

Recorded at the request of:  
CONTRA COSTA COUNTY  
Public Works Department  
Engineering Services Division  
Return to:  
Public Works Department  
Records Section

Area: Alamo  
Road: Green Valley Rd.  
County Road No.: 4933  
Project: Sub. M.S. 93-86  
Assessor's No.: 194-070-020 & 022

**GRANT DEED OF DEVELOPMENT RIGHTS**

To meet condition number <sup>AG</sup> 9-H of Subdivision M.S. 93-86, We, Stephen R. and Patricia J. Williams, (owner) hereby grant to the County of Contra Costa, a governmental 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 Parcel A, B, C, & D of Subdivision M.S. 93-86 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 negative easement 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.

\_\_\_\_\_  
(Owner) Stephen R. Williams

\_\_\_\_\_  
(Owner) Patricia J. Williams

Dated \_\_\_\_\_ State of California,  
County of Contra Costa this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, in the year \_\_\_\_\_, before me, \_\_\_\_\_  
\_\_\_\_\_, a notary public in and  
for said County and State, personally appeared \_\_\_\_\_  
and \_\_\_\_\_  
\_\_\_\_\_, known to me to be the persons whose  
names are subscribed to the foregoing statement,  
and acknowledged to me that they executed the same.

\_\_\_\_\_  
Notary public in and for the County  
of Contra Costa, State of California.

DE:93.86.t11

EXHIBIT "A"

ES-Subdivision MS 93-86

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

That portion of Parcels A, B, C and D designated as Restricted Development Area as shown on Subdivision MS 93-86 as recorded on \_\_\_\_\_, \_\_\_\_\_, in Book \_\_\_\_\_ of Parcel Maps, page \_\_\_\_\_, on file at the County Recorder's Office.

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Assessor's No.: 194-070-020 & 022

GRANT DEED OF DEVELOPMENT RIGHTS

To meet condition number 96 of Subdivision M.S. 93-86, We, Stephen R. and Patricia J. Williams, (owner) hereby grant to the County of Contra Costa, a governmental 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 Parcel A, B, C, & D of Subdivision M.S. 93-86 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 negative easement 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.

\_\_\_\_\_  
(Owner) Stephen R. Williams

\_\_\_\_\_  
(Owner) Patricia J. Williams

Dated \_\_\_\_\_ State of California,  
County of Contra Costa this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, in the year \_\_\_\_\_, before me, \_\_\_\_\_  
\_\_\_\_\_, a notary public in and  
for said County and State, personally appeared \_\_\_\_\_  
and \_\_\_\_\_  
\_\_\_\_\_, known to me to be the persons whose  
names are subscribed to the foregoing statement,  
and acknowledged to me that they executed the same.

\_\_\_\_\_  
Notary public in and for the County  
of Contra Costa, State of California.

DE:93.86.t11

EXHIBIT "A"

ES-Subdivision MS 93-86

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

That portion of Parcels A, B, C and D designated as Restricted Development Area as shown on Subdivision MS 93-86 as recorded on \_\_\_\_\_, \_\_\_\_\_, in Book \_\_\_\_\_ of Parcel Maps, page \_\_\_\_\_, on file at the County Recorder's Office.