

Parcel Number:
126-380-001-1, 126-380-007-8,
126-380-008-6

Seller: 1400 Canzani Commercial LLC,
1410 Canzani Commercial LLC,
1420 Canzani Commercial LLC

Project Name: 1400 Willow Pass Road, 1410 and 1420 Danzig Plaza Concord
Project Number: WLP607

**PURCHASE AND SALE AGREEMENT BETWEEN
CONTRA COSTA COUNTY
AND
1400 Canzani Commercial, LLC, 1410 Canzani Commercial, LLC, 1420 Canzani
Commercial, LLC**

This purchase and sale agreement (“Agreement”) is dated June 23rd, 2026, and is between CONTRA COSTA COUNTY, a political subdivision of the State of California, (“Buyer”) and 1400 CANZANI COMMERCIAL LLC, 1410 CANZANI COMMERCIAL LLC and 1420 CANZANI COMMERCIAL LLC, each a California Limited Liability Company (collectively, “Seller”).

RECITALS

Seller is the owner of the real property located at 1400 Willow Pass Road, a 1.41 acre vacant land parcel, the real property located at 1410 Danzig Plaza, a 1.03 acre parcel improved with a 14,484 square foot office building, and the real property located at 1420 Danzig Plaza, a 0.74 acre parcel improved with a 14,374 square foot office building, all in Concord, California, as more particularly described in Exhibit A attached hereto (collectively, the “Property”). A portion of the Property is currently occupied by STAND! For Families Free of Violence (“Tenant”) pursuant to a lease dated June 30, 1967, as amended and modified from time to time.

Buyer wishes to purchase the Property, subject to the terms of this Agreement. Seller desires to sell the Property to Buyer, subject to the terms of this Agreement.

The Effective Date of this Agreement is the date on which it is executed on behalf of the Buyer following final approval of the Agreement by the Contra Costa County Board of Supervisors. If final approval of the Agreement by the Contra Costa County Board of Supervisors is not granted on or before June 23, 2026, Seller shall have the right, in Seller’s sole discretion, to terminate this Agreement upon written notice to Buyer, whereupon neither party shall have any further rights or obligations hereunder except those expressly stated to survive termination. On the signing of this Agreement, Seller agrees not to rescind the Agreement until June 24, 2026, in the event that final approval by the Contra Costa County Board of Supervisors is not obtained as described herein.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Purchase and Sale.** Subject to the terms and conditions in this Agreement, Seller agrees to sell, and Buyer agrees to purchase, the Property.
2. **Purchase Price.** The purchase price for the Property is \$5,950,000 (“Purchase Price”).
3. **Conditions to Buyer’s Performance.** The Buyer’s obligation to perform under this Agreement is subject to the following conditions:
 - a. Seller’s representations and warranties in this Agreement being correct as of the date of this Agreement and as of the Close of Escrow.
 - b. Seller’s performance of all its obligations under this Agreement.
 - c. The vesting of title to the Property in the Buyer by grant deed in fee simple absolute, free and clear of all liens, assessments, leases except as disclosed herein, and taxes, excepting non-monetary easements, matters of survey, standard utility exceptions and those deemed acceptable to Buyer and identified in Section 4(b), below (the “Approved Exceptions”).
 - d. The Title Company (as defined below) being prepared to issue a CLTA title insurance policy in the full amount of the Purchase Price, subject only to the Approved Exceptions (the “Title Policy”).
 - e. If the Buyer determines that any of these conditions have not been met, Buyer shall deliver written notice to Seller specifying the condition(s) alleged to be unsatisfied. Seller shall have ten (10) business days after receipt of such notice to cure such condition(s). If Seller fails to cure such condition(s) within such period, Buyer shall have the right to terminate this Agreement by delivering written notice to Seller and, if applicable, the Title Company. Any deposits made into escrow shall be returned to the party making the deposit upon the termination of the Agreement, including but not limited to, any portion of the Purchase Price.
4. **Escrow.** By this Agreement, the parties establish an escrow account with Old Republic Title Company, 555 12th Street, #2000, Oakland, California, (“Title Company”), having Escrow No. 1117031182-JM, 1117030776-JM, and 1117030777-JM (“Escrow”).
 - a. Fees and Title Insurance. Upon the Close of Escrow, (i) the Buyer shall pay all recording fees to record the Grant Deed, as defined below, the premium charged for the Title Policy, the escrow fees, and (ii) Seller shall pay for any city and county transfer taxes. Buyer and Seller shall share equally all other closing costs incurred in the transaction.
 - b. Seller’s Deposit into Escrow. On or before the Close of Escrow, Seller will deliver into Escrow the following documents:
 - i. A grant deed, in recordable form and properly executed on behalf of Seller in a form approved by Buyer (“Grant Deed”) included in Exhibit B conveying to the

Buyer the Property in fee simple absolute, subject only to the Approved Exceptions, as follows:

1400 Willow Pass Road Concord, Approved Exceptions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 listed in the preliminary title report, dated April 10, 2026, issued by Old Republic Title Company.

