°42'24" East);

2. Thence northerly 23.33 feet along said curve and last said southerly line through a central angle of  $07^{\circ}51'44''$  to the beginning of a non-tangent curve concave southeasterly and having a radius of 74.58 feet (a radial line of said curve through said point bears North  $77^{\circ}39'23''$  West);
3. Thence northerly and northeasterly 49.92 feet along said curve and last said southerly line through a central angle of  $38^{\circ}20'56''$  to the westerly line of State Route 80 Eastshore Freeway as shown on Right of Way Appraisal Map A-10571.03 on file with the State of California Department of Transportation District 4 Office;
4. Thence South  $33^{\circ}09'13''$  East 58.81 feet along last said line to the southeasterly corner of said Lot 5, said point being coincident with the northerly line of that certain Parcel 1, described in Relinquishment No. 31445 to the County of Contra Costa recorded December 7, 1966 in Book 5259 at Page 261, Official Records of said County, said point also being the beginning of a non-tangent curve concave southeasterly and having a radius of 270.00 feet (a radial line of said curve through said point bears North  $31^{\circ}04'49''$  West);
5. Thence westerly 68.93 feet along said curve and last said northerly line through a central angle of  $14^{\circ}37'37''$ ;
6. Thence South  $44^{\circ}17'34''$  West 16.20 feet along last said line to the **Point of Beginning**.

Containing 3,192 square feet, more or less.

A plat map is attached hereto and by this reference made a part of

The bearings and distances used in the above description are based on California Coordinate System 1983, Zone 3, and EPOCH 1991.35. Multiply distances shown above by 1.0000677 to obtain ground level distances.

#### End of Description

This real property description was prepared pursuant to Section 8726 of the Business and Professions Code of the State of California, by or under the supervision of:



Dan S. Scott III, PLS 7840

February 20, 2019  
Date



Coordinates, bearings and distances are based on the California Coordinate System of 1983, CA-HPN, Zone 3, Epoch 2007.00. Distances are U.S. Survey Feet unless otherwise noted. Distances and stationing are grid distances. Multiply distances by 1.000067 to obtain ground level distances.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	693.00'	01°16'53"	15.50'
C2	693.00'	03°22'49"	40.89'

LEGEND EXHIBIT "B"

= FEE PARCEL

P.O.B. = POINT OF BEGINNING

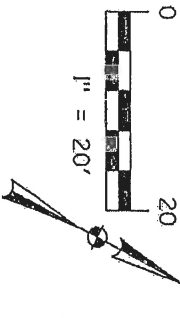
(A) = P.O.B. PARCEL 63748-1

(B) = P.O.B. PARCEL 63749-1, PARCEL 63750-1

(C) = P.O.B. PARCEL 63751-1

COUNTY OF CONTRA COSTA

GRAPHIC SCALE



RIVES  
DOC #2009-0246578  
APN 416-022-005-1

LOERA TRUST  
DOC #980082900  
APN 416-022-006-9

BLOCK 18  
ROLLINGWOOD  
26 M 916

SAMEER BHOKARE  
DOC #2018-0047662  
APN 416-022-007-7

SCHAPPELL FAMILY TRUST  
2004-0303703  
APN 416-022-008-5

PARCEL 63748-1  
DOC #2014-0009850  
14 SQFT.

PARCEL 63749-1  
DOC #2014-0026190  
298 SQFT.

PARCEL 63750  
DOC #2013-0271665  
1593 SQFT.

PARCEL 63751-1  
DOC #2014-0036449  
499 SQFT.

EL PORTAL DRIVE  
(WIDTH VARIES)

STATE ROUTE 80  
EASTSHORE FREEWAY

CITY OF SAN PABLO

PLAT TO ACCOMPANY DESCRIPTION

PARCEL No. 63748-1, PARCEL No. 63749-1,  
PARCEL No. 63750, PARCEL No. 63751-1  
COUNTY OF CONTRA COSTA CALIFORNIA

ONE CONCORD CENTER  
2300 CLAYTON ROAD, SUITE 1400  
CONCORD, CA 94520  
(925) 446-3800 FAX (925) 825-1064

DAN S. SCOTT III, PLS 7840

FEBRUARY 20, 2019  
DATE

SHEET 1 OF 3

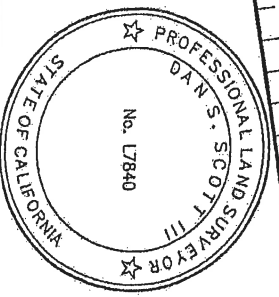
DATE: FEBRUARY 2019

SCALE: 1" = 10'

