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GOLF COURSE ROAD

REQUEST FOR PROPOSALS

REQUEST FOR PROPOSALS

Request for Proposals

**Request for Proposals
Golf Course Road
Antioch, Ca**

Antioch City Council Members

Lamar Thorpe, Mayor
Monica E. Wilson , Mayor Pro Tem
Tamisha Torres-Walker, Council Member
Michael Barbanica, Council Member
Lori Ogorchock, Council Member

Ron Bernal
City Manager

Kwame Reed
Economic Development Director

Friday May 14, 2021

For more information concerning this opportunity contact:
Lizeht Zepeda, Economic Development Project Manager, lzepeda@antiochca.gov

REQUEST FOR PROPOSALS

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REQUEST FOR PROPOSALS

EXECUTIVE SUMMARY

| | |
|---|--|
| Potential Development Opportunity: | Two vacant parcels of City owned land located in the City of Antioch, surrounded by commercial centers and residential subdivisions. Assessor's Parcel Number (APN) 072-400-036-9 is located on Lone Tree Way, with a lot size of 2.010 acres. APN 072-400-040-1 is located on Golf Course Road, with a lot size of 0.212 acres. Together the total size is 2.2 acres. There are underground utilities owned by the City with an easement; see Exhibit 2 & 4 for more details. Zoning is PD-Planned Development and General Plan is Convenience Commercial. |
| Location: | Lone Tree Way & Golf Course Road, Antioch Ca 94531 |
| Lot Size: | Approximately 2.2 acres total. 96,791 square feet |
| Development Team: | Qualified development teams must have development experience in commercial projects, relocating underground utilities, as well as experience developing vacant land. Please include General Contractor and architect/designer teams. |
| Property Disposition: | Negotiable |
| Developer Selection Process: | The following is the format of the selection process to be implemented as part of this RFP. The first stage is the Proposal Submittal. Next, an evaluation of submittals by an In-House selection panel to generate either a short list of qualified Development Teams or select a Development Team. Additional information may be required from development teams. Finally, City staff will negotiate the terms of a Purchase and Sale Agreement with the selected Development Team to be brought before the City Council for action. |
| Pre-Application submittal Meeting & Site Tour: | Monday 10:00 AM, May 24, 2021 at Golf Course Road, Antioch, CA. All questions will be answered this day. |
| Proposals Due: | Friday June 11, 2021 at 2:00PM (PST) |
| Interview Date: | TBD |
| For Further Information: | Lizeht Zepeda, Economic Development Project Manager, lzepeda@antiochca.gov |

REQUEST FOR PROPOSALS

I. THE OPPORTUNITY

The City of Antioch (“City”) is pleased to offer an opportunity to develop two vacant lots totaling approximately 2.2 acres located in the City of Antioch’s District 4. The two lots are vacant with no history of infrastructure. The City has underground utilities with an easement on both parcels.

II. SITE

SITE DESCRIPTION

The project site, owned by the City of Antioch, does not have a specific address; the street location and APNs are: Lone Tree Way 072-400-036-9 & Golf Course Road 072-400-040-1. The site is bounded by Golf Course Road on the west and Lone Tree Way on the east. Golf Course Plaza, a shopping center borders partially on the east side. Uses in the Plaza are small retail such as: restaurant, nail salon, & gas station. The north side is surrounded by a private lot. A residential subdivision, Diamond Ridge, borders the south side. Exhibit 2 (Utility Map) shows the two utility lines, sewer, and storm water across both parcels. Exhibit 4 shows the 20-foot-wide easement on both parcels.

GENERAL PLAN AND ZONING DESIGNATION

General Plan:

According to the General Plan “This designation is used to include small-scale retail and service uses on small commercial lots, generally ranging up to one to four acres in size. Total gross leasable area within Convenience Commercial areas typically ranges from about 10,000 to 40,000 square feet. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking be included to ensure against any potential circulation difficulties affecting adjacent residences.”

Zoning: Planned Development:

The parcels are currently zoned “Planned Development”, which is reflective of their origin as part of the adjacent residential and commercial subdivision. This zoning designation is a placeholder and requires a rezoning process in order to establish a development plan and list of allowable uses. This process requires consideration by the Planning Commission and approval by the City Council.

Residential Use:

Presently, residential use or development of this property is inconsistent with the General Plan. In order to develop the Site for residential use, a General Plan amendment and Planned Development rezone would be required. This action would require consideration by the Planning Commission and approval by the City Council.

REQUEST FOR PROPOSALS

III. PROJECT GOALS AND OBJECTIVES

GOALS and OBJECTIVES

The key goals for the Proposed Project are:

1. Activation of vacant property to a suitable approved use.
2. Provide a neighborhood and community serving use for the citizens of Antioch.

The City will consider the sale of the Site. The City shall not be liable for any real estate commission or brokerage fee that may arise from transfer and sale of the property. The City has not engaged a broker, agency, or finder in connection with any proposal contemplated for the Site.

The RFP reflects development parameters and business terms designed to ensure that the City's stated project goals are met.

Other City departments like the Planning Department and Planning Commission & Engineering will need to be part of the approval project process after the Purchase Sales Agreement has been completed.

REQUEST FOR PROPOSALS

IV SELECTION PROCESS, CRITERIA & SUBMITTALS

SUBMITTAL REQUIREMENTS

A. Proposal

1. Description of proposed project and how it meets the needs of the neighborhood. Conceptual description of proposed uses, project vision, timing, and phasing.
2. Description of how the proposal will impact the surround neighborhood and community and meets project goals.

B. Entity

1. Separately describe the developer and other key team members' relevant project experience including brief descriptions of projects, their completion dates, location, concept, land uses, size, construction costs, and role of developer or team member.
2. Identify the developer and all members of the development team. Provide names, addresses, telephone numbers, and email addresses.

C. Financial Capacity

Respondents shall provide evidence that the development entity has the financial capacity to carry out the proposed project. Information required includes: (1) Financial Statement (Balance sheet and income statement) for the most recent calendar year or fiscal year; and (2) Letter(s) from the developer's lender(s) outlining terms of conditions of previous projects financed and the developer's performance; and, (3) Letter(s) from the developer's lender(s) attesting to the developer's financial capacity to undertake and complete the project (or indicating level of financing for which developer is qualified).