1410 Danzig Plaza Concord, , Approved Exceptions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 26, 27, and 28 listed in the preliminary title report, dated January 6, 2026, issued by Old Republic Title Company.

1420 Danzig Plaza Concord, , Approved Exceptions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 listed in the preliminary title report, dated January 6, 2026, issued by Old Republic Title Company.

- ii. Copies of any effective leases, rental agreements, and any other agreements affecting the Property that the Buyer has agreed in writing are to remain in effect after the Buyer takes title.
- iii. Seller's affidavit of nonforeign status as contemplated by Section 1445 of the Internal Revenue Code of 1986, as amended [26 USCA § 1445].
- iv. Seller's affidavit as contemplated by the Revenue and Taxation Code §18662.
- c. Property Taxes. All ad valorem real property taxes and any penalties and costs thereon, and all instruments of any bond or assessment that constitutes a lien on the Property, are to be cleared and paid by Seller as of the date title vests in the Buyer.
- d. Buyer's Deposit into Escrow. On or before the Close of Escrow, Buyer will deposit the Purchase Price into Escrow.
- e. Close of Escrow. Escrow shall close upon the conveyance of the Property to the Buyer ("Close of Escrow"), which shall occur on August 31, 2026 or sooner if agreed to by Buyer and Seller. On the closing date, the Title Company shall close Escrow as follows:
 - i. Record the Grant Deed, marked for return to the Buyer care of Jessica L. Dillingham, Principal Real Property Agent for Contra Costa County, which will be deemed delivery to the Buyer.
 - ii. Issue the Title Policy, if requested to do so by the Buyer.
 - iii. Prorate taxes, assessments, rents and other charges as provided in this Agreement.

- iv. Disburse to the Seller the Purchase Price, less prorated amounts and charges to be paid by or on behalf of the Seller.
- v. Prepare and deliver to both the Buyer and the Seller one signed copy of the Title Company's closing statement showing all receipts and disbursements of the Escrow.

If the Title Company is unable to simultaneously perform all of the instructions set forth above, the Title Company must notify the Seller and the Buyer and retain all funds and documents pending receipt of further instructions from the Buyer.

5. **Seller's Representations and Warranties.** Seller makes the following representations and warranties with the understanding that these representations and warranties are material and are being relied upon by Buyer. Seller represents and warrants to the Buyer that as of the date of this Agreement and as of the Close of Escrow:

- a. Marketable Title. Seller is the owner of the Property and has marketable and insurable fee simple title to the Property clear of any liens and subject only to the Approved Exceptions. Except for those items which Seller has already disclosed to Buyer, no leases, licenses, or other agreements allowing any third-party rights to use the Property are or will be in force unless prior consent has been given by the Buyer in writing. Commencing with the full execution of this Agreement by both parties and until the Close of Escrow, Seller may not permit any liens, encumbrances or easements to be placed on the Property other than the Approved Exceptions, nor may Seller enter into any agreement that would affect the Property that would be binding on the Buyer after the Close of Escrow without the prior written consent of the Buyer.
- b. Condition of the Property. Seller has disclosed to Buyer all information, records, and studies maintained by Seller in connection with the Property concerning hazardous substances and Seller is not concealing any knowledge of the presence of contamination or hazardous substances on, from, or under the Property. Any information that the Seller has delivered to the Buyer either directly or through Seller's agent is accurate and to Seller's actual knowledge and without independent investigation, Seller has not knowingly concealed any material adverse facts concerning the Property.
- c. Other Matters Affecting Property. To the best of Seller's knowledge, there are not presently any actions, suits, or proceedings pending or threatened against or affecting the Property or the interest of Seller in the Property or its use that would affect Seller's ability to consummate the transaction contemplated by this Agreement. Further, there are not any outstanding and unpaid arbitration or judicial awards or judgments affecting title to any portion of the Property. Seller shall promptly notify Buyer of any of these matters arising in the future.
- d. Seller's Agency. This Agreement and all other documents delivered prior to or at the Close of Escrow have been authorized, executed, and delivered by Seller, are binding obligations of the Seller, and are collectively sufficient to transfer all of Seller's rights to