JOB NO: 2011-48

UNINCORPORATED

ONE CONCORD CENTER  
2300 CLAYTON ROAD, SUITE 1400  
CONCORD, CA 94520  
(925) 446-3800 FAX (925) 825-1064



SEE SHEET 2

Coordinates, bearings and distances are based on the California Coordinate System of 1983, CA-HFGN, Zone 3, Epoch 2007.00. Distances are U.S. Survey Feet unless otherwise noted. Distances and stationing are grid distances. Multiply distances by 1.0000667 to obtain ground level distances.

# **EXHIBIT "B"** **COUNTY OF** **CONTRA COSTA**

PECOT/JACKSON  
DOC #91-143553  
APN 416-013-007-8

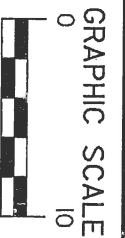
PARCEL 63752-1  
DOC #2014-0004476  
4 SQFT.

10' PUE 26 M 916

5' PUE 40 M 1

5' PUE 40 M 1

5' PUE 40 M 1



WILART PARK  
40 M 1

CONTRA COSTA COUNTY LIMITS

N49°53'20"E 179.83'(T)

162.69'

SAN PABLO CITY LIMITS

CONTRA COSTA COUNTY LIMITS  
SAN PABLO CITY LIMITS

DETAIL

N01°14'13"E

N51°25'19"E 16.75'

S49°53'20"W 17.14'

162.69'

**EL PORTAL DRIVE**  
(WIDTH VARIES)

PARCEL 63752-1  
DOC #2014-0004476  
4 SQFT.

## **LEGEND**

- [Hatched Box] = FEE PARCEL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PUE = EXISTING PUBLIC UTILITY EASEMENT

