

5

Not for Official Use : This copy has not been QUALITY ASSURED.

Recorded at the request of:
 Contra Costa County
 Public Works Department
 Engineering Services
 Return to:
 Public Works Department
 Records Section

Area: Byron
 Subdivision: 7686
 APN: 011-220-027

CONTRA COSTA Co Recorder Office
 STEPHEN L. WEIR, Clerk-Recorder
DOC- 2000-0057844-00
 Check Number
 T, MAR 23, 2000 09:21:00
 FRE \$0.00
 Ttl Pd \$0.00 Nbr-0000341833
 kat/RB/1-5

GRANT DEED OF DEVELOPMENT RIGHTS (Open Space)

To meet condition of approval number 5B of Subdivision 7686, Talisman Realty Group, Inc. (Owner) hereby grants to the County of Contra Costa, a political subdivision of the State of California (Grantee) and its governmental successor or successors, the future development rights, as defined herein below, over a portion of that real property known as Parcels "E and J", of Subdivision 7686, situated in the County of Contra Costa, State of California and more particularly described in Exhibit A.

Development rights are defined to mean and refer to the right to approve or disapprove of any proposed construction, development or improvement within the areas marked "restricted development area." The development rights are and shall be a form of covenant, which shall run with the said property and shall bind the current owner and any future owners of all or any portion of said property. In the event of a disapproval of proposed construction by the Grantee or its successor, said proposed construction shall not be performed. Grantee or its successor may condition its approval of any proposed construction upon prior or subsequent performance of such conditions as Grantee may deem appropriate.

Any owner or owners of all or any portion of said property desiring to develop any improvement requiring the approval of Grantee or its successor herein shall submit to such entity a written proposal describing the nature, extent, and location of such improvement. Grantee or its successor shall have sixty (60) days from receipt of such proposal in which to grant its approval or disapproval. Failure by Grantee or its successor to respond in said time period shall be equivalent to the approval of such proposal.

The undersigned executed this instrument on JAN. 12, 2000 (Date).

Talisman Realty Group, Inc.

By: A. T. Shaw
 Albert T. Shaw, Director.

(See attached notary)

57844

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Contra Costa

SS.

On 1-12-00

Date

, before me,

Elizabeth A. Stagner

Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared

A.T. Shavv

Name(s) of Signer(s)

☒ personally known to me
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.

WITNESS my hand and official seal.

Elizabeth A. Stagner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed of Development Rights

Document Date: 1-12-00

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

Individual

☒ Corporate Officer — Title(s): _____

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

**ACTION BY THE BOARD OF DIRECTORS OF
TALISMAN REALTY GROUP, INC.
BY WRITTEN CONSENT WITHOUT A MEETING**

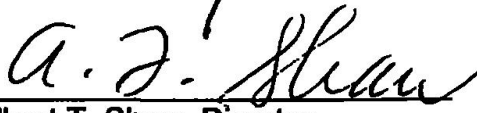
The undersigned, being all of the present directors of Talisman Realty Group, Inc., a California corporation, individually and collectively consent, by this writing, to take the following actions, to adopt the following resolution:

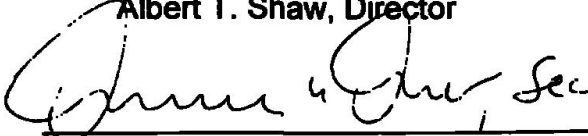
RESOLVED, that the corporation authorizes A.T. Shaw to be the sole signator for the execution of any and all subdivision maps for the corporation.

This consent is executed pursuant to section 307, subdivision (b) of the California Corporations Code which authorizes the taking of action of the Board of Directors by unanimous written consent without a meeting.

Dated: July 28, 1999


Kenneth H. Holmann, Director


Albert T. Shaw, Director


Dennis M. Drew, Director

Not for Official Use : This copy has not been QUALITY ASSURED.

**Subdivision 7686
(Open Space)**

EXHIBIT "A"

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

All of Parcels "E and J," designated as "Restricted Development Area (Open Space)" as shown on the final map of Subdivision 7686, on file at the County Recorder's Office as follows:

Date: MAR 23 2000
Book: 418
Page: 26

JD:mw
G:\GrpData\EngSvc\JOSEPH\1999\August\SUB 7686.doc

Not for Official Use : This copy has not been QUALITY ASSURED.

Recorded at the request of:
 Contra Costa County
 Public Works Department
 Engineering Services Division
 Return to:
 Public Works Department
 Engineering Services Division

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Resolution on March 7, 2000, by the following vote:

AYES: SUPERVISORS GIOIA, UILKEMA, DESAULNIER, CANCIAMILLA AND GERBER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

RESOLUTION NO.: 2000/92

SUBJECT: Acceptance of Instrument.

IT IS BY THE BOARD RESOLVED that the following instrument is hereby **ACCEPTED:**

<u>INSTRUMENT</u>	<u>REFERENCE</u>	<u>GRANTOR</u>	<u>AREA</u>
Grant Deed of Developments Rights (Open Space)	Subdivision 7686	Talisman Realty Group, Inc.	Byron

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

RL:JD:mw
 G:\GpData\EngSvc\BO\2000\BO 7686 & 8143.doc

Originator: Public Works (ES)
 Contact: Rich Lierly (313-2348)

cc: Recorder (via Title Co.) then PW Records
 Current Planning, Community Development

ATTESTED: MARCH 7, 2000
 PHIL BATCHELOR, Clerk of the Board of Supervisors
 and County Administrator

By Joan Staley, Deputy

RESOLUTION NO.: 2000/92

END OF DOCUMENT