16

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME EAST BAY REGIONAL PARK DISTRICT
ADDRESS 11500 Skyline Boulevard
CITY & STATE Oakland, CA 94619
Att: Land Department

Title Order No. W-374535 Escrow No.

NOV - 1 1985
85 159871

RECORDED AT REQUEST OF
WESTERN TITLE INSURANCE CO.
AT 8 O'CLOCK A M.
CONTRA COSTA COUNTY RECORDS
FEE $
J. R. OLSSON
COUNTY RECORDER

BOOK 12595 PG 641

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME
ADDRESS (same as above)
CITY & STATE

Documentary transfer tax $ NONE - OFFICIAL
☐ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining thereon at time of sale.

Signature of declarant or agent determining tax — firm name
Western Title Insurance Company

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, / RONALD M. FORD

GRANT S to /EAST BAY REGIONAL PARK DISTRICT, a California Special District

all that real property situate in the unincorporated area in the

County of Contra Costa , State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

A/P #194-180-001-1
139-170-002-6
139-170-004-2

Dated Oct 31-85 19

Ronald M Ford
RONALD M. FORD

STATE OF CALIFORNIA
County of Contra Costa } ss.
On Oct. 31, 19 85, before me, the undersigned, a Notary Public, in and for said State, personally appeared Ronald M. Ford known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Valerie J. Gruessing
Notary Public

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
VALERIE J. GRUESSING
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My commission expires Jan. 30, 1987

MAIL TAX STATEMENTS AS DIRECTED ABOVE

16

CERTIFICATE OF ACCEPTANCE

Pursuant to Resolution No. 1985-9-271 adopted Sept. 10, 1985 by the Board of Directors of the East Bay Regional Park District ("District"), the undersigned officials of the District approve this instrument as to form, accept it on behalf of the District, and authorize its recordation.

Instrument approved as to form:

General Manager

Instrument accepted and authorized for recordation:

President

SEAL AFFIXED

Harold R Lubstabla
Secretary

Dated 10-31-85

BOOK 12595 PG 642

EAST BAY REGIONAL PARK DISTRICT

RESOLUTION No. 1985-9-271

September 10, 1985

BOOK 12595PG 643

AUTHORIZING ACQUISITION OF 230 ACRES RON FORD PROPERTY FOR DIABLO FOOTHILLS REGIONAL RECREATION AREA

WHEREAS, by Resolution No. 1984-12-336 dated December 18, 1984, this Board approved the terms and conditions of the option for the Ron Ford property; and

WHEREAS, Ron Ford and District staff have reached final agreement and find the terms and conditions of the option agreement acceptable as set forth this date and attached hereto as an Exhibit; and

WHEREAS, the State of California Department of Parks and Recreation has approved the sum of $648,563 from the Roberti-Z'berg Urban Open Space and Recreation Program Act; and

WHEREAS, the second Roberti-Z'berg grant of $643,000 for this acquisition is pending approval by the State for a total of $1,291,563 which will be reimbursed to this District; and

WHEREAS, the Ron Ford property has been a high priority on the District Master Plan and contains recreational and natural resource features of the highest value;

NOW, THEREFORE, BE IT RESOLVED that, subject to the District obtaining at least $1,291,500 in Roberti-Z'berg grant fund commitments for the purchase, the President, Secretary and General Manager are hereby authorized to exercise the District's option from said owners and complete the acquisition of the above-identified properties, including execution of necessary documents, payment of the aforesaid purchase price, and acceptance and recordation of title to such property in the Official Records of Contra Costa County, subject to the approval of all documentation as to form and content by the General Manager, and subject to District compliance with Government Code 65402; and

BE IT FURTHER RESOLVED that the sum of $2,025,000 is hereby allocated from the Land Acquisition Reserve Account No. 001-290-0000-2730 to Capital Project Account No. 0565 to pay the aforesaid purchase price, plus title policy, appraisal, legal and escrow costs in the amount of $10,000.

Moved by Director Ted Radke, seconded by Director John O'Donnell, and adopted this 10th day of September, 1985, by the following vote:

FOR:	Directors Lynn Bowers, Walter H. Costa, James H. Duncan, Mary Lee Jefferds, Harlan Kessel, John O'Donnell, and Ted Radke.
AGAINST:	Directors none.
ABSENT:	Directors none.

Exhibit attached

CERTIFICATION

I, Herold R. Luhtala, Secretary to the Board of Directors of the East Bay Regional Park District, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution 1985-9-271 adopted by the Board of Directors at a regular meeting held on September 10, 1985.

Herold R. Luhtala

OCT 17 1985

BOOK 12595PG 644

OPTION TO PURCHASE REAL PROPERTY

OPTION TO PURCHASE REAL PROPERTY made December 18, 1984 between Ronald Ford, ("Grantor") and EAST BAY REGIONAL PARK DISTRICT ("Parks").

1. OPTION TO PURCHASE. For payment of $100.00 Grantor grants to Parks the option to purchase Grantor's real property known as Parcels 139-170-002 and 004, and 194-180-001 totalling 230 acres more or less as set forth in Exhibit A attached hereto located at the end of Castle Rock Road in the vicinity of Walnut Creek, Contra Costa County, State of California together with the personal property identified in Exhibit A-2 attached.

2. OPTION PERIOD. The option shall be exercisable on or before October 1, 1985.

3. PURCHASE PRICE. The total purchase price shall be $2,000,000.00 and such land as is set forth in Exhibit B hereto consisting of 9.68 acres.

4. TITLE. Title to the option property shall be conveyed to Parks at close of escrow by Grant Deed free and clear of all liens, easements, restrictions, rights and conditions (all hereinafter referred to as "encumbrances") of record, other than current taxes and public utility easements and those encumbrances acceptable to Parks as evidenced by Escrow Holder's policy of CLTA title insurance issued to Parks at Parks' expense.

5. ESCROW; TITLE INSURANCE; PRORATIONS

(a) Escrow. In the event this option is exercised, an escrow shall be opened with Title Insurance and Trust, 1700 Webster Street, Oakland, CA. Escrow shall close by October ~~14~~ 25, 1985.

(b) Costs and Prorations. All costs of escrow (including costs of reconveyances) shall be paid by Parks. Current taxes and other items of expense of the option property shall be prorated as of the close of escrow.

6. THE OPTION IS SUBJECT TO THE FOLLOWING CONDITIONS

(a) Transfer of Real Property. As a portion of the consideration for the purchase of the property that is the subject of this option Parks agrees that, upon the exercise of the option by Parks, Parks shall deed that property consisting of 9.68 acres and identified on the attached Exhibit B by Grant Deed and convey such property to Ford free and clear of liens, easements and encumbrances excepting those appearing of record.