**CITY OF SAN PABLO**

## **PLAT TO ACCOMPANY DESCRIPTION**

**STATE ROUTE 80**  
**EASTSHORE FREEWAY**

**AECOM**

ONE CONCORD CENTER  
2300 CLAYTON ROAD, SUITE 1400  
CONCORD, CA 94520  
(925) 446-3800 FAX (925) 825-1064

UNINCORPORATED

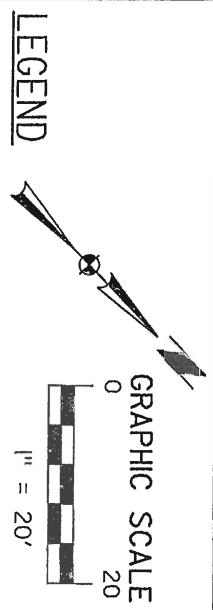
COUNTY OF CONTRA COSTA

CALIFORNIA

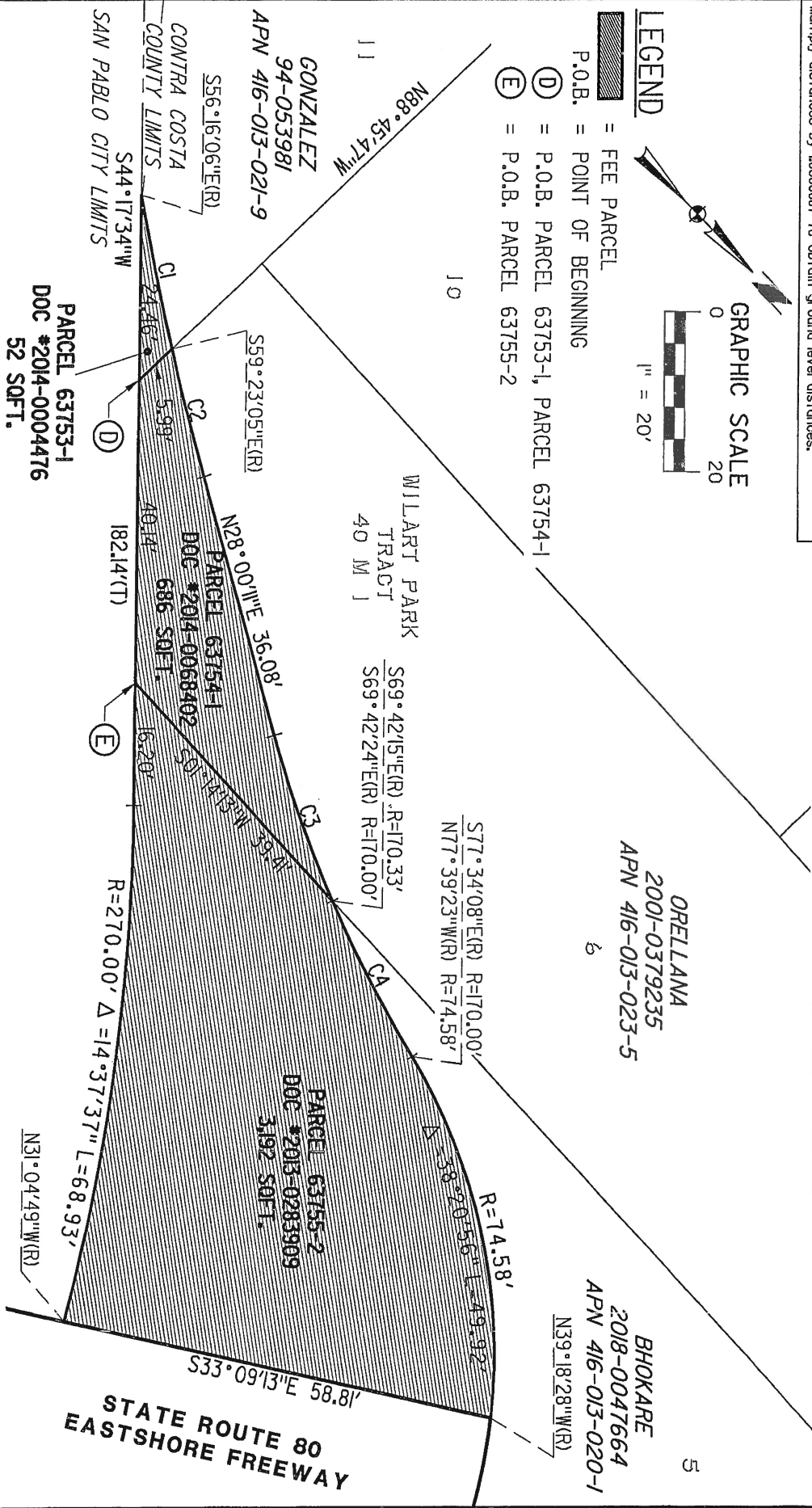
PARCEL No. 63752-1

Coordinates, bearings and distances are based on the California Coordinate System of 1983, CA-HPGN, Zone 3, Epoch 2007.00. Distances are U.S. Survey Feet unless otherwise noted. Distances and stationing are grid distances. Multiply distances by 1.0000667 to obtain ground level distances.

# EXHIBIT "B" COUNTY OF CONTRA COSTA



- = FEE PARCEL
- = P.O.B. = POINT OF BEGINNING
- = P.O.B. PARCEL 63753-1, PARCEL 63754-1
- = P.O.B. PARCEL 63755-2



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	383.33'	03°07'03"	20.86'
C2	383.33'	02°36'51"	17.49'
C3	170.33'	07°42'26"	22.91'
C4	170.00'	07°51'44"	23.33'

EL PORTAL DRIVE  
WIDTH VARIES

RELIQUISHMENT No. 31445  
PARCEL 1  
5259 OR 261

## CITY OF SAN PABLO PLAT TO ACCOMPANY DESCRIPTION

PARCEL No. 63753-1, PARCEL No. 63754-1,  
PARCEL No. 63755-2  
COUNTY OF CONTRA COSTA CALIFORNIA

UNINCORPORATED  
**AECOM**  
ONE CONCORD CENTER  
2300 CLAYTON ROAD, SUITE 1400  
CONCORD, CA 94520  
(925) 446-3800 FAX (925) 825-1064