

Recorded at the request of:  
Contra Costa County

After recording return to:  
Mandana Hakim-Afzal  
1835 Cedar St.  
Berkeley, CA 94703

Mail Tax Statement to:  
Mandana Hakim-Afzal  
1835 Cedar St.  
Berkeley, CA 94703

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

## QUITCLAIM DEED

For a 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** Mandana Hakim-Afzal,  
Trustee of The Mandana Hakim Afzal Living Trust, the following described real property in  
the unincorporated area of the County of Contra Costa, State of California,

**FOR DESCRIPTION SEE EXHIBIT A AND B ATTACHED HERETO AND MADE A  
PART HEREOF.**

CONTRA COSTA COUNTY

Date: \_\_\_\_\_

By \_\_\_\_\_  
Candace Anderson  
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 \_\_\_\_\_ before me, \_\_\_\_\_ Clerk of the Board of Supervisors, Contra Costa County, personally appeared \_\_\_\_\_, 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

Termination of a Portion of Offer of Dedication  
Bernhard Avenue (Road No. 1065W)  
Tewksbury Heights (2 M 38)  
Drawing No. A1065W-2025

**EXHIBIT "A"**

Real property situate in an unincorporated area of the County of Contra Costa, State of California, being a portion Lot 122 of the San Pablo Rancho, as shown on that certain map entitled "Map of the San Pablo Rancho, Accompanying and forming a part of the Final Report of the Referees in Partition", filed March 01, 1894, in the office of the County Recorder of Contra Costa County, described as follows:

Being a portion of Bernhard Avenue as shown on the map of Tewksbury Heights, filed September 20, 1909, in Book 2 of Maps at Page 38, Contra Costa County Records (2 M 38), being more particularly described as follows:

**Commencing** at the most westerly corner of Lot 14 of Block 15 as shown on said map of Tewksbury Heights (2 M 38); thence from said **Point of Commencement**, along the southerly boundary of said Block 15 (2 M 38), South  $28^{\circ} 18' 00''$  East, 29.65 feet to the beginning of a tangent curve concave to the north, having a radius of 30.00 feet, said point being the **Point of Beginning**; thence from said **Point of Beginning**, easterly along the arc of said tangent curve, through a central angle of  $124^{\circ} 12' 30''$ , an arc length of 65.04 feet; thence tangent to said curve, North  $27^{\circ} 29' 30''$  East, 66.62 feet to the beginning of a tangent curve concave to the southeast, having a radius of 110.32 feet; thence northeasterly along the arc of said tangent curve, through a central angle of  $30^{\circ} 00' 15''$ , an arc length of 57.77 feet; thence tangent to said curve, North  $57^{\circ} 29' 45''$  East, 90.25 feet to the beginning of a tangent curve concave to the northwest, having a radius of 30.00 feet; thence northeasterly along the arc of said tangent curve, through a central angle of  $35^{\circ} 43' 30''$ , an arc length of 18.71 feet, to a point of cusp with a tangent curve concave to the east, having a radius of 120.00 feet, a radial to said point bears North  $68^{\circ} 13' 45''$  West; thence leaving said southerly boundary of Block 15 (2 M 38), southerly along the arc of said tangent curve, through a central angle of  $50^{\circ} 04' 15''$ , an arc length of 104.87 feet to a point on the northwesterly prolongation of the northeasterly line of Lot 1 of Block 16 as shown on said map of Tewksbury Heights (2 M 38); thence along said northwesterly prolongation, tangent to said curve, South  $28^{\circ} 18' 00''$  East, 9.25 feet to a point of cusp with a tangent curve concave to the south, having a radius of 30.00 feet, said point being on the northerly boundary of said Block 16 (2 M 38); thence leaving said northwesterly prolongation, along said northerly boundary of Block 16 (2 M 38), southwesterly along the arc of said tangent curve, through a central angle of  $94^{\circ} 12' 15''$ , an arc length of 49.33 feet; thence parallel with and distant 60.00 feet southeasterly from said southerly boundary of Block 15 (2 M 38) the following three (3) courses:

- (1) tangent to said curve, South  $57^{\circ} 29' 45''$  West, 27.56 feet to the beginning of a tangent curve concave to the southeast, having a radius of 50.32 feet,
- (2) southwesterly along the arc of said tangent curve, through a central angle of  $30^{\circ} 00' 15''$ , an arc length of 26.35 feet,
- (3) tangent to said curve, South  $27^{\circ} 29' 30''$  West, 110.16 feet to the beginning of a tangent curve concave to the southeast, having a radius of 350.00 feet;

thence southerly along the arc of said tangent curve, through a central angle of 23° 16' 00", an arc length of 142.13 feet, to a point of cusp with a tangent line; thence leaving said northerly boundary of Block 16 (2 M 38), parallel with and 60.00 feet from the easterly boundary of Block 14 as shown on said map of Tewksbury Heights (2 M 38), the following three (3) courses:

- (1) tangent to said curve, North 04° 13' 30" East, 53.28 feet to the beginning of a tangent curve concave to the west, having a radius of 160.00 feet,
- (2) northerly along the arc of said tangent curve, through a central angle of 32° 31' 30", an arc length of 90.83 feet to a point on the southerly prolongation of the westerly line of said Lot 14 of said Block 15 (2 M 38),
- (3) along said southerly prolongation, tangent to said curve, North 28° 18' 00" West, 69.22 feet to a point of cusp with the first said tangent curve having a radius of 30.00 feet, and the **Point of Beginning**.