BOOK 1259PG 645

(b) Right of resale. If Ford, or his successor or assigns wishes to sell the property, Parks has reserved a right of first refusal as to any proposed sale to any private party of all or any portion thereof.

(c) Life Estate. Ford expressly reserves and excepts a life estate for so long as each and the surviving spouse shall live in and to that area designated as the life estate area and set forth as Exhibit A-1 attached hereto. Ford shall be responsible for the payment of all personal and real property taxes and assessments, including possessory use taxes arising from such life estate use and interest. It is understood that the trailer and other personalty now situated on this life estate area is the sole property of Ford and is not a part of the sale to Parks.

(d) Oil, Gas and other Hydrocarbons. Ford expressly reserves and excepts all oil, gas and other hydrocarbons contained in the above described land and lying below a depth of 300 feet from the surface thereof including the right to enter the property to drill one exploratory well at any one time and to remove all or any of said oil, gas and other hydrocarbon by not more than two permanent wells; the exploratory and permanent wells to be so situated as to not be located within any improved use area or 200 feet of such area; all such other locations shall be selected by Ford and Park jointly; and further reserved and excepted is the right to grant leases for all or any of said purposes such leases to be subject to the limitation and conditons contained herein; the exercise of the rights and exceptions by Ford or his successor and assigns is subject to prior 30 day written notice to Parks and following such exploration and or removal of the oil, gas and other hydrocarbon, the removal of all equipment, closing and sealing of all well shafts and restoration of the land surface to its prior condition all to the satisfaction and approval of Parks which approval shall not be unreasonably withheld.

(e) District to lease to Ron Ford for a five year period the property less the life estate area and the swim, picnic and parking areas for cattle grazing purposes subject to a standard District animal unit month lease with rents payable semi-annually at the animal unit month value as determined by Distrct annually.

(f) Name. Parks, at Parks discretion as to location, shall name a grove, glen, picnic area, or similar site, in the name of the parents of grantor or Ford Family Grove, Glen, Picnic Area, or similar site.

BOOK 12595PG 646

7. APPROVAL OF COUNSEL. Terms and Conditions of option subject to review and approval by James E. Cox, attorney at law.

Ronald M Ford
GRANTOR Ronald Ford

GRANTOR

ADDRESS 1600 Castle Rock Road
Walnut Creek, CA

EAST BAY REGIONAL PARK DISTRICT,
a public agency.

By _____
President

And _____
Secretary

Date October 16, 1985

11500 Skyline Boulevard
Oakland, CA 94619

Approved as to Form
James E. Cox
10/9/85

DSK002

EXHIBIT A --- RON FORD TO E.B.R.P.D. BOOK 12595PG 647
228.8 Acre Parcel

All that certain real property situated in the County of Contra Costa, State of California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County Station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954 in Book 2298 of Official Records, at page 243; thence from said point of beginning, south 47° 09' 30" east, 146.00 feet to the beginning of survey No. 5357-C by R.U. Thornburgh; thence along said survey south 39° 32' 00" east, 90.93 feet; thence south 39° 26' 29" east, 240.57; thence south 39° 13' 00" east, 212.71 feet; thence south 39° 01' 30" east, 134.24 feet; thence south 6° 54' 00" west, 386.94 feet; thence south 12° 26' 30" east, 66.75 feet; thence south 28° 36' 00" west, 147.44 feet; thence south 25° 51' 00" east, 116.32 feet; thence south 28° 09' 00" east, 219.54 feet; thence south 35° 56' 00" east, 116.43 feet; thence south 35° 43' 00" east, 61.46 feet; thence south 57° 33' 00" east, 113.48 feet; thence south 29° 41' 30" east, 64.37 feet; thence south 30° 49' 00" east, 84.65 feet; thence south 68° 22' 30" west, 146.19 feet; thence south 31° 00' 00" east, 137.64 feet; south 34° 10' 00" east, 200.67 feet; thence south 10° 54' 30" east, 120.71 feet; thence south 30° 41' 30" east, 58.12 feet; thence south 2° 23' 30" west, 122.50 feet; thence south 55° 10' 30" east, 120.49 feet; thence south 8° 14' 30" west, 119.84 feet; thence south 7° 50' 00" west, 140.58 feet; thence south 5° 27' 00" west, 159.20 feet; thence south 34° 18' 30" east, 137.13 feet; thence south 6° 54' 00" east, 80.61 feet; thence south 10° 54' 00" east, 432.90 feet; thence south 17° 01' 00" east, 242.71 feet; thence south 10° 15' 30" east, 228.48 feet; north 33° 22' 30" east, 31.66 feet; thence north 61° 22' 30" east, 18.31 feet; thence south 39° 58' 30" east, 71.97 feet; thence south 23° 18' 30" east, 34.90 feet; thence south 43° 28' 00" west, 8.18 feet; thence south 25° 10' 30" east, 77.72 feet; thence south 18° 06' 00" east, 77.76 feet; thence departing the afore said Thornburgh Survey, south 30° 41' 47" east, 126.36 feet; thence south 30° 41' 47" east, 292.91 feet; thence south 3° 55' 06" west, 405.88 feet; thence south 17° 04' 40" east, 289.96 feet; thence south 86° 08' 16" east, 265.43 feet; thence south 50° 41' 03" east, 400.56 feet; thence south 73° 10' 53" east, 463.23 feet; thence south 44° 01' 16" east, 272.92 feet; thence south 75° 07' 48" east, 277.44 feet; thence south 46° 20' 50" east, 276.57 feet; south 28° 11' 31" west, 905.48 feet; thence north 60° 56' 44" west, 426.12 feet; thence north 73° 55' 24" west, 980.70 feet; thence south 87° 22' 57" west, 290.26 feet; thence north 55° 32' 43" west, 555.30 feet; thence north 54° 25' 04" west, 830.80 feet; thence north 34° 42' 59" west, 285.77 feet; thence north 2° 07' 06" west, 488.30 feet; thence north 6° 14' 49" east, 1396.85 feet; thence north 37° 43' 59" east, 106.67 feet; thence north 30° 41' 04" west, 1815.78 feet; thence north 2° 03' 49" east, 870.39 feet; thence north 34° 54' 14" west, 593.03 feet; thence north 12° 39' 17" east, 603.52 feet; thence south 50° 38' 23" east, 558.70 feet; thence south 40° 44' 30" east, 548.24 feet to the point of beginning.

EXCEPTING THEREFROM: That portion thereof lying within the parcel of land described as Parcel 1 in the final order of condemnation in the Superior Court, Contra Costa County, Action No. 63470, entitled Contra Costa County Flood Control and Water Conservation District, planitiff vs. William Ford, et al, dated January 5, 1962,-a certified copy of which was recorded January 5, 1962, Book 4029, Official Records, page 300, not excepting, however, the rights reserved to the defendants named therein.

