

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

OCT 23 1995

95 183727

Area: Pleasant Hill, California  
Road: Reliez Valley Road  
Project: Subdivision 7144  
Assessor's No. 365-160-025, 026, & 027

RECORDED AT REQUEST OF  
Contra Costa  
OCT 23 1995  
AT 11 O'CLOCK M.  
CONTRA COSTA COUNTY RECORDS  
STEPHEN L. WEIR  
COUNTY RECORDER  
FEE \$ 077

## GRANT DEED OF DEVELOPMENT RIGHTS

To meet condition number 14 of Subdivision 7144. We, Henryk S. Muchlinski and Barbara E. Muchlinski, as trustees of the Muchlinski Family Revocable Trust dated August 26, 1988, and as husband and wife hereby grant 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 know as Parcels "A", "B", "C", and "D", and a portion of Lots 15 and 16, of Subdivision 7144 situate 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 said portion of that real property. 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.

Henryk S. Muchlinski  
Henryk S. Muchlinski, Trustee

Barbara E. Muchlinski  
Barbara E. Muchlinski, Trustee

Henryk S. Muchlinski  
Henryk S. Muchlinski

Barbara E. Muchlinski  
Barbara E. Muchlinski

95 183727

EXHIBIT A

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS "A", "B", "C", AND "D", AND THAT PORTION OF LOTS 15 AND 16  
SOUTHEASTERLY OF THE "STRUCTURE SETBACK LINE" AS SHOWN ON THE  
MAP OF SUBDIVISION 7144, RECORDED ON October 23, 1995, IN BOOK  
383 OF MAPS, PAGE 1, ON FILE AT THE COUNTY RECORDER'S OFFICE.

**ACKNOWLEDGMENT**

95 183727

STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA )

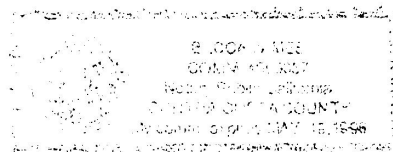
ON September 8, 1995 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED HENRYK S. MUCHLINSKI AND BARBARA E. MUCHLINSKI AS TRUSTEES OF THE MUCHLINSKI FAMILY, REVOCABLE TRUST DATED AUGUST 26, 1988 PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING STATEMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE STATEMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE STATEMENT.

WITNESS MY HAND:

Becca James  
PRINT NAME: Becca James  
NOTARY PUBLIC IN AND FOR THE COUNTY OF  
Contra Costa STATE OF CALIFORNIA

MY COMMISSION EXPIRES: 5-19-96

PRINCIPAL PLACE OF BUSINESS: Walnut Creek



**ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA )

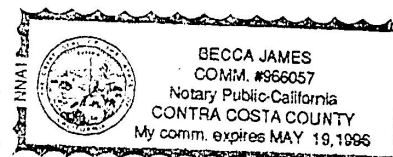
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C.5

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Order on October 3, 1995 by the following vote:

**AYES:** Supervisors Rogers, Smith, DeSaulnier, Torlakson, Bishop

**NOES:** None

**35 183727**

**ABSENT:** None

**ABSTAIN:** None

**SUBJECT:** Authorizing Acceptance of Instrument.

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

<u>INSTRUMENT</u>	<u>REFERENCE</u>	<u>GRANTOR</u>	<u>AREA</u>
Grant Deed of Development Rights	Subdivision 7144	Kaufman and Broad of Northern California	Pleasant Hill

Contact: Rich Lierly - 313-2348

Originator: Public Works (ES)

cc: Recorder (via Title Co.) then PW Records \*then Clerk of the Board  
Director of Community Development

RL:mw  
BO3:t10

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.

ATTESTED: October 3, 1995

PHIL BATCHELOR, Clerk of the Board  
of Supervisors and County Administrator

By Shirley Casillas Deputy

END OF DOCUMENT