Containing an area of 17,396 square feet (0.399 acres) of land, more or less.

Bearings are based on said map of Tewksbury Heights (2 M 38).

### Reserving therefrom:

Pursuant to the provisions of Section 8340 of the Streets and Highways Code, the easement and right, at any time or from time to time, to construct, enlarge, maintain, operate, replace, remove, and renew those existing and in-place utilities, as of the date of recording this instrument, in, upon, over, and across any street, highway, or part thereof proposed to be vacated, including access to protect these works from all hazards in, upon, and over the area herein before described to be vacated.

**Exhibit "B"** (Drawing No. A1065W-2025) is attached hereto and by this reference made a part hereof.

### End of Description

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

Signature: \_\_\_\_\_

*Dana M. Trezise*

Licensed Land Surveyor  
Contra Costa County Public Works Department

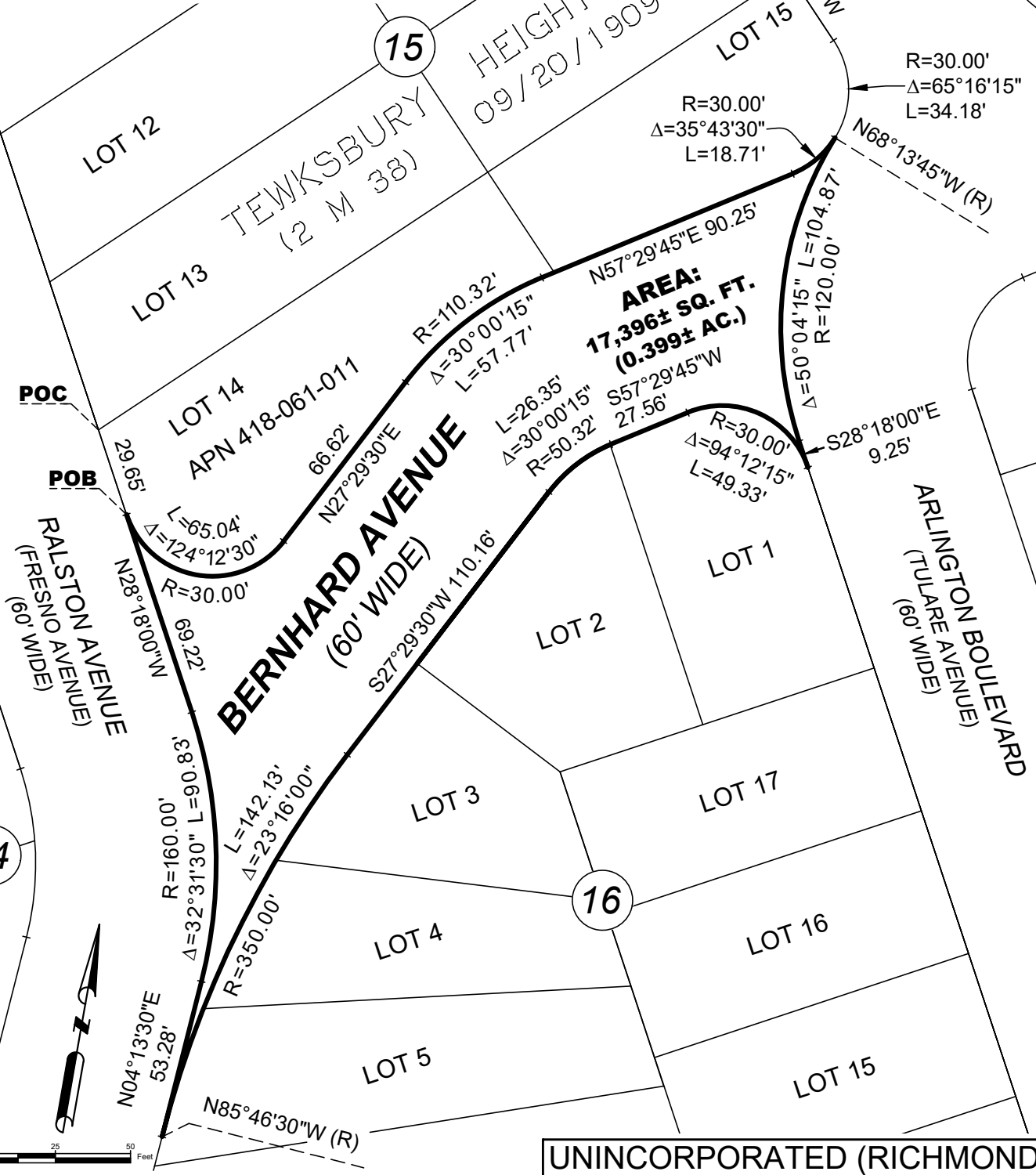
Date: \_\_\_\_\_

*July 28, 2025*



# EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



UNINCORPORATED (RICHMOND)

## R/W Termination of a Portion of Offer of Dedication for Bernhard Avenue by County

Instr. \_\_\_\_\_ Recorded \_\_\_\_\_

Document No. \_\_\_\_\_



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

SCALE: 1" = 50'

DATE: 07/24/2025

DRAWN BY: DCF

DRAWING NO.

CHECKED BY: DMT

A1065W-2025