EXHIBIT "A" (continued)

SAID PROPERTY TO BE CONVEYED SUBJECT TO CONDITIONS AND RESERVATIONS LISTED AS FOLLOWS:

(a) Life Estate. Grantor expressly reserves and excepts a life estate for so long as he and/or his spouse, Joan Ford, shall live. Grantor shall be responsible for the payment of all personal and real property taxes and assessments, including possessory use taxes arising from such life estate use and interest. It is understood that the trailer and other personalty now situated on this life estate area is the sole property of Grantor and is not a part of the sale to Grantee. Real property affected by this Life Estate is attached as Exhibit "A-1". "Life Estate 2.00 acre parcel."

(b) Oil, Gas and other Hydrocarbons. Grantor expressly reserves and excepts all oil, gas and other hydrocarbons contained in the above described land and lying below a depth of 300 feet from the surface thereof including the right to enter the property to drill one exploratory well at any one time and to remove all or any of said oil, gas and other hydrocarbon by not more than two permanent wells; the exploratory and permanent wells to be so situated as to not be located within any improved use area or 200 feet of such area; all such other locations shall be selected by Grantor and Grantee jointly; and further reserved and excepted is the right to grant leases for all or any of said purposes such leases to be subject to the limitation and conditions contained herein; the exercise of the rights and exceptions by Grantor or his successor and assigns is subject to prior 30 days written notice to Grantee and following such exploration and/ or removal of the oil, gas and other hydrocarbon, the removal of all equipment, closing and sealing of all well shafts and restoration of the land surface to its prior condition all to the satisfaction and approval of Grantee which approval shall not be unreasonably withheld.

(c) Grantor expressly reserves a 20.00 foot wide easement for ingress and egress, across all that certain real property being a portion of Rancho San Miguel and, situated in the County of Contra Costa, State of California, Described as follows:

BEGINNING AT THE 3/4" IRON PIPE, CONTRA COSTA COUNTY STATION 39+13.34, AT AN ANGLE POINT IN THE CENTERLINE OF THE FORMER FORTY FOOT (40') WIDE RIGHT OF WAY OF CASTLE ROCK ROAD, ABANDONED ON APRIL 2, 1954 IN BOOK 2298 OF OFFICIAL RECORDS, AT PAGE 243; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID ABANDONED CENTERLINE, SOUTH 34° 41' 30" EAST, 145.35 FEET; THENCE RKS LEAVING SAID CENTERLINE, SOUTH 45° 50' 43" WEST, 20.28 FEET; THENCE NORTH 34° 41' 30" WEST, 147.63 FEET; THENCE NORTH 40° 45' 23" WEST, 547.98 FEET; THENCE NORTH 49° 14' 37" EAST, 20.00 FEET TO THE AFORESAID CENTERLINE; THENCE SOUTH 40° 45' 23" [redacted] EAST RKS, 548.26 FEET TO THE POINT OF BEGINNING.

PORTIONS OF APNS.: 139-170-02 AND 04, AND 194-180-01

DSK002
ron ford exhibit 'a'

EXHIBIT B --- E.B.R.P.D. TO RON FORD BOOK 12595PG 649
9.68 Acre Parcel

All that certain real property situated in the County of Contra Costa, State of California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954, in Book 2298 of Official Records, at Page 243; thence from said point of beginning, along said abandoned centerline, north 40° 45' 23" west, 809.49 feet; thence leaving said centerline, north 49° 14' 37" fast, 20.00 feet; thence north 40° 48' 34", 26.93 feet; thence north 40° 45' 23" west, 163.00 feet; thence north 52° 49' 22" east, 305.00 feet; thence north 35° 54' 14" west, 162.73; thence south 53° 12' 33" west, 385.32 feet; thence south 42° 38' 23" east, 500.53 feet to a point in an existing fence line; thence along said fence line the following courses, south 26° 00' 41" west, 14.27; thence south 60° 21' 08" west, 68.46 feet; thence south 62° 36' 56" west, 48.46 feet; thence south 55° 49' 38" west, 25.19 feet to the beginning of a tangent curve to the left; thence along the arc of said curve, having a radius of 60.00 feet, concave to the southeast, through a central angle of 65° 58' 04", ar arc length of 69.08 feet; thence tangent to said curve, south 10° 08' 26" east, 20.47 feet; thence south 51° 21' 53" east, 81.64 feet; to the beginning of a tangent curve to the right; thence along the arc of said curve, having a radius of 25.00 feet; concave to the west, through a central angle of 91° 35' 33", an arc length of 39.96 feet; thence south 40° 13' 40" west, 33.47 feet; thence south 87° 07' 12" west, 21.03 feet to the beginning of a tangent curve to the left; thence along the arc of said curve, having a radius of 700.00 feet, concave to the south, through a central angle of 10° 02' 51", an arc length of 122.75 feet; thence south 4° 30' 32" west, 32.91 feet; thence departing said fence line, south 38° 35' 56" east, 10.99 feet; thence south 45° 50' 43" west, 11.68 feet; to the centerline of the aforementioned Castle Rock Road, abandoned (2298 O.R. 243); thence north 34° 41' 30" west, along the centerline of said Castle Rock Road, abandoned, 145.35 feet to the point of beginning.

Subject to the following reservations and conditions:

RESERVING UNTO THE GRANTOR therefrom a 20.00 foot wide easement for public and private vehicular, pedestrian and equestrian ingress and egress and for utility conduits, on, under and over that certain real property situated in a portion of Rancho San Miguel, County of Contra Costa, State of California, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954 in Book 2298 of Official Records, at Page 243; thence from said point of beginning, along said abandoned centerline, north 40° 45' 23" west, 809.49 feet; thence leaving said centerline, north 49° 14' 37" east, 20.00 feet; thence south 40° 45' 23" east, 810.55 feet; thence south 34° 41' 30" east 143.08 feet; thence south 45° 50' 43" west, 20.28 feet to the aforesaid centerline; thence north 34° 41' 30" west, 145.35 feet to the point of beginning.