the Property. In addition to any other remedies that may be available to the Buyer as the result of a breach of any of the foregoing warranties or representations, Seller agrees to defend and hold the Buyer harmless and reimburse the Buyer for any and all loss, cost, liability, expense, damage, or other injury, including without limitation, attorneys' fees, incurred by reason of, or in any manner resulting from the breach of any of the warranties and representations contained in this Agreement and all third-party claims arising out of or related to any facts or circumstances with respect to the period prior to the Close of Escrow. Seller's aggregate liability shall not exceed two percent (2%) of the Purchase Price. In no event shall Seller be liable for consequential, punitive, speculative, or lost-profit damages.

6. **Buyer's Representations and Warranties.** The Buyer warrants that upon approval of this Agreement by the Buyer's governing body, this Agreement constitutes a binding obligation of the Buyer.
7. **Hazardous Material.** The Seller hereby represents and warrants, to Seller's knowledge and without independent investigation, that during the period of Seller's ownership of the Property, there have been no disposals, releases or threatened releases of hazardous substances or Hazardous Materials on, from, or under the Property. Seller further represents and warrants that Seller has no knowledge of any disposal, release, or threatened release of hazardous substances or Hazardous Materials on, from, or under the Property that may have occurred prior to Seller taking title to the Property. Buyer acknowledges it has had full opportunity to conduct environmental investigations and accepts the Property in As-Is condition except in the event of Seller's actual fraud.

As used in this Agreement, "**Hazardous Materials**" means any chemical, compound, material, mixture, or substance that is now or may in the future be defined or listed in, or otherwise classified pursuant to any Environmental Laws (defined below) as a "hazardous substance", "hazardous material", "hazardous waste", "extremely hazardous waste", "infectious waste", "toxic substance", "toxic pollutant", or any other formulation intended to define, list or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, or toxicity. The term "Hazardous Materials" shall also include asbestos or asbestos-containing materials, radon, chrome and/or chromium, polychlorinated biphenyls, petroleum, petroleum products or by-products, petroleum components, oil, mineral spirits, natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable as fuel, perchlorate, and methyl tert butyl ether, whether or not defined as a hazardous waste or hazardous substance in the Environmental Laws.

As used in this Agreement, "**Environmental Laws**" means any and all federal, state and local statutes, ordinances, orders, rules, regulations, guidance documents, judgments, governmental authorizations or directives, or any other requirements of governmental authorities, as may presently exist, or as may be amended or supplemented, or hereafter enacted, relating to the presence, release, generation, use, handling, treatment, storage, transportation or disposal of Hazardous Materials, or the protection of the environment or human, plant or animal health, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C. § 9601), the Hazardous

Materials Transportation Act (49 U.S.C. § 1801 *et seq.*), the Resource Conservation and Recovery Act (42 U.S.C. § 6901 *et seq.*), the Federal Water Pollution Control Act (33 U.S.C. § 1251 *et seq.*), the Clean Air Act (42 U.S.C. § 7401 *et seq.*), the Toxic Substances Control Act (15 U.S.C. § 2601 *et seq.*), the Oil Pollution Act (33 U.S.C. § 2701 *et seq.*), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 *et seq.*), the Porter-Cologne Water Quality Control Act (Cal. Water Code § 13000 *et seq.*), the Toxic Mold Protection Act (Cal. Health & Safety Code § 26100, *et seq.*), the Safe Drinking Water and Toxic Enforcement Act of 1986 (Cal. Health & Safety Code § 25249.5 *et seq.*), the Hazardous Waste Control Act (Cal. Health & Safety Code § 25100 *et seq.*), the Hazardous Materials Release Response Plans & Inventory Act (Cal. Health & Safety Code § 25500 *et seq.*), and the Carpenter-Presley-Tanner Hazardous Substances Account Act (Cal. Health and Safety Code, Section 25300 *et seq.*).