D. Performance/Contracting History

Describe in detail if the development team has been involved in any of the following within the last five (5) years:

- Failure to enter into a contract or professional services agreement once selected;
- Debarment by any municipal, county, state, federal, or local agency;
- Involvement in litigation, arbitration, or mediation in the last ten (10) years;
- Conviction of the firm or its principals for violating a state or federal antitrust law by bid or proposal rigging, collusion, or restrictive

REQUEST FOR PROPOSALS

competition between bidders or proposers, or conviction of violating any other federal or state law related to bidding or performance of services;

- Falsification of information or submission of deceptive information;
- Willful disregard for applicable rules, laws, or regulations.
- Projects developed by development team subject to recordation of mechanics liens in excess of \$10,000 (individually or aggregate) on any project
- Foreclosure, short sale, bankruptcy or deed in lieu on any project in the last 10 years for any team member
- Litigation history of any claims filed by the development team/entity or against the entity in the last five (5) years

Failure to disclose information regarding any of the above may be deemed to indicate an unsatisfactory record of performance. The proposer may describe facts in mitigation of any of the above examples as information in the foregoing categories may be considered in determining the suitability of the development team to complete the project.

EVALUATION CRITERIA FOR PROPOSALS

In order to evaluate proposals, emphasis will be placed directly on the team's relevant projects and experience with similar developments and financial capacity.

DEVELOPER SELECTION PROCESS

The City will conduct the selection process to identify the most qualified development team(s). The selected developer will negotiate the terms of a Purchase and Sales Agreement with staff that will be brought before the City Council for consideration. The Antioch City Council will be the final decision makers regarding this selection and reserves the right to reject any and all submittals, Purchase and Sales Agreement, or terminate negotiations at any time.

A "Pre-Submittal Meeting" and Site tour will be held on Monday at 10:00 AM on **May 24, 2021 at Golf Course Rd.**, Antioch California. Any questions may be addressed to City staff at this meeting. For those applicants not able to attend the Pre-Submittal meeting, questions regarding the RFP should be directed to the Economic Development Department by email to: Lizeht Zepeda, Economic Development Project Manager, lzepeda@antiochca.gov, no later than **May 24, 2021**.

SUBMITTAL DEADLINE FOR PROPOSALS

To participate in the RFP process, developers are to submit five copies of their proposal and include a USB Flash Drive of the proposal to the City of Antioch 200 H Street, Antioch, California 94509 **no later than Friday at 2:00 PM, on June 11, 2021**. All responses must be addressed to the attention of Kwame P. Reed, Economic Development Director and marked on the outside "Request for Proposals".

REQUEST FOR PROPOSALS

Submittals that are not received at the designated address on or before the specified deadline will not be accepted.

NON-DISCRIMINATION

The City does not discriminate on the basis of race, color, national origin, religion, age, ancestry, medical condition, disability or gender in consideration for selection of the winning proposal.

VI. SCHEDULE

Approximate schedule for developer selection:

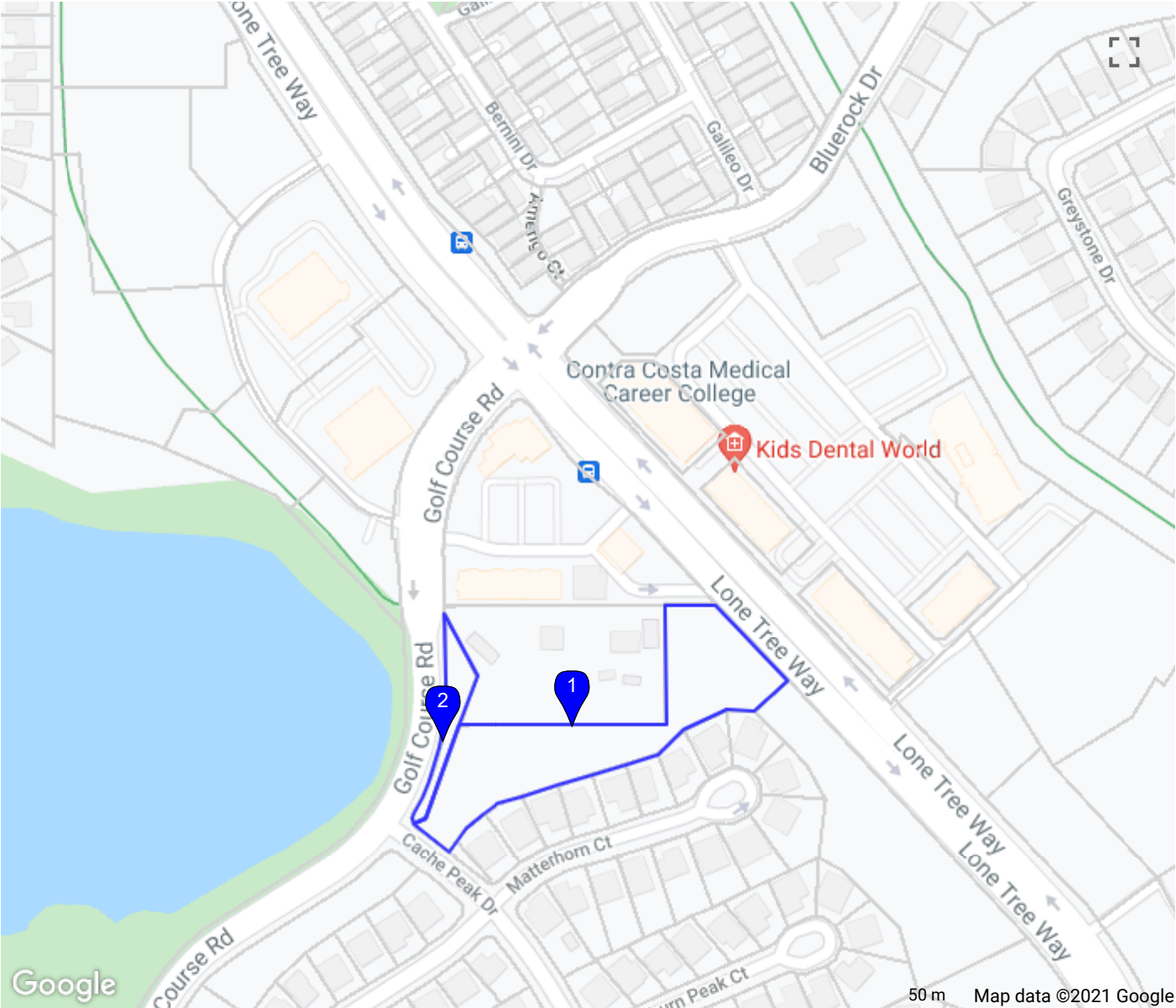
| | |
|-------------------------------------|--|
| Issuance of RFP | Friday, May 14, 2021 |
| | |
| Pre-submittal Meeting and Site Tour | Monday, May 24, 2021 @ 10:00 AM |
| | |
| Proposals Due | Friday, June 11, 2021 by 2:00 PM(PST) |
| | |
| Interview(s) | TBD |
| | |
| City Council Approval | TBD |