Said easement is appertenant to that certain real property in the unincorporated area of Contra Costa County, California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County Station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954 in Book 2298 of Official Records, at page 243; thence from said point of beginning, south 47° 09' 30" east, 146.00 feet to the beginning of survey No. 5357-C by R.U. Thornburgh; thence along said survey south 39° 32' 00" east, 90.93 feet; thence south 39° 26' 29" east, 240.57; thence south 39° 13' 00" east, 212.71 feet; thence south 39° 01' 30" east, 134.24 feet; thence south 6° 54' 00" west, 386.94 feet; thence south 12° 26' 30" east, 66.75 feet; thence south 28° 36' 00" west, 147.44 feet; thence south 25° 51' 00" east, 116.32 feet; thence south 28° 09' 00" east, 219.54 feet; thence south 35° 56' 00" east, 116.43 feet; thence south 35° 43' 00" east, 61.46 feet; thence south 57° 33' 00" east, 113.48 feet; thence south 29° 41' 30" east, 64.37 feet; thence south 30° 49' 00" east, 84.65 feet; thence south 68° 22' 30" west, 146.19 feet; thence south 31° 00' 00" east, 137.64 feet; south 34° 10' 00" east, 200.67 feet; thence south 10° 54' 30" east, 120.71 feet; thence south 30° 41' 30" east, 58.12 feet; thence south 2° 23' 30" west, 122.50 feet; thence south 55° 10' 30" east, 120.49 feet; thence south 8° 14' 30" west, 119.84 feet; thence south 7° 50' 00" west, 140.58 feet; thence south 5° 27' 00" west, 159.20 feet; thence south 34° 18' 30" east, 137.13 feet; thence south 6° 54' 00" east, 80.61 feet; thence south 10° 54' 00" east, 432.90 feet; thence south 17° 01' 00" east, 242.71 feet; thence south 10° 15' 30" east, 228.48 feet; north 33° 22' 30" east, 31.66 feet; thence north 61° 22' 30" east, 18.31 feet; thence south 39° 58' 30" east, 71.97 feet; thence south 23° 18' 30" east, 34.90 feet; thence south 43° 28' 00" west, 8.18 feet; thence south 25° 10' 30" east, 77.72 feet; thence south 18° 06' 00" east, 77.76 feet; thence departing the afore said Thornburgh Survey, south 30° 41' 47" east, 126.36 feet; thence south 30° 41' 47" east, 292.91 feet; thence south 3° 55' 06" west, 405.88 feet; thence south 17° 04' 40" east, 289.96 feet; thence south 86° 08' 16" east, 265.43 feet; thence south 50° 41' 03" east, 400.56 feet; thence south 73° 10' 53" east, 463.23 feet; thence south 44° 01' 16" east, 272.92 feet; thence south 75° 07' 48" east, 277.44 feet; thence south 46° 20' 50" east, 276.57 feet; south 28° 11' 31" west, 905.48 feet; thence north 60° 56' 44" west, 426.12 feet; thence north 73° 55' 24" west, 980.70 feet; thence south 87° 22' 57" west, 290.26 feet; thence north 55° 32' 43" west, 555.30 feet; thence north 54° 25' 04" west, 830.80 feet; thence north 34° 42' 59" west, 285.77 feet; thence north 2° 07' 06" west, 488.30 feet; thence north 6° 14' 49" east, 1396.85 feet; thence north 37° 43' 59" east, 106.67 feet; thence north 30° 41' 04" west, 1815.78 feet; thence north 2° 03' 49" east, 870.39 feet; thence north 34° 54' 14" west, 593.03 feet; thence north 12° 39' 17" east, 603.52 feet; thence south 50° 38' 23" east, 558.70 feet; thence south 40° 44' 30" east, 548.24 feet to the point of beginning.

EXCEPTING THEREFROM: That portion thereof lying within the parcel of land described as Parcel 1 in the final order of condemnation in the Superior Court, Contra Costa County, Action No. 63470, entitled Contra Costa County Flood Control and Water Conservation District, planitiff vs. William Ford, et al, dated January 5, 1962,-a certified copy of which was recorded January 5, 1962, Book 4029, Official Records, page 300, not excepting, however, the rights reserved to the defendants named therein.

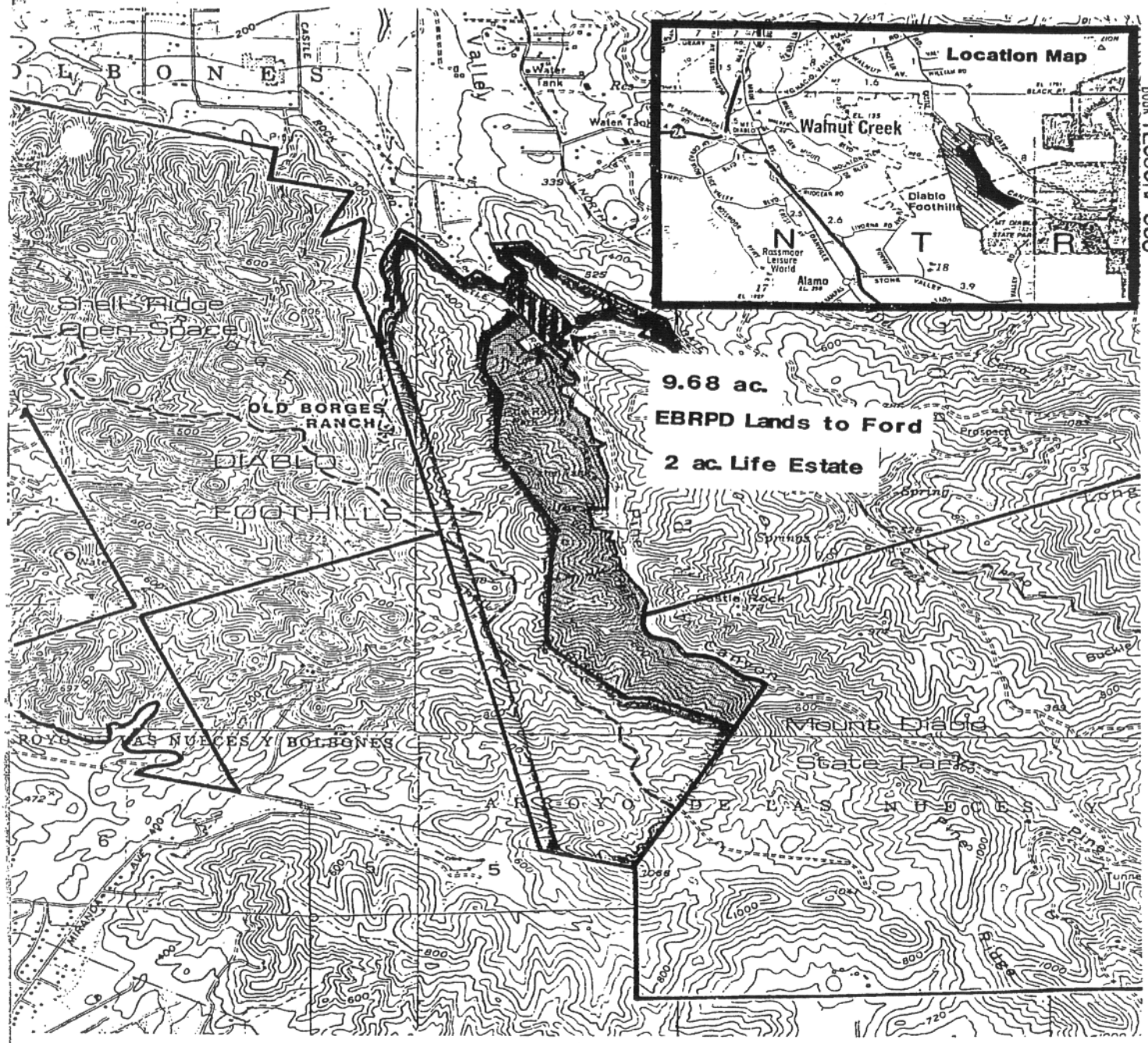
RESERVING FURTHER unto Grantor the right of first refusal to purchase the real property conveyed by this deed at the time Grantee or any of Grantee's successors in interest (all included herein as "Grantee") propose to convey any interest therein for a valuable consideration (as distinguished from a complete gift, a testacy or intestacy transfer or a foreclosure or in lieu of foreclosure transfer -- provided that any of such transferees, without limitation, shall be deemed successors in interest of Grantee). At any time Grantee proposes a covered transfer Grantee shall transmit to Grantor (or its successor) a true copy of any bona fide offer to purchase Grantee is willing to accept, or a bona fide offer to sell to Grantor (both referred to herein as the "Offer"). Grantor shall then have 60 days in which to accept the Offer, if at all, in writing. If Grantor fails to accept the Offer within such time, or rejects same, Grantee shall thereafter have a period of 120 days in which to consummate transfer of the property (by recordation of a deed) upon the terms of the lapsed or rejected Offer. If any such transfer is not consummated within such 120-day period or if Grantee desires to change any of the terms of the Offer, this right of first refusal shall apply anew to any subsequent proposed covered transfer.