8. **Existing Leases.** The parties acknowledge that Buyer, as tenant, and Seller, as landlord, are parties to that certain Lease dated July 1, 2022 concerning the premises located at 1420 Danzig Plaza, Concord, California (the “Lease”). Pursuant to Section 23 of the Lease, the Lease is currently operating on a month-to-month basis. Notwithstanding anything to the contrary contained in the Lease, the parties agree that the Lease shall automatically terminate as of the Close of Escrow, without any further notice or obligation by either party. In addition, from and after the Effective Date of this Agreement and continuing forever after the Close of Escrow, Buyer and Seller each hereby waive and release any and all rights, claims, obligations, and remedies arising under Section 5(c) of the Lease.
9. **Survival.** All the terms, provisions, representations, warranties, and covenants of the parties under this Agreement shall survive the assignment, expiration, or termination of this Agreement and shall not merge in the deed or other documents following the delivery and recordation of the Grant Deed or other documents. Any claim for breach of any term, provision, representation, warranty or covenant is subject to the applicable statute of limitations.
10. **Right of Entry.** From and after the effective date of this Agreement and at all time until this Agreement is terminated or title vests in the Buyer, the Buyer, its agents, officers, employees, contractors, and affiliates have the right at all reasonable times to enter on the Property for the purposes of the Buyer, to conduct surveys, and studies and other construction pre-planning activities and site visits. Buyer will indemnify, defend and hold Seller harmless from and against any and all injuries, damages, claims, costs, expenses or liabilities arising from Buyer’s or Buyer’s designated persons’ or agent’s entry onto the Property, including but not limited to attorneys’ fees and costs. Notwithstanding anything to the contrary in this Agreement, Buyer’s indemnification obligations set forth in this Section shall survive the Closing, and shall survive the termination of this Agreement and Escrow prior to the Closing.
11. **Possession of the Property.** Subject to the Approved Exceptions and any leases or occupancy rights approved or assumed by Buyer pursuant to this Agreement, Seller shall deliver possession of the Property to Buyer at the Close of Escrow on an as-is, where-is basis. Buyer acknowledges that Seller shall not be deemed in default under this Agreement solely due to a tenant or occupant holdover existing at the Close of Escrow, provided Seller

has not entered into any new lease or occupancy agreement, or extended or amended existing leases, in violation of this Agreement.

12. **Assignment and Successors.** The Buyer has the right to assign all rights and obligations under this Agreement to any party. This Agreement inures to the benefit of and is binding upon the parties to this Agreement and their respective heirs, successors, and assigns. Buyer shall not be released from its obligations under this Agreement due to any assignment, and shall remain jointly and severally liable for the same with an assignee.
13. **Notices.** All notices (including requests, demands, approvals or other communications) under this Agreement shall be in writing. The place for delivery of all notices given under this Agreement is as follows:

Seller: 1400 Canzani Commercial, LLC, 1410 Canzani Commercial, LLC, and
1420 Canzani Commercial, LLC
P.O. Box 362
Knightsen, CA 94548
Telephone: (925) 783-3299

Buyer: Real Estate Division/Principal Real Property Agent
Contra Costa County Public Works Department
40 Muir Road
Martinez, CA 94553
Telephone: (925) 655-3141

Or to such other addresses as Buyer and Seller may designate by written notice to the other.

14. **Entire Agreement.** This Agreement contains the entire agreement of the parties and supersedes all other prior agreements and all negotiations leading up to the execution of this Agreement, whether oral or in writing, with respect to the Buyer's purchase of the Property. The parties acknowledge that no representations, inducements, promises, or statements, oral or otherwise, have been made that are not embodied or incorporated by reference herein. The parties further agree that no covenant, representation, inducement, promise, or statement not set forth in this Agreement is valid or binding.
15. **Construction.** The section headings and captions of this Agreement are, and the arrangement of this instrument is, for the sole convenience of the parties to this Agreement. The section headings, captions, and arrangement of this instrument do not in any way affect, limit, amplify, or modify the terms and provisions of this Agreement. This Agreement may not be construed as if it had been prepared by one of the parties, but rather as if both parties had prepared it. The parties to this Agreement have read and reviewed this Agreement and agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party do not apply to the interpretation of this Agreement. The Recitals are enforceable as part of this Agreement.

16. **Further Assistance.** Whenever requested to do so by the other party, each party shall execute acknowledge and deliver all further conveyances, assignments, confirmations, satisfactions, releases, powers of attorney, instruments of further assurance, approvals, consents and all further instruments and documents as may be necessary, expedient, or proper in order to complete all conveyances, transfers, sales, and assignments under this Agreement, and do all other acts and to execute acknowledge, and deliver all documents as requested in order to carry out the intent and purpose of this Agreement, provided such actions do not create additional liability or unreasonable expense to either party.
17. **Waiver.** A waiver or breach of any covenant or provision in this Agreement may not be deemed a waiver of any other covenant or provision in this Agreement, and no waiver is valid unless in writing and executed by the waiving party.
18. **Severability.** If any term or provision of this Agreement is held, to any extent, to be invalid or unenforceable, the remainder of this Agreement will not be affected.
19. **Governing Law.** This Agreement is governed by the laws of the State of California, and venue for any legal action shall be in Contra Costa County.
20. **Extension.** Seller shall have the sole right, in Seller's discretion, to extend the Close of Escrow for up to two (2) additional thirty (30) day periods. Any such extension shall be effective upon written notice from Seller to Buyer prior to the then-scheduled Close of Escrow date.