REQUEST FOR PROPOSALS

VII. EXHIBITS

Exhibit 1

Parcel Site Map



© 2015 ParcelQuest www.parcelquest.com (888) 217-8999

 1

 Property Address: LONE TREE WAY ANTIOCH CA 94531

Ownership

County: **CONTRA COSTA, CA**

Assessor: **GUS KRAMER, ASSESSOR**

Parcel # (APN): **072-400-036-9**

Parcel Status:

Owner Name: **ANTIOCH CITY OF**

Mailing Address: **PO BOX 5007 ANTIOCH CA 94531-5007**

Legal Description: **T7627 LMP A**

Assessment

| | | | | | |
|--------------|----------------|----------------|----------------|---------------|-------------------|
| Total Value: | \$6,200 | Use Code: | 79 | Use Type: | GOVERNMENT |
| Land Value: | \$6,200 | Tax Rate Area: | 001-002 | Zoning: | |
| Impr Value: | | Year Assd: | 2020 | Census Tract: | |
| Other Value: | | Property Tax: | | Price/SqFt: | |
| % Improved: | 0% | Delinquent Yr: | | | |
| Exempt Amt: | | HO Exempt: | N | | |

Sale History

| | Sale 1 | Sale 2 | Sale 3 | Transfer |
|-------------------|-------------------|-------------------|--------|-------------------|
| Document Date: | 11/23/1993 | 09/29/1989 | | 11/23/1993 |
| Document Number: | 19192-593 | 15381-73 | | 19192-593 |
| Document Type: | | | | |
| Transfer Amount: | | | | |
| Seller (Grantor): | | | | |

Property Characteristics

| | | |
|-----------------|--------------|------------------|
| Bedrooms: | Fireplace: | Units: |
| Baths (Full): | A/C: | Stories: |
| Baths (Half): | Heating: | Quality: |
| Total Rooms: | Pool: | Building Class: |
| Bldg/Liv Area: | Park Type: | Condition: |
| Lot Acres: | Spaces: | Site Influence: |
| Lot SqFt: | Garage SqFt: | Timber Preserve: |
| Year Built: | | Ag Preserve: |
| Effective Year: | | |



LIST 1

DETAIL

☒ 2 Property Address: GOLF COURSE RD ANTIOCH CA 94531

Ownership

County: **CONTRA COSTA, CA**

Assessor: **GUS KRAMER, ASSESSOR**

Parcel # (APN): **072-400-040-1**

Parcel Status:

Owner Name: **ANTIOCH CITY OF**

Mailing Address: **PO BOX 5007 ANTIOCH CA 94531-5007**

Legal Description: **POR SW 1/4 SEC 31 T2N R2E MDBM**

Assessment

| | | | | | |
|--------------|----------------|----------------|----------------|---------------|-------------------|
| Total Value: | \$7,396 | Use Code: | 79 | Use Type: | GOVERNMENT |
| Land Value: | \$7,396 | Tax Rate Area: | 001-135 | Zoning: | |
| Impr Value: | | Year Assd: | 2020 | Census Tract: | |
| Other Value: | | Property Tax: | | Price/SqFt: | |
| % Improved: | 0% | Delinquent Yr: | | | |
| Exempt Amt: | | HO Exempt: | N | | |

Sale History

| | Sale 1 | Sale 2 | Sale 3 | Transfer |
|-------------------|-------------------|--------|--------|-------------------|
| Document Date: | 01/01/1941 | | | 01/01/1941 |
| Document Number: | 568-164 | | | 568-164 |
| Document Type: | | | | |
| Transfer Amount: | | | | |
| Seller (Grantor): | | | | |