EXHIBIT A-1 --- LIFE ESTATE
2.00 Acre Parcel

All that certain real property situated in the county of Contra Costa, State of California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County Station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954 in Book 2298 of Official Records, at page 243; thence from said point of beginning, south 47° 09' 30" east, 146.00 feet to the beginning of survey No. 5357-C by R. U. Thornburgh; thence departing said survey south 45° 50' 43" west, 118.93 feet; thence south 70° 55' 18" west, 205.45 feet; thence north 40° 45' 23" west, 242.79 feet; thence north 49° 14' 37" east, 281.82 feet; thence south 40° 45' 23" east, 166.54 feet to the point of beginning.



Book 12595 Pg 653

DIABLO FOOTHILLS

RON FORD PROPERTY

1"=2000'

228 ac.

9/10/85

EXHIBIT "A"

BOOK 12595PG 654

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County Station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954 in Book 2298 of Official Records, at page 243; thence from said point of beginning, south 47° 09' 30" east, 146.00 feet to the beginning of survey No. 5357-C by R.U. Thornburgh; thence along said survey south 39° 32' 00" east, 90.93 feet; thence south 39° 26' 29" east, 240.57; thence south 39° 13' 00" east, 212.71 feet; thence south 39° 01' 30" east, 134.24 feet; thence south 6° 54' 00" west, 386.94 feet; thence south 12° 26' 30" east, 66.75 feet; thence south 28° 36' 00" west, 147.44 feet; thence south 25° 51' 00" east, 116.32 feet; thence south 28° 09' 00" east, 219.54 feet; thence south 35° 56' 00" east, 116.43 feet; thence south 35° 43' 00" east, 61.46 feet; thence south 57° 33' 00" east, 113.48 feet; thence south 29° 41' 30" east, 64.37 feet; thence south 30° 49' 00" east, 84.65 feet; thence south 68° 22' 30" west, 146.19 feet; thence south 31° 00' 00" east, 137.64 feet; south 34° 10' 00" east, 200.67 feet; thence south 10° 54' 30" east, 120.71 feet; thence south 30° 41' 30" east, 58.12 feet; thence south 2° 23' 30" west, 122.50 feet; thence south 55° 10' 30" east, 120.49 feet; thence south 8° 14' 30" west, 119.84 feet; thence south 7° 50' 00" west, 140.58 feet; thence south 5° 27' 00" west, 159.20 feet; thence south 34° 18' 30" east, 137.13 feet; thence south 6° 54' 00" east, 80.61 feet; thence south 10° 54' 00" east, 432.90 feet; thence south 17° 01' 00" east, 242.71 feet; thence south 10° 15' 30" east, 228.48 feet; north 33° 22' 30" east, 31.66 feet; thence north 61° 22' 30" east, 18.31 feet; thence south 39° 58' 30" east, 71.97 feet; thence south 23° 18' 30" east, 34.90 feet; thence south 43° 28' 00" west, 8.18 feet; thence south 25° 10' 30" east, 77.72 feet; thence south 18° 06' 00" east, 77.76 feet; thence departing the afore said Thornburgh Survey, south 30° 41' 47" east, 126.36 feet; thence south 30° 41' 47" east, 292.91 feet; thence south 3° 55' 06" west, 405.88 feet; thence south 17° 04' 40" east, 289.96 feet; thence south 86° 08' 16" east, 265.43 feet; thence south 50° 41' 03" east, 400.56 feet; thence south 73° 10' 53" east, 463.23 feet; thence south 44° 01' 16" east, 272.92 feet; thence south 75° 07' 48" east, 277.44 feet; thence south 46° 20' 50" east, 276.57 feet; south 28° 11' 31" west, 905.48 feet; thence north 60° 56' 44" west, 426.12 feet; thence north 73° 55' 24" west, 980.70 feet; thence south 87° 22' 57" west, 290.26 feet; thence north 55° 32' 43" west, 555.30 feet; thence north 54° 25' 04" west, 830.80 feet; thence north 34° 42' 59" west, 285.77 feet; thence north 2° 07' 06" west, 488.30 feet; thence north 6° 14' 49" east, 1396.85 feet; thence north 37° 43' 59" east, 106.67 feet; thence north 30° 41' 04" west, 1815.78 feet; thence north 2° 03' 49" east, 870.39 feet; thence north 34° 54' 14" west, 593.03 feet; thence north 12° 39' 17" east, 603.52 feet; thence south 50° 38' 23" east, 558.70 feet; thence south 40° 44' 30" east, 548.24 feet to the point of beginning.

EXCEPTING THEREFROM: That portion thereof lying within the parcel of land described as Parcel 1 in the final order of condemnation in the Superior Court, Contra Costa County, Action No. 63470, entitled Contra Costa County Flood Control and Water Conservation District, planitiff vs. William Ford, et al, dated January 5, 1962,-a certified copy of which was recorded January 5, 1962, Book 4029, Official Records, page 300, not excepting, however, the rights reserved to the defendants named therein.

