

Recorded at the request of:  
Contra Costa County

C.50

Return to:  
Fix Our Ferals  
12226 San Pablo Avenue  
Richmond, CA 94805  
Attn: Jeannette Goh

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**EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX  
PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.**

Assessor's Parcel No. 402-240-022

## GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged, and subject to the covenants and conditions described herein,

CONTRA COSTA COUNTY, a political subdivision of the State of California, ("Grantor")

**Grants to** Fix Our Ferals, a California non-profit corporation ("Grantee"), the following described real property in the City of Pinole, County of Contra Costa, State of California,

**FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (the "Property").**

The Property is granted on the express condition that during the time period that begins on the recordation of this Grant Deed and ends on the day that is twenty-five years after the date of recordation of this Grant Deed, the Property only be used for the purpose of providing services to animals and the community through the sheltering, adoption, and providing of free or low-cost medical treatments to animals, and the administration of such uses, and, if it is not used for such purposes for a period of six months or more, the Grantor and its assigns reserve a Power of Termination, as defined in California Civil Code Section 885.010, to re-enter the Property and terminate the Grantee's estate. The Power of Termination runs with the land for twenty-five years after the date of recordation of this Grant Deed.

CONTRA COSTA COUNTY

Dated July 26, 2022

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 26, 2022 before me, Stacey M. Boyd Clerk of the Board of Supervisors, Contra Costa County, personally appeared Karen Kitchoff, 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, Stacey M. Boyd

EXHIBIT A

M U I L O J

Description:

The land referred to herein is situated in the State of California, County of Contra Costa, City of Pinole, and is described as follows:

PARCEL 1:

A PORTION OF PARCEL 1 OF SUBDIVISION M. S. 654-00, FILED DECEMBER 31, 2001 IN BOOK 183, OF PARCEL MAPS, PAGES 1 THROUGH 3, AND BY THAT CERTAIN "CERTIFICATE OF CORRECTION", RECORDED JULY 1, 2002, INSTRUMENT NO. 2002-229624, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1 OF SUBDIVISION M. S. 654-00, ABOVE REFERRED TO, SAID POINT BEING ON THE NORTHERLY LINE OF SAN PABLO AVENUE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH FROM WHICH A RADIAL BEARS SOUTH 19° 41' 53" WEST HAVING A RADIUS OF 1050.00 FEET; THENCE ALONG SAID ARC A DISTANCE OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 01° 21' 51", TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ARC A DISTANCE OF 56.27 FEET, THROUGH A CENTRAL ANGLE OF 03° 04' 13"; THENCE SOUTH 65° 52' 02" EAST 136.87 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 22 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.83 FEET, THROUGH A CENTRAL ANGLE OF 116° 45' 19"; TO THE EAST LINE OF SUNNYVIEW DRIVE, AS SHOWN ON SAID MAP OF SUBDIVISION M. S. 654-00, ABOVE REFERRED TO; THENCE ALONG SAID EAST LINE OF SUNNYVIEW DRIVE NORTH 02° 37' 21" WEST 114.59 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF SUBDIVISION M. S. 654-00, ABOVE REFERRED TO; THENCE ALONG THE NORTHERN LINE OF SAID PARCEL 1 THE FOLLOWING COURSES AND DISTANCES NORTH 79° 18' 11" WEST 63.35 FEET, THENCE SOUTH 10° 41' 49" WEST 20.16 FEET AND NORTH 79° 18' 11" WEST 42.92 FEET; THENCE LEAVING SAID NORTH LINE OF SAID PARCEL 1 SOUTH 10° 41' 49" WEST 46.92 FEET; THENCE NORTH 79° 18' 11" WEST 64.86 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 21.21 FEET, THROUGH A CENTRAL ANGLE OF 80° 59' 55"; THENCE SOUTH 19° 41' 53" WEST 15.02 FEET TO THE TRUE POINT OF BEGINNING.

BEING AREA 1, AS SAID AREA IS SHOWN OF THAT CERTAIN CERTIFICATE OF COMPLIANCE AND LOT LINE ADJUSTMENT RECORDED JULY 1, 2002 AT INSTRUMENT NO. 2002-229626, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY.