CONTRA COSTA COUNTY, a
political subdivision of the State of California

1400 Canzani Commercial, LLC

By _____
Warren Lai
Director of Public Works

By _____
Peter Canzani, Its Manager

RECOMMENDED FOR APPROVAL:

1410 Canzani Commercial, LLC

By _____
Jessica L. Dillingham
Principal Real Property Agent

By _____
Peter Canzani, Its Manager

By _____
Jessica Castro
Senior Real Property Agent

1420 Canzani Commercial, LLC

By _____
Peter Canzani, Its Manager

APPROVED AS TO FORM:

Thomas L. Geiger, County Counsel

By _____
Liliana Garcia
Deputy County Counsel

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL ONE: Portion of the Rancho Monte Del Diablo, described as follows:

Beginning on the Northwest line of the parcel of land described in the Deed to V. Earl Mulkins, et ux, recorded September 15, 1955 in Book 2610 of Official Records, at Page 293, distant thereon, North 57°17'15" East, 12 feet from the Southwest line of the parcel of land described in the Deed to Peter E. Canzani, recorded April 8, 1938, Book 465 of Official Records, at Page 69; thence from said point of beginning, North 57°17'15" East, along the Northwest line of said Mulkins parcel, 205.91 feet to the Northeast line of said Mulkins parcel; thence North 32°42'45" West, along the direct extension, North 32°42'45" West, of said Northeast line, 25 feet; thence North 57°17'15" East, 61.09 feet; thence Northeasterly and Northwesterly, along the arc of a curve to the left with a radius of 75 feet, through a central angle of 96°02'24", an arc distance of 125.72 feet; thence North 38°45'09" West, tangent to the last curve, 96.02 feet to a line drawn parallel with and distant 2 feet Southeasterly, measured at right angles, from the South line of the strip of land described as Parcel One in the deed to Contra Costa County, recorded May 23, 1956, in Book 2772 of Official Records, at Page 598; thence South 51°14'51" West, along said parallel line, 315.33 feet; thence Southwesterly and Southeasterly, along the arc of a curve to the left with a radius of 20 feet, through a central angle of 83°57'36", an arc distance of 29.31 feet to a point which bears North 32°42'45" West, from the point of beginning; thence South 32°42'45" East, 150.31 feet to the point of beginning.

PARCEL TWO:

A right of way (not to be exclusive) for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, television service, electric light and power lines, together with the necessary poles or conduits, as an appurtenance to Parcel One above, over a portion of the Rancho Monte Del Diablo, described as follows: Commencing at the Southwest line of the parcel of land described in the Deed to Peter E. Canzani, recorded April 8, 1938, Book 465, Official Records, Page 69, at the Northwest line of the parcel of land described in the Deed to V. Earl Mulkins, et ux, recorded September 15, 1955, Book 2610, Official Records, Page 293, thence from said point of commencement North 57° 17' 15" East, along said Northwest line, 12 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning, North 32° 42' 45" West, parallel with the South West line of said Canzani Parcel, 70 feet; thence Southeasterly and Easterly along the arc of a curve to left with a radius of 20 feet, through a central angle of 90°, an arc distance of 31.42 feet; thence North 57° 17' 15" East, tangent to the last curve, 247 feet; thence Northeasterly and Northwesterly, along the arc of a curve to the left with a radius of 50 feet, through a central angle of 96° 02' 24", an arc distance of 83.81 feet; thence North 38° 45' 09" West, tangent to the last curve, 61.18 feet; thence Northwesterly and Southwesterly, along the arc of a curve to the left with a radius of 20 feet, tangent to the last course, an arc distance of 29.50 feet; thence South 56° 44' 11" West, tangent to the last curve, 156.11 feet

to line drawn parallel with and distant 2 feet Southeasterly, measured at right angles, from the South line of the strip of land described as Parcel One in the Deed to Contra Costa County, recorded May 23, 1956, Book 2772, Official Records, Page 598; thence North 51° 14' 51" East, along said parallel line, 396.96 feet; thence South 45° 45' 31" West, 156.11 feet; thence Southwesterly and Southeasterly, along the arc of a curve to the left with a radius of 20 feet, through a central angle of 84° 30' 40", an arc distance of 29.50 feet; thence South 38° 45' 09" East, tangent to the last curve, 61.18 feet; thence Southeasterly and Southwesterly, along the arc of a curve to the right with a radius of 100 feet, through a central angle of 96° 02' 24", an arc distance of 167.62 feet; thence South 57° 17' 15" West, tangent to the last curve, 267 feet to the point of beginning.