BOOK 12595PG 655

SAID PROPERTY TO BE CONVEYED SUBJECT TO CONDITIONS AND RESERVATIONS LISTED AS FOLLOWS:

(a) Life Estate. Grantor expressly reserves and excepts a life estate for so long as he and/or his spouse, Joan Ford, shall live. Grantor shall be responsible for the payment of all personal and real property taxes and assessments, including possessory use taxes arising from such life estate use and interest. It is understood that the trailer and other personalty now situated on this life estate area is the sole property of Grantor and is not a part of the sale to Grantee. The real property affected by this Life Estate is attached as Exhibit A-1-Life Estate 2.00 Acre Parcel

(b) Oil, Gas and other Hydrocarbons. Grantor expressly reserves and excepts all oil, gas and other hydrocarbons contained in the above described land and lying below a depth of 300 feet from the surface thereof including the right to enter the property to drill one exploratory well at any one time and to remove all or any of said oil, gas and other hydrocarbon by not more than two permanent wells; the exploratory and permanent wells to be so situated as to not be located within any improved use area or 200 feet of such area; all such other locations shall be selected by Grantor and Grantee jointly; and further reserved and excepted is the right to grant leases for all or any of said purposes such leases to be subject to the limitation and conditions contained herein; the exercise of the rights and exceptions by Grantor or his successor and assigns is subject to prior 30 days written notice to Grantee and following such exploration and/ or removal of the oil, gas and other hydrocarbon, the removal of all equipment, closing and sealing of all well shafts and restoration of the land surface to its prior condition all to the satisfaction and approval of Grantee which approval shall not be unreasonably withheld.

(c) Grantor expressly reserves a 20.00 foot wide easement for ingress and egress, across all that certain real property being a portion of Rancho San Miguel and, situated in the County of Contra Costa, State of California, Described as follows:

BEGINNING AT THE 3/4" IRON PIPE, CONTRA COSTA COUNTY STATION 39+13.34, AT AN ANGLE POINT IN THE CENTERLINE OF THE FORMER FORTY FOOT (40') WIDE RIGHT OF WAY OF CASTLE ROCK ROAD, ABANDONED ON APRIL 2, 1954 IN BOOK 2298 OF OFFICIAL RECORDS, AT PAGE 243; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID ABANDONED CENTERLINE, SOUTH 34° 41' 30" EAST, 145.35 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 45° 50' 43" WEST, 20.28 FEET; THENCE NORTH 34° 41' 30" WEST, 147.63 FEET; THENCE NORTH 40° 45' 23" WEST, 547.98 FEET; THENCE NORTH 49° 14' 37" EAST, 20,00 FEET TO THE AFORESAID CENTERLINE; THENCE SOUTH 40° 45' 23"EAST, 548.26 FEET TO THE POINT OF BEGINNING.

PORTIONS OF APNS.: 139-170-02 AND 04, AND 194-180-01

DSK002
ron ford exhibit 'a'

EXHIBIT A-1 --- LIFE ESTATE
2.00 Acre Parcel

All that certain real property situated in the county of Contra Costa, State of California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County Station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954 in Book 2298 of Official Records, at page 243; thence from said point of beginning, south 47° 09' 30" east, 146.00 feet to the beginning of survey No. 5357-C by R. U. Thornburgh; thence departing said survey south 45° 50' 43" west, 118.93 feet; thence south 70° 55' 18" west, 205.45 feet; thence north 40° 45' 23" west, 242.79 feet; thence north 49° 14' 37" east, 281.82 feet; thence south 40° 45' 23" east, 166.54 feet to the point of beginning.

END OF DOCUMENT

BOOK 12595PG 656

NOV - 1 1985

5.6 (Rev. 5/84)

DEED OF RECONVEYANCE

Recording requested by and to be returned to:

Livermore Production Credit Association
Post Office Box 752
Livermore, CA 94550

85 159872

RECORDED AT REQUEST OF
WESTERN TITLE INSURANCE CO.
AT 8 O'CLOCK A M.
CONTRA COSTA COUNTY RECORDS
FEE $ 5.00
J. R. OLSSON
COUNTY RECORDER

Book 12595 Pg 657

N-304535

Space above this line for recorder's use

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the holder of the beneficial interest created by the DEED OF TRUST executed by Ronald M. Ford and Joan O. Ford, his wife,

to LIVERMORE PRODUCTION CREDIT ASSOCIATION as Trustee, dated May 27, 1968, and recorded in the County Recorder's office of the County of Contra Costa, State of California, in Book 5659, Page 43, of official records on July 3, 1968, has authorized and requested a reconveyance thereof,

NOW, THEREFORE, the undersigned Trustee does hereby release and reconvey unto the person or persons legally entitled thereto, without any warranty, all the estate and interest derived to said Trustee, by or through said DEED OF TRUST, in the lands described in said DEED OF TRUST, together with the appurtenances, forever.

IN WITNESS WHEREOF, the undersigned association has caused its corporate name to be hereunto subscribed by its proper officer.

Date October 30, 1985

LIVERMORE PRODUCTION CREDIT ASSOCIATION, TRUSTEE

By John C. Boyes, President

5.92 (Rev. 7/82)

ACKNOWLEDGMENT
(Corporation)

State of California
County of Alameda ss
On this 30 day of October, in the year 1985, before me, the undersigned Notary Public in and for said County and State, personally appeared John C. Boyes, ☒ personally known to me) (☐ proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President of the corporation therein named and acknowledged to me that the corporation executed it.

My Commission Expires:
May 6, 1988

OFFICIAL SEAL
EVELYN K. MAYNARD
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires May 6, 1988

Evelyn K. Maynard
Notary Public in and for said County and State

END OF DOCUMENT

RECORDING REQUESTED BY

NOV - 1 1985

85 159873

RECORDED AT REQUEST OF WESTERN TITLE INSURANCE CO.

AT 8 O'CLOCK A M.
CONTRA COSTA COUNTY RECORDS
FEE$ 13.00
J. R. OLSSON
COUNTY RECORDER

5

BOOK 12595 PG 659

AND WHEN RECORDED MAIL TO

NAME RONALD M. FORD
ADDRESS 1600 Castle Rock Road
CITY & STATE Walnut Creek, CA 94598

CONTRA COSTA CO.
TRANSFER TAX PAID $ 358.05

Title Order No. W-491007 Escrow No.

MAIL TAX STATEMENTS TO

NAME
ADDRESS (same as above)
CITY & STATE

Ptn. A/P #138-270-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax $ 358.05
XX ☑ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining thereon at time of sale.

Signature of declarant or agent determining tax — firm name
Western Title Insurance Company

SURVEY MONUMENT FUND $10

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, EAST BAY REGIONAL PARK DISTRICT, a California Special District

GRANT S to RONALD M. FORD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

all that real property situate in the UNINCORPORATED AREA IN THE

County of CONTRA COSTA , State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated October 25 1985

John Vilchek
Witness

EAST BAY REGIONAL PARK DISTRICT

By: [signature]
President

Harold R. Sintala
Secretary

STATE OF CALIFORNIA
City & County of San Francisco } ss.
On Oct 25, 19 85, before me, the undersigned,
a Notary Public, in and for said State, personally appeared
Walter H. Cole & Harold R. Sintala
known to me to be the person S whose name S
subscribed to the within instrument, and acknowledged to me that They executed the same.