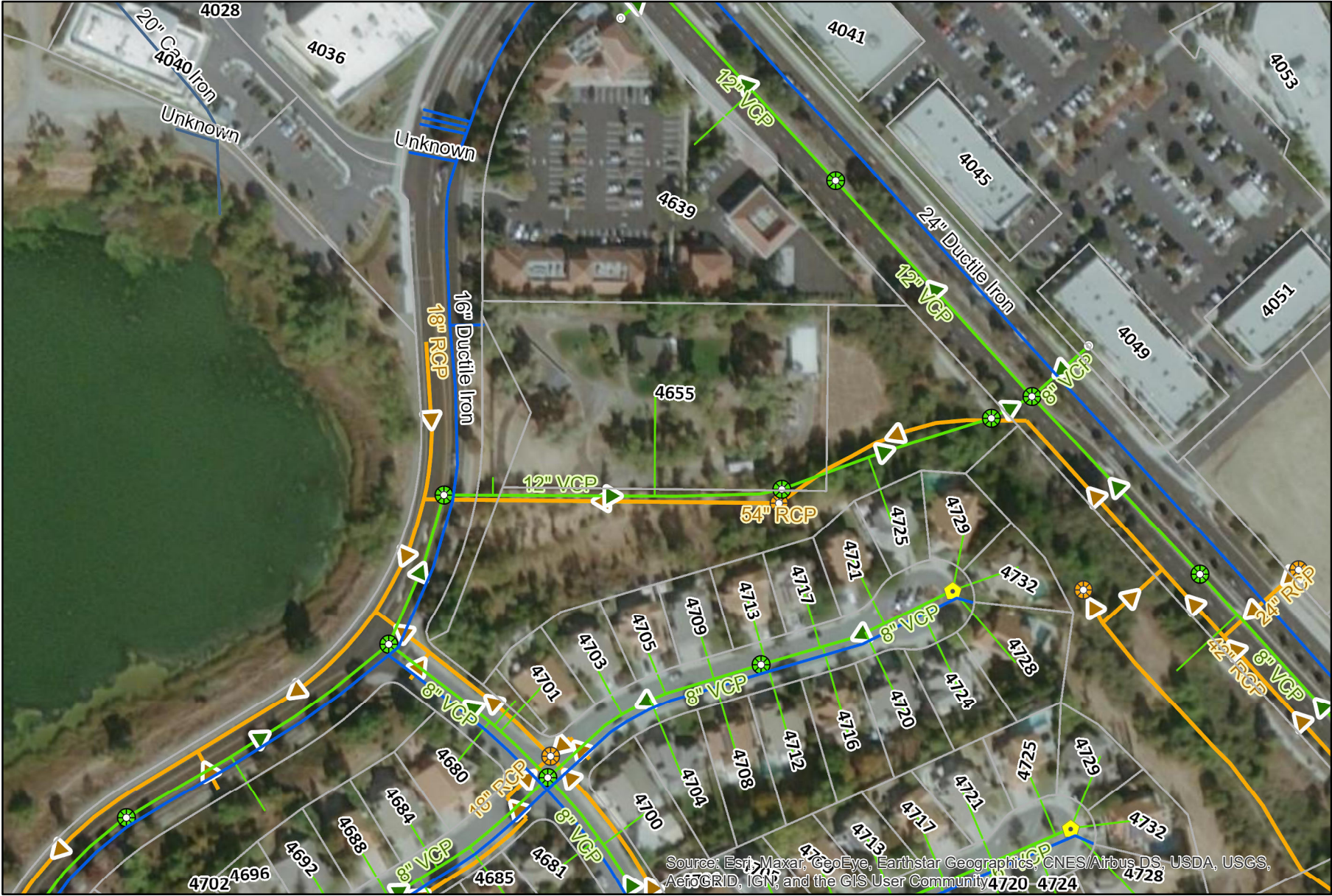
Property Characteristics

| | | |
|-----------------|--------------|------------------|
| Bedrooms: | Fireplace: | Units: |
| Baths (Full): | A/C: | Stories: |
| Baths (Half): | Heating: | Quality: |
| Total Rooms: | Pool: | Building Class: |
| Bldg/Liv Area: | Park Type: | Condition: |
| Lot Acres: | Spaces: | Site Influence: |
| Lot SqFt: | Garage SqFt: | Timber Preserve: |
| Year Built: | | Ag Preserve: |
| Effective Year: | | |

