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Recorded at the request of:  
 Contra Costa County  
 Public Works Department  
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Area: Byron  
 Subdivision: 7686  
 APN: 011-220-027

CONTRA COSTA Co Recorder Office  
 STEPHEN L. WEIR, Clerk-Recorder  
**DOC- 2000-0057844-00**  
 Check Number  
 T, MAR 23, 2000 09:21:00  
 FRE \$0.00  
 Ttl Pd \$0.00 Nbr-0000041833  
 kat/RB/1-5

### GRANT DEED OF DEVELOPMENT RIGHTS (Open Space)

To meet condition of approval number 5B of Subdivision 7686, Talisman Realty Group, Inc. (Owner) hereby grants 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 known as Parcels "E and J", of Subdivision 7686, 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 covenant, 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.

The undersigned executed this instrument on JAN. 12, 2000 (Date).

Talisman Realty Group, Inc.

By: A. T. Shaw  
 Albert T. Shaw, Director.

(See attached notary)

57844

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Contra Costa

SS.

On 1-12-00

Date

before me,

Elizabeth A. Stagner

Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared

A.T. Shavv

Name(s) of Signer(s)

X personally known to me  
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.

WITNESS my hand and official seal.

Elizabeth A. Stagner

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Grant Deed of Development Rights

Document Date: 1-12-00

Number of Pages: 1

Signer(s) Other Than Named Above:

### Capacity(ies) Claimed by Signer

Signer's Name:

Individual

X Corporate Officer — Title(s):

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

**ACTION BY THE BOARD OF DIRECTORS OF  
TALISMAN REALTY GROUP, INC.  
BY WRITTEN CONSENT WITHOUT A MEETING**

The undersigned, being all of the present directors of Talisman Realty Group, Inc., a California corporation, individually and collectively consent, by this writing, to take the following actions, to adopt the following resolution:


**RESOLVED**, that the corporation authorizes A.T. Shaw to be the sole signator for the execution of any and all subdivision maps for the corporation.

This consent is executed pursuant to section 307, subdivision (b) of the California Corporations Code which authorizes the taking of action of the Board of Directors by unanimous written consent without a meeting.

Dated: July 28, 1999

  
Kenneth H. Holmann, Director

  
Albert T. Shaw, Director

  
Dennis M. Drew, Director

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**Subdivision 7686  
(Open Space)**

**EXHIBIT "A"**

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

All of Parcels "E and J," designated as "Restricted Development Area (Open Space)" as shown on the final map of Subdivision 7686, on file at the County Recorder's Office as follows:

**Date:** MAR 23 2000  
**Book:** 418  
**Page:** 26

JD:mw  
G:\GrpData\EngSvc\JOSEPH\1999\August\SUB 7686.doc

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Recorded at the request of:  
Contra Costa County  
Public Works Department  
Engineering Services Division  
Return to:  
Public Works Department  
Engineering Services Division

**THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA**

Adopted this Resolution on March 7, 2000, by the following vote:

**AYES:** SUPERVISORS GIOIA, UILKEMA, DESAULNIER, CANCIAMILLA AND GERBER

**NOES:** NONE

**ABSENT:** NONE

**ABSTAIN:** NONE

**RESOLUTION NO.:** 2000/92

**SUBJECT:** Acceptance of Instrument.

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

| <u>INSTRUMENT</u>                                    | <u>REFERENCE</u> | <u>GRANTOR</u>                 | <u>AREA</u> |
|------------------------------------------------------|------------------|--------------------------------|-------------|
| Grant Deed of<br>Developments Rights<br>(Open Space) | Subdivision 7686 | Talisman Realty<br>Group, Inc. | Byron       |

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.

RL:JD:mw  
G:\GpData\EngSvc\BO\2000\BO 7686 & 8143.doc

Originator: Public Works (ES)  
Contact: Rich Lierly (313-2348)

cc: Recorder (via Title Co.) then PW Records  
Current Planning, Community Development

**ATTESTED:** MARCH 7, 2000  
**PHIL BATCHELOR**, Clerk of the Board of Supervisors  
and County Administrator

By *Joan Staley*, Deputy

**RESOLUTION NO.:** 2000/92

**END OF DOCUMENT**