Excepting from Parcel Two: That portion thereof lying within Parcel One above.

APN:126-380-001-1

PARCEL ONE: Portion of the Rancho Monte Del Diablo, described as follows:

Commencing at the Southwest line of the parcel of land described in the Deed to Peter E. Canzani, recorded April 8, 1938, Book 465, Official Records, Page 69, at the Northwest line of the Parcel of land described in the Deed to V. Earl Mulkins, et ux, recorded September 15, 1955; Book 2610, Official Records, Page 293; thence from said point of commencement, North 57° 17' 15" East, along said Northwest line, 217.91 feet to the Northeast line of said Mulkins Parcel; thence North 32° 42' 45" West, along the direct extension North 32° 42' 45" West of said Northeast line, 25 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning, North 57° 17' 15" West, 61.09 feet; thence Northeasterly, along the arc of a curve to the left with a radius of 75 feet, through a central angle of 43° 46' 55", an arc distance of 57.31 feet; thence South 76° 29' 40" East, 46.12 feet; thence South 32° 42' 45" East, 78 feet; thence South 81° 52' 31" East, 74 feet to the West line of the parcel of land described as Parcel One in the Deed to the State of California, recorded September 17, 1959, Book 3455, Official Records, Page 137; thence South 08° 07' 29" West, along said West line, 545.62 feet to the Southeast line of said Canzani Parcel (465 O.R. 69); thence South 61° 22' 30" West, along said Southeast line, 24.56 feet to the East line of the parcel of land described in the Deed to Max V. Bently, et ux, recorded June 25, 1957, Book 3003, Official Records, Page 465; thence along the exterior line of said Bently Parcel, as follows: North 10° 40' 53" East, 309.47 feet, North 32° 42' 45" West, 100 feet and South 57° 17' 15" West, 32.20 feet, to the Northeast line of said Mulkins Parcel, (2610 O.R. 293); thence North 32° 42' 45" West, along said Northeast line and along the direct extension North 32° 42' 45" West, thereof, 225 feet to the point of beginning.

PARCEL TWO:

A right of way (not to be exclusive) for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, television service, electric light and power lines, together with the necessary poles or conduits, as an appurtenance to Parcel One above, over a portion of the Rancho Monte Del Diablo, described as follows: Commencing at the Southwest line of the parcel of land described in the Deed to Peter E. Canzani, recorded April 8, 1938, Book 465, Official Records, Page 69, at the Northwest line of the parcel of land described in the Deed to V. Earl Mulkins, et ux, recorded September 15, 1955, Book 2610, Official Records,

Page 293, thence from said point of commencement North 57° 17' 15" East, along said Northwest line, 12 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning, North 32° 42' 45" West, parallel with the South West line of said Canzani Parcel, 70 feet; thence Southeasterly and Easterly along the arc of a curve to the left with a radius of 20 feet, through a central angle of 90°, an arc distance of 31.42 feet; thence North 57° 17' 15" East, tangent to the last curve, 247 feet; thence Northeasterly and Northwesterly, along the arc of a curve to the left with a radius of 50 feet, through a central angle of 96° 02' 24", an arc distance of 83.81 feet; thence North 38° 45' 09" West, tangent to the last curve, 61.18 feet; thence Northwesterly and Southwesterly, along the arc of a curve to the left with a radius of 20 feet, tangent to the last curve, an arc distance of 29.50 feet; thence South 56° 44' 11" West, tangent to the last curve, 156.11 feet to line drawn parallel with and distant 2 feet Southeasterly, measured at right angles, from the South line of the strip of land described as Parcel One in the Deed to Contra Costa County, recorded May 23, 1956, Book 2772, Official Records, Page 598; thence North 51° 14' 51" East, along said parallel line, 396.96 feet; thence South 45° 45' 31" West, 156.11 feet; thence Southwesterly and Southeasterly, along the arc of a curve to the left with a radius of 20 feet, through a central angle of 84° 30' 40", an arc distance of 29.50 feet; thence South 38° 45' 09" East, tangent to the last curve, 61.18 feet; thence Southeasterly and Southwesterly, along the arc of a curve to the right with a radius of 100 feet, through a central angle of 96° 02' 24", an arc distance of 167.62 feet; thence South 57° 17' 15" West, tangent to the last curve, 267 feet to the point of beginning.