Exhibit 2

Utility Map

RFP Golf Course Rd



Legend

City of Antioch Mains Type

- Domestic
- Commercial

- Fire
- Other
- Raw

Sewer Network Structures

Structure Type

Discharge Structure



Diversion Chamber



Diversion Point



Junction Chamber



Lift Station



Production Well



Pump Station



Split Manhole



Storage Basin



Tide Chamber



Treatment Plant



Sewer System Valves



Sewer Control Valves



Sewer Inlets



Sewer Discharge Points



Sewer Clean Outs



Sewer Manholes



Sewer Fittings



Sewer Service Connections



Sewer Lateral Lines



Sewer Pressurized Mains



Sewer Gravity Mains



Sewer Casings



Sewer Open Drains



Storm Manholes

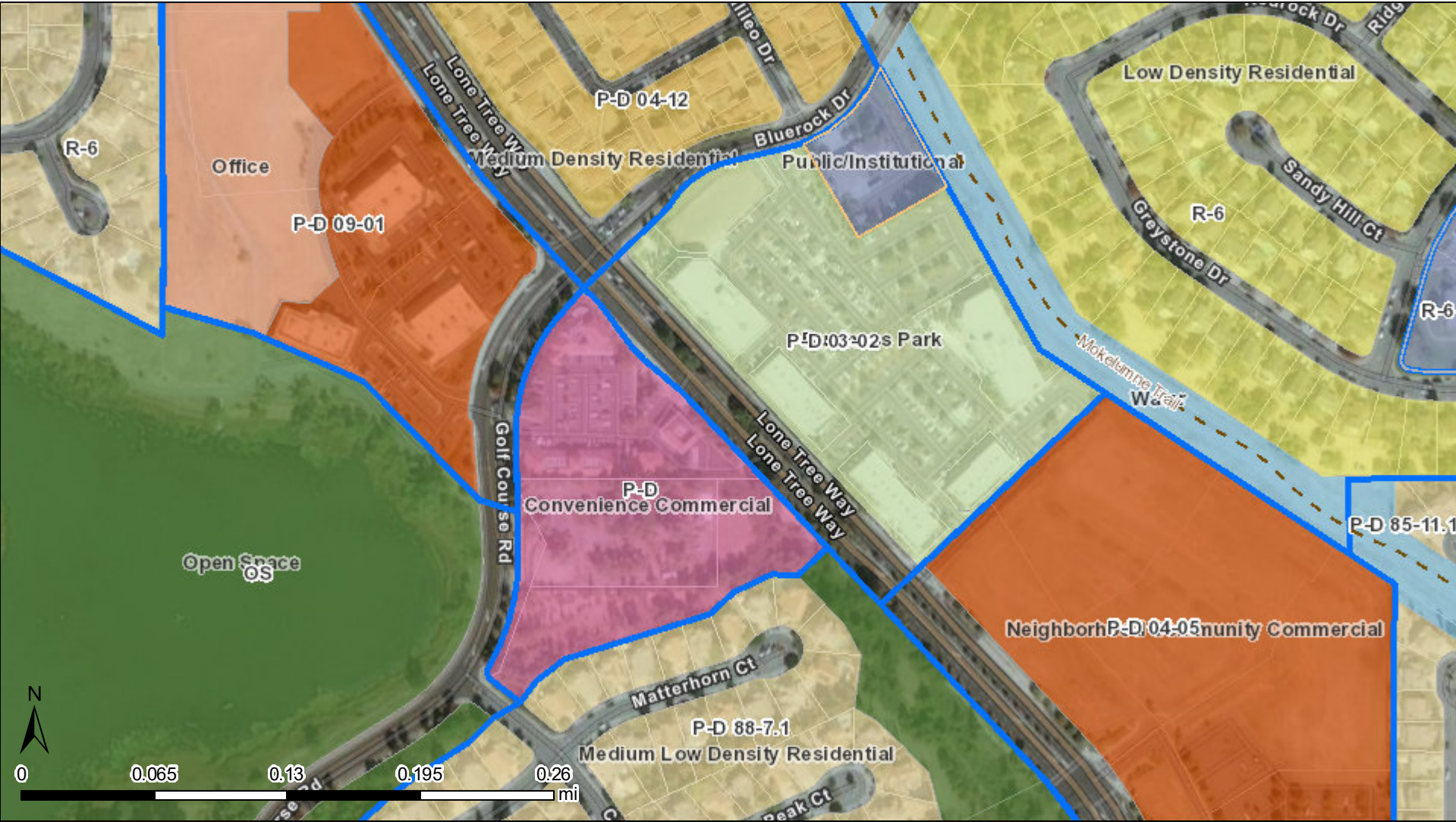


Storm Gravity Mains

Exhibit 3

Vicinity Map
Golf Course Road

RFP Golf Course Rd Vicinity Map



- | | | | |
|--|---------------------------|---------------------------------------|---|
| City Boundary | Fire Stations | Cannabis Overlay | Roddy Ranch Focus Area Boundary |
| Antioch | City Facilities | Zoning | Western Gateway Focus Area Boundary |
| Brentwood; Clayton; Concord; Oakley; Pittsburg | Medical Facilities | Downtown Focus Area Boundary | Hillcrest Focus Area Boundary |
| Parks | Trails | A Street Interchange Focus Area | Ginocchio Focus Area Boundary |
| Schools | Senior Housing Overlay | Western Antioch Commerical Focus Area | Eastern Waterfront Employment focus Area Boundary |
| Religious Centers | Emergency Shelter Overlay | Sand Creek Focus Area Boundary | East Lone Tree Focus Area Boundary |

Exhibit 4

Vicinity Map
Diamond Ridge
Subdivision

SUBDIVISION 7627 DIAMOND RIDGE PHASE IV

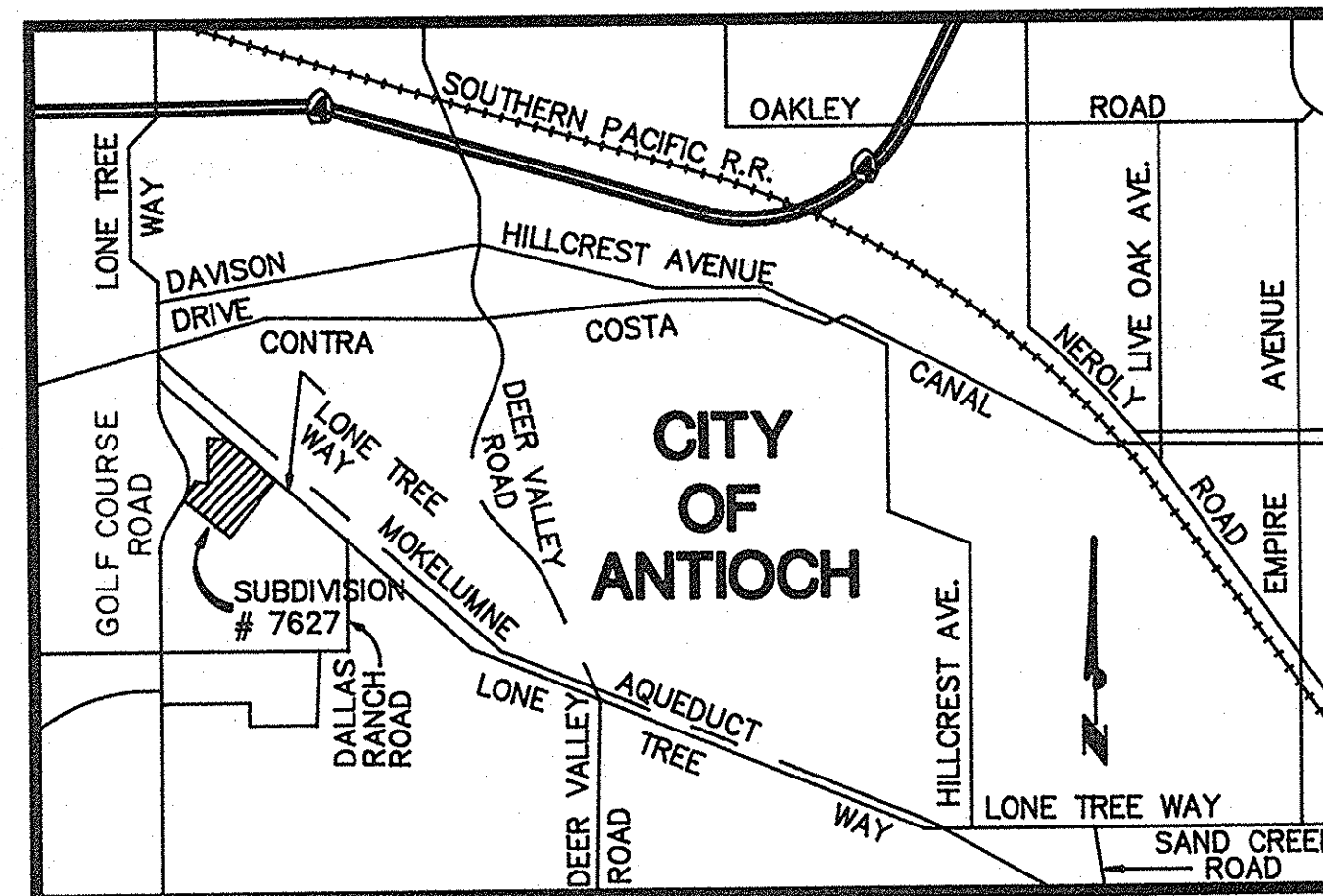
A RESUBDIVISION OF PARCEL 'B' AS SHOWN
ON THE AMENDED MAP OF SUBDIVISION 7317, FILED
FEBRUARY 12, 1991, IN BOOK 355 OF MAPS AT
PAGE 39, CONTRA COSTA COUNTY RECORDS.

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



1440 MARIA LANE, SUITE 200
WALNUT CREEK, CALIFORNIA 94596

FEBRUARY, 1992



VICINITY MAP

NOT TO SCALE

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED MAY 20, 1993, IN BOOK 18570 OF OFFICIAL RECORDS, AT PAGE 744 DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDING AND DEDICATIONS THEREON.

