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Recording Requested by  
WFG National Title Insurance  
Company and Simplifile  
**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**  
Contra Costa County  
Public Works Department  
40 Muir Road, 2<sup>nd</sup> Floor  
Martinez, CA 94553

Electronically Recorded  
CONTRA COSTA Co Recorder Office  
KRISTIN B. CONNELLY, Clerk-Recorder  
**DOC - 2023-0126772**  
Wednesday, Nov 29, 2023 12:39:00



Total Paid: No Fee  
10 - SimpliFile

Receipt #: 202300106420

210 / CPPC / 1-5

**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. 416-140-048-8

Title Co. Order No. 23-151607

**GRANT DEED**

For valuable consideration, receipt of which is hereby acknowledged, Jupiter Investments LLC, a California limited liability company ("Grantor") hereby grants to the County of Contra Costa, a political subdivision of the State of California ("Grantee"), the following described real property in the City of San Pablo, County of Contra Costa, State of California.

PARCEL A, as shown on the map of MS 778-88, filed March 9, 1989,  
Book 139 Parcel Maps, Page 1, Contra Costa County records.

**JUPITER INVESTMENTS LLC**

Dated 11/27/2023

By   
Frank Hsi Sheng Cheng, Managing Partner

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

MARIN (CM)

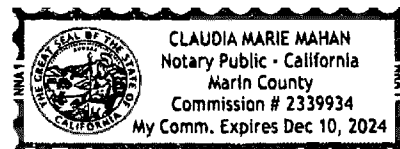
On Nov 27, 2023 before me, Claudia Marie Mahan Notary Public, personally appeared, Frank Hsi Sheng Cheng who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person 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 

(seal)



(\*) WITNESS my hand and official seal.

Mail Tax Statement to the above address

**I certify under penalty of perjury and the laws of the State of California  
(Government Code - GOV § 27361.7) that the illegible portion of this document to  
which this statement is attached reads as follows:**

**STATE OF: CALIFORNIA  
COUNTY OF: MARIN**

**DATE: NOV. 27, 2023**

**CLAUDIA MARIE MAHAN, NOTARY PUBLIC**

**PERSONALLY APPEARED: FRANK HSI SHENG CHENG**

**PLACE OF EXECUTION:  
Dublin, CA 94568**

**PHONE: 925-847-9570**

**DATE: NOVEMBER 28, 2023**

Signature



T. WEBB

**ILLEGIBLE NOTARY SEAL DECLARATION**

**(GOVERNMENT CODE 27361.7)**

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: CLAUDIA MARIE MAHAN

Commission No.: 2339934

Date Commission Expires: DEC 10, 2024

Notary Public State and County: CALIFORNIA / MARIN COUNTY

Date: NOVEMBER 28, 2023



\_\_\_\_\_  
Declarant

T. WEBB

\_\_\_\_\_  
Print name of Declarant

Dublin, CA 94568

\_\_\_\_\_  
Place of execution of this declaration

Phone: 925-847-9570



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Legislation Details (With Text)

File #: 23-349      Version: 1      Name:  
 Type: Consent Item      Status: Passed  
 File created: 8/22/2023      In control: BOARD OF SUPERVISORS  
 On agenda: 9/12/2023      Fraction: 9/12/2023  
 Title: APPROVE and AUTHORIZE the Public Works Director to exercise the option to purchase the real property located at 2523 El Portal Drive, San Pablo, for \$3,445,000, for the operation of a mental health urgent care facility and a therapeutic residential facility, as recommended by the Health Services Director. (100% Mental Health Services Act funds)

Sponsors:

Indexes:

Code sections:

Attachment&: 1.CP#23-17 NOE Property Acquisition-2523 El Portal-Signed

Date	Ver.	Action By	Action	Result
9/12/2023	1	BOARD OF SUPERVISORS	approved	Pass

To: Board of Supervisors

From: Brian M. Balbas, Public Works Director

Report Title: Purchase of Real Property located at 2523 El Portal Drive, San Pablo

### RECOMMENDATIONS:

APPROVE and AUTHORIZE the Public Works Director, or designee, to exercise the exclusive option to purchase the property located at 2523 El Portal Drive, San Pablo, California, (the Property) in the manner set forth in the Option Agreement and Escrow Instructions dated December 13, 2022 (Option Agreement).

AUTHORIZE the Public Works Director, or designee, to execute documents related to the purchase of the Property that (i) are approved as to form by County Counsel, and (ii) implement the terms of this board order.

ACCEPT the Grant Deed from Jupiter investments LLC, for the purchase of the Property, identified as Assessor's Parcel Number 416-140-048.

DETERMINE that this activity will not have a significant effect on the environment, and that it has been determined to be exempt from the California Environmental Quality Act (CEQA) under State CEQA guidelines Article 5, Section 15061 (b)(3); DIRECT the Director of the Department of Conservation and Development (DCD) to file a Notice of Exemption with the County Clerk; and DIRECT the Public Works Director, or designee, to arrange for payment of the \$50 fee to the County Clerk for filing and a \$25 fee to the DCD for processing of the Notice of Exemption.

APPROVE Payment of \$3,345,000.00 for the Property and AUTHORIZE the Auditor-Controller to wire funds in the amount of \$3,345,000.00 payable to Doma Title of California, Inc., 4160 Dublin Blvd., Suite 100,

Dublin, California (Title Company), for deposit into escrow 54606-22-01585A, Attn: Evelyn Bowens. Direct the Real Property Division to have the above referenced Grant Deed delivered to the Title Company for recording in the Office of the County Recorder.

**FISCAL IMPACT:**

The purchase of the property will be funded by Mental Health Services Act (MHSA) funds.

**BACKGROUND:**

On July 12, 2022, the Board of Supervisors (Board) authorized the Health Services Director to apply for grant funding from the Behavioral Health Continuum Infrastructure Program (BHCIP) Round 5, available through the California Department of Health Care Services to purchase the Property. The County's application to the Behavioral Health Continuum Infrastructure Program (BHCIP) proposed the acquisition of the Property, and the renovation of the existing two-story building on the Property for the operation of a mental health urgent care facility and a therapeutic residential facility.

In support of the County's application to the State for BHCIP funding for the project, on December 13, 2022, the Board approved the purchase of an option to purchase the Property. The purchase price of the option was \$100,000 (Option Price). The purchase price of the Property is \$3,445,000. Under the terms of the Option Agreement, the Option Price will be applied to the Purchase Price at the close of escrow.

On August 1, 2023, the Board approved a budget strategy for Health Services that includes using Mental Health Service Act (MHSA) funds for the purchase of the Property. The modification to the budget strategy was the result of the County not being awarded BHCIP funds in Round 5.

On August 8, 2023, the Board approved a Notice of Intention fixing September 12, 2023, at 9:30 a.m. or thereafter, in the Board's Chambers, County Administration Building, Martinez, California, as the time and place where it would meet to consummate the purchase of the Property from Jupiter Investments LLC. The notice was duly published in the Contra Costa Times in compliance with Government Code Section 6063.

The exercise of the Option Agreement consummates the purchase of the Property.

**CONSEQUENCE OF NEGATIVE ACTION:**

The County will not exercise the option to purchase the Property, which could impact the County's ability to address significant gaps in crisis care in the County's behavioral health infrastructure.

Thereby 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.

ATTESTED: 09-12-2023

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By:  Jane McFadden, Deputy Clerk