Excepting from Parcel Two:

That portion thereof lying within Parcel One above.

PARCEL THREE:

A right of way (not to be exclusive) for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, television service, electric light and power lines, together with the necessary poles or conduits, as an appurtenance to Parcel One above, over a portion of the Rancho Monte Del Diablo, described as follows:

Beginning at the Southwest line of the parcel of land described in the Deed to Peter E. Canzani, recorded April 8, 1938, Book 465, Official Records, Page 69, at the Northwest line of the parcel of land described in the Deed to V. Earl Mulkins, et ux, recorded September 15, 1955, Book 2610, Official Records, Page 293; thence from said point of beginning, North 57° 17' 15" East, along said Northwest line, 12 feet; thence North 32° 42' 45" West, parallel with said Southwest line, 150.31 feet; thence Northwesterly and Northeasterly along the arc of a curve to the right with a radius of 20 feet, through a central angle of 83° 57' 36", an arc distance of 29.31 feet to a line drawn parallel with and distant 2 feet Southeasterly, measured at right angles from the South line of the strip of land described as Parcel One in the Deed to Contra Costa County, recorded May 23, 1956, Book 2772, Official Records, Page 598; thence North 51° 14' 51" East, along said parallel line, 702.14 feet to the West line of the parcel of land described as Parcel One in the Deed to the State of California, recorded September 17, 1959, Book 3455, Official Records, Page 137; thence North 08° 07' 29" East, along said West line, 2.93 feet to the South line of said County parcel, (2772 O.R. 598); thence along said South line and along the Southwest line of said Canzani Parcel, as follows: South 51° 14' 51" West, 716.13 feet; Southwesterly and Southeasterly, along the arc of

a curve to the left with a radius of 20 feet, through a central angle of $83^{\circ} 57' 36''$, an arc distance of 29.31 feet and South $32^{\circ} 42' 45''$ East, 151.65 feet to the point of beginning.

APN: 126-380-007-8

PARCEL ONE: Portion of the Rancho Monte Del Diablo, described as follows:

Commencing at the southwest line of the parcel of land described in the Deed to Peter E. Canzani, recorded April 8, 1938, in Book 465 of Official Records, at Page 69, at the Northwest line of the parcel of land described in the Deed to V. Earl Mulkins, et ux, recorded September 15, 1955, in Book 2610, Official Records, Page 293; thence from said point of commencement North $57^{\circ} 17' 15''$ East along said Northwest line, 217.91 feet to the Northeast line of said Mulkins Parcel; thence North $32^{\circ} 42' 45''$ West, along the direct extension North $32^{\circ} 42' 45''$ West of said Northeast line, 25 feet; thence North $57^{\circ} 17' 15''$ East, 61.09 feet; thence Northeasterly and Northwesterly, along the arc of a curve to the left with a radius of 75 feet through a central angle of $91^{\circ} 44' 37''$, an arc distance of 120.09 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning Southeasterly and Southwesterly, along the arc of a curve to the right with a radius of 75 feet, through a central angle of $47^{\circ} 57' 42''$, an arc distance of 62.78 feet; thence South $76^{\circ} 29' 40''$ East, 46.12 feet; thence South $32^{\circ} 42' 45''$ East, 78 feet; thence South $81^{\circ} 52' 31''$ East, 74 feet to the West line of the parcel of land described as Parcel One in the Deed to the State of California, recorded September 17, 1959, Book 3455, Official Records, Page 137; thence North $08^{\circ} 07' 29''$ East, along said West line 285.65 feet to a point which bears North $57^{\circ} 17' 15''$ East from the point of beginning; thence South $57^{\circ} 17' 15''$ West, 251.62 feet to the point of beginning.