EQUITABLE DEED COMPANY,
A CALIFORNIA CORPORATION

BY: S. Michael St. Gemb
S. MICHAEL ST. GEMB
ASSISTANT VICE PRESIDENT

BY: Joseph T. Fiszard
JOSEPH T. FISZARD
VICE PRESIDENT

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME; AND DOES HEREBY DEDICATE FOR PUBLIC USE THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS MATTERHORN COURT AND BLACKBURN PEAK COURT.

THE AREA MARKED "T.P.E." OR "TREE PLANTING EASEMENT" IS AN EASEMENT ON WHICH ONE 15 GALLON TREE PER LOT IS TO BE PLANTED AND MAINTAINED BY THE PROPERTY OWNER. THE TREE LOCATION AND TYPE TO BE APPROVED BY THE CITY ENGINEER.

LANDSCAPE MAINTENANCE PARCELS 'A', 'B' AND 'C' ARE DEDICATED TO THE CITY OF ANTIOCH FOR PUBLIC USE AS LANDSCAPE MAINTENANCE PARCELS FOR ACCESS, CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF LANDSCAPING IMPROVEMENTS AND FIXTURES, TO BE MAINTAINED BY A LANDSCAPE MAINTENANCE DISTRICT.

WE DO FURTHER RELINQUISH AND DEDICATE TO THE CITY OF ANTIOCH ALL ABUTTER'S RIGHTS OF ACCESS ALONG THE PROPERTY LINE ADJACENT TO CACHE PEAK DRIVE AND LONE TREE WAY DEPICTED HERE IN BY //////.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD.

WARMINGTON ENTERPRISES, L.P., A CALIFORNIA LIMITED PARTNERSHIP,
BY WARMINGTON HOMES, A CALIFORNIA CORPORATION, GENERAL PARTNER

BY: David M. Ryan
DAVID M. RYAN
PRESIDENT, NORTHERN CALIFORNIA

BY: Timothy P. Hogan
TIMOTHY P. HOGAN
PRESIDENT,
WARMINGTON HOMES

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) S.S.

ON June 26, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID M. RYAN AND TIMOTHY P. HOGAN, THE PRESIDENT OF NORTHERN CALIFORNIA AND PRESIDENT OF WARMINGTON HOMES, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Ellen M. Barritt

PRINTED NAME: ELLEN M. BARBITT

NOTARY PUBLIC IN AND FOR THE COUNTY OF
CONTRA COSTA, STATE OF CALIFORNIA

MY COMMISSION EXPIRES: 8-26-95

COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

ON OCTOBER 7, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED S. MICHAEL ST. GEMB AND JOSEPH T. FISZARD THE ASST. VICE PRESIDENT AND VICE PRESIDENT OF EQUITABLE DEED COMPANY PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Phyllis K. Sakamoto

PRINTED NAME: PHYLLIS K. SAKAMOTO

NOTARY PUBLIC IN AND FOR THE COUNTY OF

ORANGE, STATE OF CALIFORNIA

MY COMMISSION EXPIRES: APRIL 23, 1997

COUNTY OF PRINCIPAL PLACE OF BUSINESS: ORANGE

ENGINEER'S STATEMENT

I, ROBERT M. DUCHI, HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF FIVE PAGES, CORRECTLY REPRESENTS A SURVEY MADE FOR SUBDIVISION 7627 UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 1990; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN ON OR BEFORE DECEMBER 31, 1994; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THE AREA IS 12.24 ACRES.

DATED: 6/26/92

ROBERT M. DUCHI, R.C.E. 29123
REGISTRATION EXPIRES 3/31/95

CITY ENGINEER'S STATEMENT

I, STANFORD E. DAVIS, CITY ENGINEER FOR THE CITY OF ANTIOCH, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "DIAMOND RIDGE PHASE IV - SUBDIVISION 7627", THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAPS AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE CITY OF ANTIOCH COUNCIL, ON JULY 11, 1989, THAT ALL PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

A SOILS REPORT FOR SUBDIVISION 7627 WAS PREPARED BY THE FIRM KALDVEER ASSOCIATES UNDER THE DIRECTION OF PATRICK STEVENS, P.E., G.E. (K1304-4-690,18392) DATED OCTOBER 11, 1991. THIS REPORT IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

DATE: 11/16, 1993

STANFORD E. DAVIS, CITY ENGINEER
BY: JOSEPH G. BRANDT, ASST. CITY ENGINEER
R.C.E. 26870 EXPIRES 3-31-97

**SUBDIVISION 7627
DIAMOND RIDGE PHASE IV**

A RESUBDIVISION OF PARCEL 'B' AS SHOWN
ON THE AMENDED MAP OF SUBDIVISION 7317, FILED
FEBRUARY 12, 1991, IN BOOK 355 OF MAPS AT
PAGE 39, CONTRA COSTA COUNTY RECORDS.

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



1440 MARIA LANE, SUITE 200
WALNUT CREEK, CALIFORNIA 94596
FEBRUARY, 1992

ACKNOWLEDGEMENT OF INTEREST

"ALL OIL, MINERAL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500.00 FEET UNDER THE REAL ESTATE DESCRIBED IN THE DEED", AS RESERVED IN THE DEED FROM DOROTHY A. CAREY AND DENIS I. CAREY CO-ADMINISTRATORS, RECORDED APRIL 15, 1977, BOOK 8286, OR, PAGE 483.

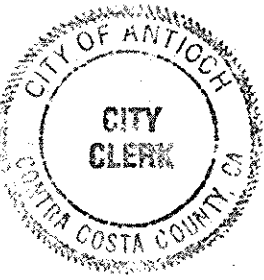
CITY CLERK'S STATEMENT

I, THE UNDERSIGNED, FLORENCE V. RUNDALL, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF FIVE PAGES AND ENTITLED "DIAMOND RIDGE PHASE IV - SUBDIVISION 7627" WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD 4th DAY OF November, 1992, AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, USE OF ALL STREETS AND PORTIONS OF SAID LAND DESIGNATED ON SAID MAP AS MATTERHORN COURT, BLACKBURN PEAK COURT, LANDSCAPING MAINTENANCE PARCELS A, B & C, AND EASEMENTS DEDICATED FOR PUBLIC USE.