Joseph A Vallerga
Notary Public

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
JOSEPH A VALLERGA
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My comm. expires FEB 20, 1986

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

BOOK 12595PG 659

On this 28th day of October, 1985, before me, Donn L. Black, a Notary Public in and for the State of California, personally appeared John Vilchek, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposes and says: That he/she resides in Castro Valley, CA and that he/she was present and saw WALTER H. COSTA, personally known to him to be President of EAST BAY REGIONAL PARK DISTRICT, and HAROLD R. LUHTALA, personally known to him to be Secretary of EAST BAY REGIONAL PARK DISTRICT, the public agency that executed the within instrument, and known to him/her to be the persons who executed the within instrument on behalf of EAST BAY REGIONAL PARK DISTRICT, and acknowledged to me that such public agency executed the within instrument pursuant to Resolution No. 1985-9-271 of its Board of Directors, adopted September 10 1985.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

OFFICIAL SEAL
DONN L. BLACK
NOTARY PUBLIC-CALIFORNIA
COUNTY OF ALAMEDA
My Commission Expires May 2, 1988

Donn L. Black
Notary Public in and for said
County and State

EXHIBIT "A"

PAGE 1 OF 3

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954, in Book 2298 of Official Records, at Page 243; thence from said point of beginning, along said abandoned centerline, north 40° 45' 23" west, 809.49 feet; thence leaving said centerline, north 49° 14' 37" fast, 20.00 feet; thence north 40° 48' 34", 26.93 feet; thence north 40° 45' 23" west, 163.00 feet; thence north 52° 49' 22" east, 305.00 feet; thence north 35° 54' 14" west, 162.73; thence south 53° 12' 33" west, 385.32 feet; thence south 42° 38' 23" east, 500.53 feet to a point in an existing fence line; thence along said fence line the following courses, south 26° 00' 41" west, 14.27; thence south 60° 21' 08" west, 68.46 feet; thence south 62° 36' 56" west, 48.46 feet; thence south 55° 49' 38" west, 25.19 feet to the beginning of a tangent curve to the left; thence along the arc of said curve, having a radius of 60.00 feet, concave to the southeast, through a central angle of 65° 58' 04", ar arc length of 69.08 feet; thence tangent to said curve, south 10° 08' 26" east, 20.47 feet; thence south 51° 21' 53" east, 81.64 feet; to the beginning of a tangent curve to the right; thence along the arc of said curve, having a radius of 25.00 feet; concave to the west, through a central angle of 91° 35' 33", an arc length of 39.96 feet; thence south 40° 13' 40" west, 33.47 feet; thence south 87° 07' 12" west, 21.03 feet to the beginning of a tangent curve to the left; thence along the arc of said curve, having a radius of 700.00 feet, concave to the south, through a central angle of 10° 02' 51", an arc length of 122.75 feet; thence south 4° 30' 32" west, 32.91 feet; thence departing said fence line, south 38° 35' 56" east, 10.99 feet; thence south 45° 50' 43" west, 11.68 feet; to the centerline of the aforementioned Castle Rock Road, abandoned (2298 O.R. 243); thence north 34° 41' 30" west, along the centerline of said Castle Rock Road, abandoned, 145.35 feet to the point of beginning.

BOOK 12595 PG 660

Subject to the following reservations and conditions:

RESERVING UNTO THE GRANTOR therefrom a 20.00 foot wide easement for public and private vehicular, pedestrian and equestrian ingress and egress and for utility conduits, on, under and over that certain real property situated in a portion of Rancho San Miguel, County of Contra Costa, State of California, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954 in Book 2298 of Official Records, at Page 243; thence from said point of beginning, along said abandoned centerline, north 40° 45' 23" west, 809.49 feet; thence leaving said centerline, north 49° 14' 37" east, 20.00 feet; thence south 40° 45' 23" east, 810.55 feet; thence south 34° 41' 30" east 143.08 feet; thence south 45° 50' 43" west, 20.28 feet to the aforesaid centerline; thence north 34° 41' 30" west, 145.35 feet to the point of beginning.

Said easement is appertenant to that certain real property in the unincorporated area of Contra Costa County, California, described as follows:

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County Station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954 in Book 2298 of Official Records, at page 243; thence from said point of beginning, south 47° 09' 30" east, 146.00 feet to the beginning of survey No. 5357-C by R.U. Thornburgh; thence along said survey south 39° 32' 00" east, 90.93 feet; thence south 39° 26' 29" east, 240.57; thence south 39° 13' 00" east, 212.71 feet; thence south 39° 01' 30" east, 134.24 feet; thence south 6° 54' 00" west, 386.94 feet; thence south 12° 26' 30" east, 66.75 feet; thence south 28° 36' 00" west, 147.44 feet; thence south 25° 51' 00" east, 116.32 feet; thence south 28° 09' 00" east, 219.54 feet; thence south 35° 56' 00" east, 116.43 feet; thence south 35° 43' 00" east, 61.46 feet; thence south 57° 33' 00" east, 113.48 feet; thence south 29° 41' 30" east, 64.37 feet; thence south 30° 49' 00" east, 84.65 feet; thence south 68° 22' 30" west, 146.19 feet; thence south 31° 00' 00" east, 137.64 feet; south 34° 10' 00" east, 200.67 feet; thence south 10° 54' 30" east, 120.71 feet; thence south 30° 41' 30" east, 58.12 feet; thence south 2° 23' 30" west, 122.50 feet; thence south 55° 10' 30" east, 120.49 feet; thence south 8° 14' 30" west, 119.84 feet; thence south 7° 50' 00" west, 140.58 feet; thence south 5° 27' 00" west, 159.20 feet; thence south 34° 18' 30" east, 137.13 feet; thence south 6° 54' 00" east, 80.61 feet; thence south 10° 54' 00" east, 432.90 feet; thence south 17° 01' 00" east, 242.71 feet; thence south 10° 15' 30" east, 228.48 feet; north 33° 22' 30" east, 31.66 feet; thence north 61° 22' 30" east, 18.31 feet; thence south 39° 58' 30" east, 71.97 feet; thence south 23° 18' 30" east, 34.90 feet; thence south 43° 28' 00" west, 8.18 feet; thence south 25° 10' 30" east, 77.72 feet; thence south 18° 06' 00" east, 77.76 feet; thence departing the afore said Thornburgh Survey, south 30° 41' 47" east, 126.36 feet; thence south 30° 41' 47" east, 292.91 feet; thence south 3° 55' 06" west, 405.88 feet; thence south 17° 04' 40" east, 289.96 feet; thence south 86° 08' 16" east, 265.43 feet; thence south 50° 41' 03" east, 400.56 feet; thence south 73° 10' 53" east, 463.23 feet; thence south 44° 01' 16" east, 272.92 feet; thence south 75° 07' 48" east, 277.44 feet; thence south 46° 20' 50" east, 276.57 feet; south 28° 11' 31" west, 905.48 feet; thence north 60° 56' 44" west, 426.12 feet; thence north 73° 55' 24" west, 980.70 feet; thence south 87° 22' 57" west, 290.26 feet; thence north 55° 32' 43" west, 555.30 feet; thence north 54° 25' 04" west, 830.80 feet; thence north 34° 42' 59" west, 285.77 feet; thence north 2° 07' 06" west, 488.30 feet; thence north 6° 14' 49" east, 1396.85 feet; thence north 37° 43' 59" east, 106.67 feet; thence north 30° 41' 04" west, 1815.78 feet; thence north 2° 03' 49" east, 870.39 feet; thence north 34° 54' 14" west, 593.03 feet; thence north 12° 39' 17" east, 603.52 feet; thence south 50° 38' 23" east, 558.70 feet; thence south 40° 44' 30" east, 548.24 feet to the point of beginning.

