

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

Quitclaim Deed
Portion of Bernhard Avenue
Road No. 1065W
Tewksbury Heights (2 M 38)
Drawing No. A1065W-2025A

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, 4.40 feet to the most easterly corner of said Lot 14 of said Block 15 (2 M 38); thence leaving said southerly boundary of said Block 15 (2 M 38), along the southerly prolongation of the northeasterly line of said Lot 14 of said Block 15 (2 M 38), South $43^{\circ} 30' 00''$ East, 16.82 feet; thence leaving said southerly prolongation, South $31^{\circ} 46' 48''$ West, 64.14 feet; thence South $44^{\circ} 02' 43''$ West, 76.94 feet; thence South $55^{\circ} 33' 17''$ West, 35.99 feet to a point on the southerly prolongation of the westerly line of said Lot 14 of said Block 15 (2 M 38); thence along said southerly prolongation, North $28^{\circ} 18' 00''$ West, 43.66 feet to a point of cusp with said tangent curve having a radius of 30.00 feet, and the **Point of Beginning**.

Containing an area of 3,637 square feet (0.084 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-2025A) 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:

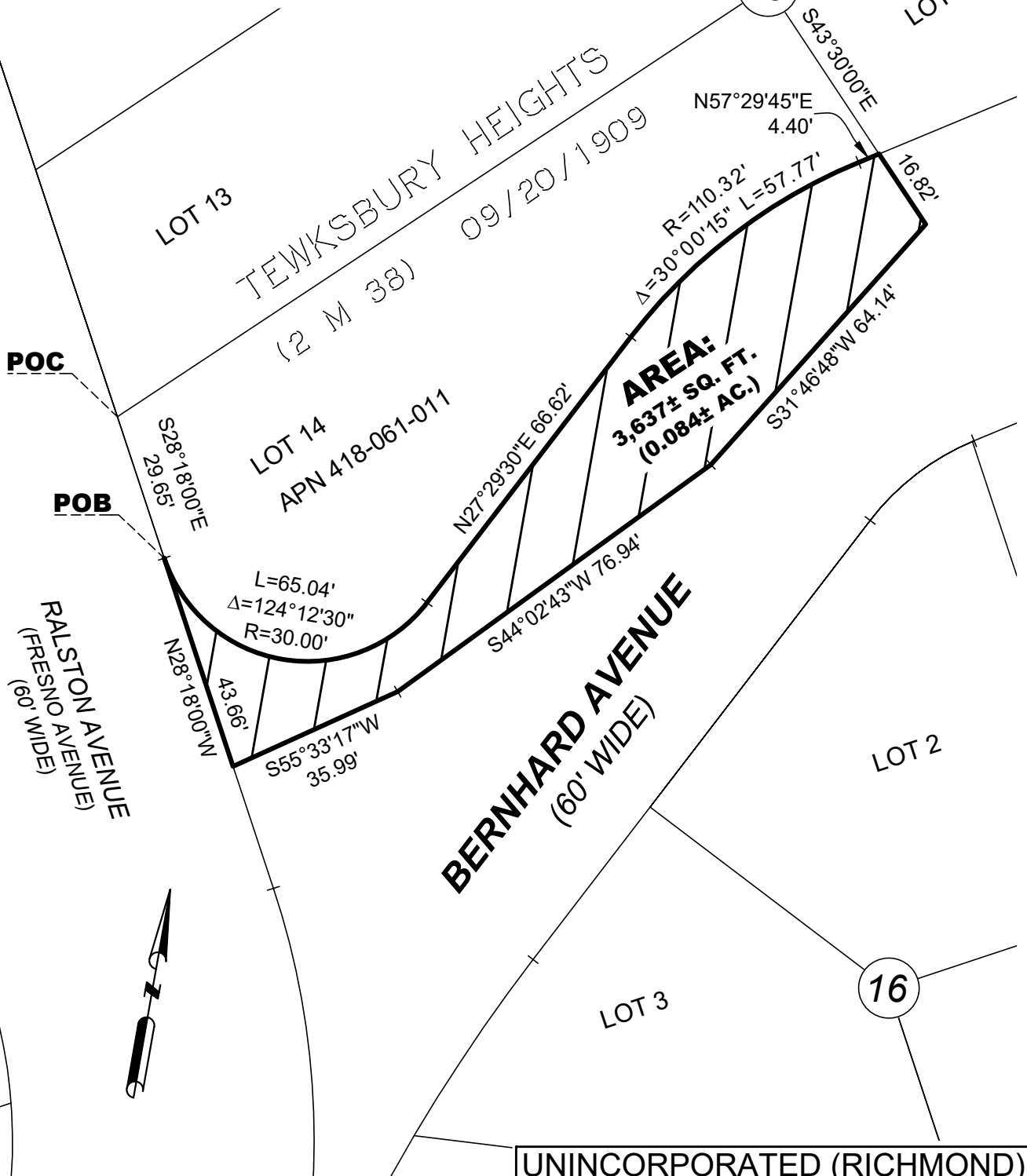
Dana M. Trezise

Licensed Land Surveyor
Contra Costa County Public Works Department

Date:

July 28, 2025

EXHIBIT "B"
PLAT TO ACCOMPANY EXHIBIT "A"



UNINCORPORATED (RICHMOND)

QUITCLAIM DEED
PORTION OF BERNHARD AVENUE (2 M 38)

Instr. _____ Recorded _____
Document No. _____



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

SCALE: 1" = 30'

DATE: 07/28/2025

DRAWN BY: DCF

DRAWING NO.

CHECKED BY: DMT

A1065W-2025A