ALL EASEMENTS SHOWN ON THE MAP ARE DEDICATED TO THE CITY OF ANTIOCH AND ALL RELINQUISHMENT AND DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG THE PROPERTY LINE ADJACENT TO CACHE PEAK DRIVE AND LONE TREE WAY DEPICTED HEREIN BY ////////.

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF ANTIOCH AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 16th DAY OF November, 1992.



Florence V. Rundall
CITY CLERK AND EX-OFFICIO CLERK,
CITY OF ANTIOCH
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVED ON JULY 5, 1989 THE TENTATIVE MAP OF SUBDIVISION 7317 UPON WHICH THIS FINAL MAP IS BASED.

DATED: 11/16/92

[Signature]
SECRETARY OF THE PLANNING COMMISSION

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I STATE THAT WHICH IS CHECKED BELOW :

- () A TAX BOND ASSURING THE PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.
- () ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

DATED: _____

PHIL BATCHELOR
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR, COUNTY
OF CONTRA COSTA, STATE OF
CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

THE MAP ENTITLED "DIAMOND RIDGE PHASE IV - SUBDIVISION 7627" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE AS SUBDIVISION GUARANTEE MADE BY OLD REPUBLIC TITLE COMPANY, CONTRA COSTA COUNTY, DATED THE _____ DAY OF _____, 19____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

RECORDED AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, CONTRA COSTA COUNTY AT _____ M. ON THE _____ DAY OF _____, 19____ IN BOOK _____ OF MAPS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

STEPHEN L. WEIR
COUNTY RECORDER IN AND FOR THE COUNTY OF
CONTRA COSTA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

BASIS OF BEARINGS

TAKEN AS N 36°59'40" W BETWEEN FOUND STANDARD CITY STREET MONUMENT AS SHOWN ON THE AMENDED MAP OF SUBDIVISION 7317, FILED FEBRUARY 12, 1991, IN BOOK 355 OF MAPS AT PAGE 39, CONTRA COSTA COUNTY RECORDS. BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III.

SUBDIVISION 7627 DIAMOND RIDGE PHASE IV

A RESUBDIVISION OF PARCEL 'B' AS SHOWN ON THE AMENDED MAP OF SUBDIVISION 7317, FILED FEBRUARY 12, 1991, IN BOOK 355 OF MAPS AT PAGE 39, CONTRA COSTA COUNTY RECORDS.

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

ASSOCIATES
CIVIL ENGINEERING • PLANNING • SURVEYING

1440 MARIA LANE, SUITE 200
WALNUT CREEK, CALIFORNIA 94596

FEBRUARY, 1992

SCALE: 1"=100'

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- MONUMENT LINE
- EASEMENT LINE
- (R) RADIAL
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (M-S) MONUMENT TO SUBDIVISION LINE
- ⊙ FOUND STANDARD CITY MONUMENT
- ⊙ SET STANDARD CITY MONUMENT
- SET 1 1/2" IRON PIPE W/TAG RCE 29123
- FOUND IRON PIPE, R.C.E. TAG 29123 (1 1/2")
- ② CURVE/LINE DATA NUMBER
- T.P.E. TREE PLANTING EASEMENT
- //// RELINQUISHMENT OF ABUTTERS RIGHTS
- L.M.P. LANDSCAPE MAINTENANCE PARCEL

DATA CHART

| NO. | RADIUS/BRG. | LENGTH | DELTA |
|-----|---------------|---------|-----------|
| 1 | N 63°30'17" E | 25.03' | |
| 2 | 20.00' | 7.75' | 22°12'41" |
| 3 | N 52°17'52" W | 74.33' | |
| 4 | 830.00' | 86.49' | 05°58'15" |
| 5 | 20.00' | 30.29' | 86°45'46" |
| 6 | N 43°05'23" W | 56.00' | |
| 7 | 20.00' | 30.29' | 86°45'46" |
| 8 | 830.00' | 135.87' | 09°22'46" |
| 9 | N 30°28'22" W | 93.28' | |
| 10 | 20.00' | 31.42' | 90°00'00" |
| 11 | N 28°47'34" W | 56.02' | |
| 12 | 20.00' | 29.54' | 84°38'07" |
| 13 | 355.00' | 107.27' | 17°18'45" |
| 14 | N 14°18'21" W | 120.90' | |
| 15 | N 43°43'27" W | 75.69' | |

| | | | |
|----|---------------|---------|--|
| 16 | N 45°45'52" W | 74.31' | |
| 17 | N 59°13'16" W | 51.28' | |
| 18 | N 07°53'43" E | 107.12' | |
| 19 | N 27°38'27" W | 72.63' | |
| 20 | N 43°15'28" W | 136.33' | |
| 22 | N 47°36'29" E | 83.78' | |
| 23 | N 86°07'19" W | 52.20' | |
| 24 | N 65°44'40" E | 86.33' | |
| 25 | N 48°13'21" E | 65.28' | |
| 26 | N 73°12'32" E | 61.98' | |
| 27 | N 53°42'48" E | 73.00' | |
| 28 | N 37°42'08" E | 53.69' | |
| 29 | N 89°20'43" W | 92.44' | |

SHEET 3 OF 5

NOTE: "ALL OIL, MINERAL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE REAL ESTATE DESCRIBED IN THE DEED", AS RESERVED IN THE DEED FROM DOROTHY A. CAREY AND DENIS I. CAREY, CO-ADMINISTRATORS, RECORDED APRIL 15 1977, BOOK 8286, OR, PAGE 483.

SUBDIVISION 7627 DIAMOND RIDGE PHASE IV

A RESUBDIVISION OF PARCEL 'B' AS SHOWN
ON THE AMENDED MAP OF SUBDIVISION 7317, FILED
FEBRUARY 12, 1991, IN BOOK 355 OF MAPS AT
PAGE 39, CONTRA COSTA COUNTY RECORDS.