EXCEPTING THEREFROM THE DEVELOPMENT RIGHTS CONVEYED TO THE CITY OF PINOLE BY THAT CERTAIN QUITCLAIM DEED RECORDED MAY 3, 2002 AT INSTRUMENT NO. 2002-157194-00, CONTRA COSTA COUNTY RECORDS.

A.P. NO. 402-240-017 (PORTION)

RESERVING THEREFROM AN EASEMENT FOR PUBLIC UTILITIES, OVER, UNDER, ALONG AND ACROSS THAT PORTION DESIGNATED "P.U.E." ON SAID SUBDIVISION M.S. 654-00, ABOVE REFERRED TO. SAID EASEMENT IS FOR THE BENEFIT OF AN APPURTENANT TO THE REMAINDER OF SUBDIVISION 654-00, ABOVE REFERRED TO.

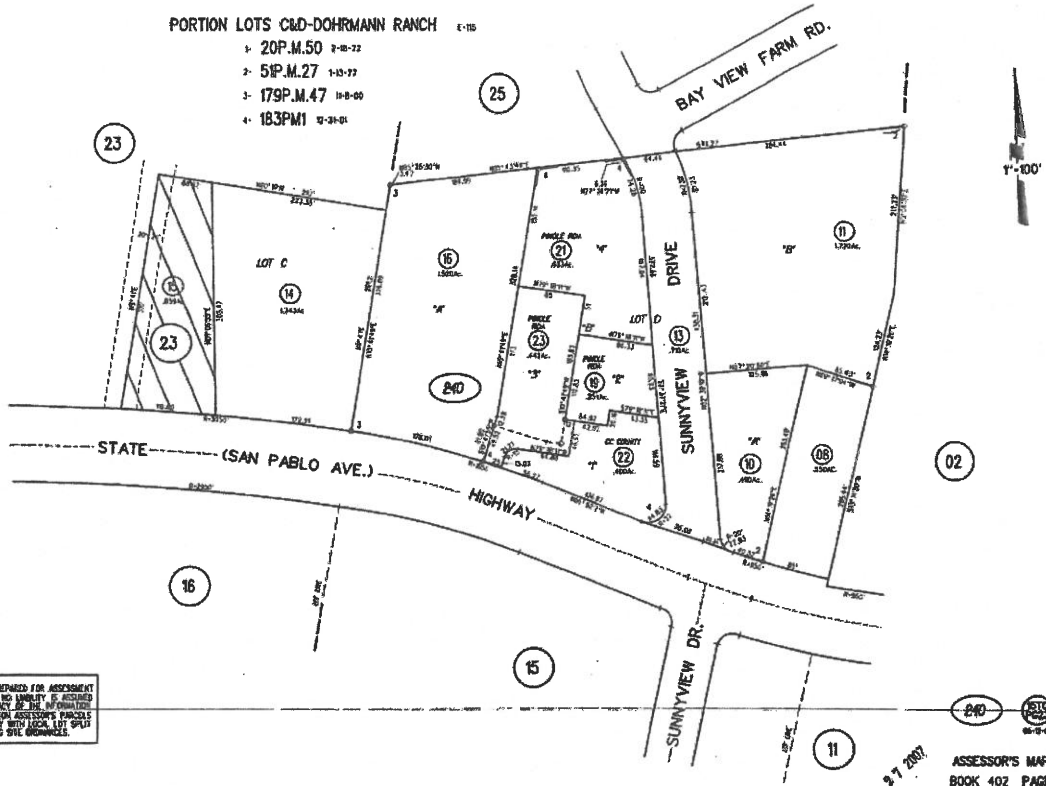
PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER, ALONG AND ACROSS THE REMAINING LANDS OF THE REDEVELOPMENT AGENCY OF THE CITY OF PINOLE, ITS SUCCESSORS AND ASSIGNS LYING WITHIN SUBDIVISION M.S. 654-00 DESIGNATED "P.U.E." AND "P.A.E." ON SAID SUBDIVISION.

PORTION LOTS C&D-DOHRMANN RANCH E-10

- 1- 20P.M.50 9-10-72
- 2- 51P.M.27 1-15-77
- 3- 179P.M.47 10-8-80
- 4- 183PM1 12-21-81

F-6



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO WARRANTY IS GIVEN FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR SUBDIVISION ORDINANCES.

NOV 27 2007  
 ASSESSOR'S MAP  
 BOOK 402 PAGE 24  
 CONTRA COSTA COUNTY, CALIF.