PARCEL TWO:

A right of way (not to be exclusive) for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, television service, electric light and power lines, together with the necessary poles or conduits, as an appurtenance to Parcel One above, over a portion of the Rancho Monte Del Diablo, described as follows:

Commencing at the Southwest line of the parcel of land described in the Deed to Peter E. Canzani, recorded April 8, 1938, Book 465, Official Records, Page 69, at the Northwest line of the parcel of land described in the Deed to V. Earl Mulkins, et ux, recorded September 15, 1955, Book 2610, Official Records, Page 293, thence from said point of commencement North $57^{\circ} 17' 15''$ East, along said Northwest line, 12 feet to the actual point of beginning of the herein described parcel of land; thence from said point of beginning, North $32^{\circ} 42' 45''$ West, parallel with the South West line of said Canzani Parcel, 70 feet; thence Southeasterly and Easterly along the arc of a curve to the left with a radius of 20 feet, through a central angle of 90° , an arc distance of 31.42 feet; thence North $57^{\circ} 17' 15''$ East, tangent to the last curve, 247 feet; thence Northeasterly and Northwesterly, along the arc of a curve to the left with a radius of 50 feet, through a central angle of $96^{\circ} 02' 24''$, an arc distance of 83.81 feet; thence North $38^{\circ} 45' 09''$ West, tangent to the last curve, 61.18 feet; thence Northwesterly and Southwesterly, along the arc of a curve to the left with a radius of 20 feet, tangent to the last course, an arc distance of 29.50 feet; thence South $56^{\circ} 44' 11''$ West, tangent to the last curve, 156.11 feet to line drawn parallel with and distant 2 feet Southeasterly, measured

at right angles, from the South line of the strip of land described as Parcel One in the Deed to Contra Costa County, recorded May 23, 1956, Book 2772, Official Records, Page 598; thence North 51° 14' 51" East, along said parallel line, 396.96 feet; thence South 45° 45' 31" West, 156.11 feet; thence Southwesterly and Southeasterly, along the arc of a curve to the left with a radius of 20 feet, through a central angle of 84° 30' 40", an arc distance of 29.50 feet; thence South 38° 45' 09" East, tangent to the last curve, 61.18 feet; thence Southeasterly and Southwesterly, along the arc of a curve to the right with a radius of 100 feet, through a central angle of 96° 02' 24", an arc distance of 167.62 feet; thence South 57° 17' 15" West, tangent to the last curve, 267 feet to the point of beginning.

Excepting from Parcel Two:

That portion thereof lying within Parcel One above.

PARCEL THREE:

A right of way (not to be exclusive) for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, television service, electric light and power lines, together with the necessary poles or conduits, as an appurtenance to Parcel One above, over a portion of the Rancho Monte Del Diablo, described as follows:

Beginning at the Southwest line of the parcel of land described in the Deed to Peter E. Canzani, recorded April 8, 1938, Book 465, Official Records, Page 69, at the Northwest line of the parcel of land described in the Deed to V. Earl Mulkins, et ux, recorded September 15, 1955, Book 2610, Official Records, Page 293; thence from said point of beginning, North 57° 17' 15" East, along said Northwest line, 12 feet; thence North 32° 42' 45" West, parallel with said Southwest line, 150.31 feet; thence Northwesterly and Northeasterly along the arc of a curve to the right with a radius of 20 feet, through a central angle of 83° 57' 36", an arc distance of 29.31 feet to a line drawn parallel with and distant 2 feet Southeasterly, measured at right angles from the South line of the strip of land described as Parcel One in the Deed to Contra Costa County, recorded May 23, 1956, Book 2772, Official Records, Page 598; thence North 51° 14' 51" East, along said parallel line, 702.14 feet to the West line of the parcel of land described as Parcel One in the Deed to the State of California, recorded September 17, 1959, Book 3455, Official Records, Page 137; thence North 08° 07' 29" East, along said West line, 2.93 feet to the South line of said County parcel, (2772 O.R. 598); thence along said South line and along the Southwest line of said Canzani Parcel, as follows: South 51° 14' 51" West, 716.13 feet; Southwesterly and Southeasterly, along the arc of a curve to the left with a radius of 20 feet, through a central angle of 83° 57' 36", an arc distance of 29.31 feet and South 32° 42' 45" East, 151.65 feet to the point of beginning.

APN: 126-380-008-6

EXHIBIT B

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:

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.

GRANT DEED

For Value Received, receipt of which is hereby acknowledged, _____

GRANTS to

CONTRA COSTA COUNTY, a political subdivision of the State of California, organized under the laws of the State of California,

The following described real property in the unincorporated area of the County of Contra Costa, State of California,

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

Date _____

GRANTOR:

Title: _____

ATTACH APPROPRIATE ACKNOWLEDGMENT

MAIL TAX STATEMENTS TO:

Contra Costa County, Public Works Department, Attn: Real Estate Division, 255 Glacier Drive, Martinez, CA 94553