EXCEPTING THEREFROM: That portion thereof lying within the parcel of land described as Parcel 1 in the final order of condemnation in the Superior Court, Contra Costa County, Action No. 63470, entitled Contra Costa County Flood Control and Water Conservation District, planitiff vs. William Ford, et al, dated January 5, 1962,-a certified copy of which was recorded January 5, 1962, Book 4029, Official Records, page 300, not excepting, however, the rights reserved to the defendants named therein.

BOOK 12595PG 661

RESERVING FURTHER unto Grantor the right of first refusal to purchase the real property conveyed by this deed at the time Grantee or any of Grantee's successors in interest (all included herein as "Grantee") propose to convey any interest therein for a valuable consideration (as distinguished from a complete gift, a testacy or intestacy transfer or a foreclosure or in lieu of foreclosure transfer -- provided that any of such transferees, without limitation, shall be deemed successors in interest of Grantee). At any time Grantee proposes a covered transfer Grantee shall transmit to Grantor (or its successor) a true copy of any bona fide offer to purchase Grantee is willing to accept, or a bona fide offer to sell to Grantor (both referred to herein as the "Offer"). Grantor shall then have 60 days in which to accept the Offer, if at all, in writing. If Grantor fails to accept the Offer within such time, or rejects same, Grantee shall thereafter have a period of 120 days in which to consummate transfer of the property (by recordation of a deed) upon the terms of the lapsed or rejected Offer. If any such transfer is not consummated within such 120-day period or if Grantee desires to change any of the terms of the Offer, this right of first refusal shall apply anew to any subsequent proposed covered transfer.

BOOK 1259PG 662

END OF DOCUMENT

Recorded at the request of

.....

Return to

Ronald M. Ford

1600 Castle Rock Road

Walnut Creek, CA 94598

85 159874

NOV - 1 1985

RECORDED AT REQUEST OF
WESTERN TITLE INSURANCE CO.

AT O'CLOCK A M.
CONTRA COSTA COUNTY RECORDS
FEE $ J. R. OLSSON
COUNTY RECORDER

BOOK 12595PG 663

Documentary transfer tax $ NONE - INTERSPOUSAL.
☐ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining thereon at time of sale.

.....
Signature of declarant or agent determining tax—firm name
Western Title Insurance Company

Ptn. A/P 138-270-001

Quit Claim Deed

JOAN O. FORD, wife of RONALD M. FORD

do es quit claim unto RONALD M. FORD, a married man, as his separate property

all that real property situate in the unincorporated area of the County of Contra Costa

State of California, described as follows:

FOR DESCRIPTION OF THE PREMISES SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The grantor hereinabove does hereby ratify and confirm the fact that the grantee hereinabove named does own the real property described herein as his sole and separate property.

Dated October 31 1985

Joan O. Ford

Joan O. Ford

STATE OF CALIFORNIA
..... County of Contra Costa } ss.

On Oct. 31, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Joan O. Ford

....., personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

Valerie J. Gruessing
NOTARY PUBLIC

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
VALERIE J. GRUESSING
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My commission expires Jan. 30, 1987

FORM 82C-4

[redacted]

EXHIBIT "A"

BOOK 12595 PG 664

A portion of the Rancho San Miguel, described as follows:

Beginning at the 3/4" iron pipe, Contra Costa County station 39+13.34, at an angle point in the centerline of the former forty foot (40') wide right of way of Castle Rock Road, abandoned on April 9, 1954, in Book 2298 of Official Records, at Page 243; thence from said point of beginning, along said abandoned centerline, north 40° 45' 23" west, 809.49 feet; thence leaving said centerline, north 49° 14' 37" fast, 20.00 feet; thence north 40° 48' 34", 26.93 feet; thence north 40° 45' 23" west, 163.00 feet; thence north 52° 49' 22" east, 305.00 feet; thence north 35° 54' 14" west, 162.73; thence south 53° 12' 33" west, 385.32 feet; thence south 42° 38' 23" east, 500.53 feet to a point in an existing fence line; thence along said fence line the following courses, south 26° 00' 41" west, 14.27; thence south 60° 21' 08" west, 68.46 feet; thence south 62° 36' 56" west, 48.46 feet; thence south 55° 49' 38" west, 25.19 feet to the beginning of a tangent curve to the left; thence along the arc of said curve, having a radius of 60.00 feet, concave to the southeast, through a central angle of 65° 58' 04", ar arc length of 69.08 feet; thence tangent to said curve, south 10° 08' 26" east, 20.47 feet; thence south 51° 21' 53" east, 81.64 feet; to the beginning of a tangent curve to the right; thence along the arc of said curve, having a radius of 25.00 feet; concave to the west, through a central angle of 91° 35' 33", an arc length of 39.96 feet; thence south 40° 13' 40" west, 33.47 feet; thence south 87° 07' 12" west, 21.03 feet to the beginning of a tangent curve to the left; thence along the arc of said curve, having a radius of 700.00 feet, concave to the south, through a central angle of 10° 02' 51", an arc length of 122.75 feet; thence south 4° 30' 32" west, 32.91 feet; thence departing said fence line, south 38° 35' 56" east, 10.99 feet; thence south 45° 50' 43" west, 11.68 feet; to the centerline of the aforementioned Castle Rock Road, abandoned (2298 O.R. 243); thence north 34° 41' 30" west, along the centerline of said Castle Rock Road, abandoned, 145.35 feet to the point of beginning.

END OF DOCUMENT