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



1440 MARIA LANE, SUITE 200
WALNUT CREEK, CALIFORNIA 94596

FEBRUARY, 1992

SCALE: 1"=40'

LEGEND

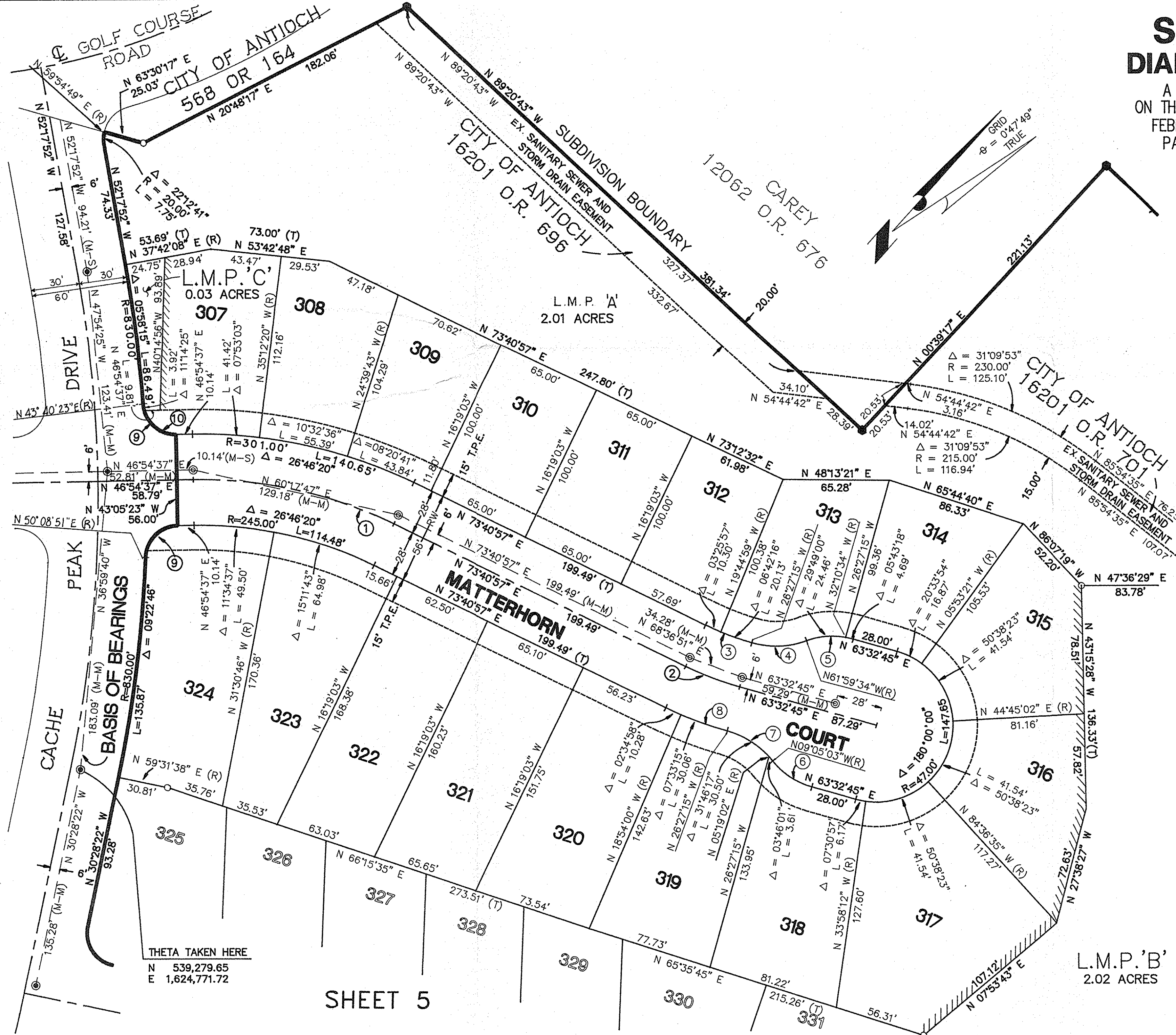
- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- MONUMENT LINE
- EASEMENT LINE
- (R) RADIAL
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (M-S) MONUMENT TO SUBDIVISION LINE
- FOUND STANDARD CITY MONUMENT
- ⊙ SET STANDARD CITY MONUMENT
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- ② CURVE DATA NUMBER
- T.P.E. TREE PLANTING EASEMENT
- /// RELINQUISHMENT OF ABUTTERS RIGHT
- L.M.P. LANDSCAPE MAINTENANCE PARCEL

BASIS OF BEARINGS

TAKEN AS N 36°59'40" W BETWEEN FOUND STANDARD CITY
STREET MONUMENT AS SHOWN ON THE AMENDED MAP OF
SUBDIVISION 7317, FILED FEBRUARY 12, 1991, IN BOOK 355
OF MAPS AT PAGE 39, CONTRA COSTA COUNTY RECORDS.
BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III.

CURVE DATA CHART

| CURVE | RADIUS | LENGTH | DELTA |
|-------|---------|---------|-----------|
| 1 | 273.00' | 127.56' | 26°46'20" |
| 2 | 200.00' | 35.38' | 10°08'13" |
| 3 | 172.00' | 30.43' | 10°08'13" |
| 4 | 55.00' | 34.11' | 35°32'18" |
| 5 | 47.00' | 29.15' | 35°32'18" |
| 6 | 47.00' | 29.15' | 35°32'18" |
| 7 | 55.00' | 34.11' | 35°32'18" |
| 8 | 228.00' | 40.34' | 10°08'13" |
| 9 | 20.00' | 30.29' | 86°45'46" |
| 10 | 20.00' | 26.36' | 75°31'21" |



SHEET 4 OF 5

SUBDIVISION 7627 DIAMOND RIDGE PHASE IV

A RESUBDIVISION OF PARCEL 'B' AS SHOWN
ON THE AMENDED MAP OF SUBDIVISION 7317, FILED
FEBRUARY 12, 1991, IN BOOK 355 OF MAPS AT
PAGE 39, CONTRA COSTA COUNTY RECORDS.

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA



1440 MARIA LANE, SUITE 200
WALNUT CREEK, CALIFORNIA 94596

FEBRUARY, 1992

SCALE: 1"=40'

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- MONUMENT LINE
- EASEMENT LINE

(R) RADIAL

(T) TOTAL

(M-M) MONUMENT TO MONUMENT

(M-S) MONUMENT TO SUBDIVISION LINE

○ FOUND STANDARD CITY MONUMENT

⊙ SET STANDARD CITY MONUMENT

○ SET 1 1/2" IRON PIPE W/TAG RCE 29123

● FOUND IRON PIPE, R.C.E. TAG 29123 (1 1/2")

② CURVE DATA NUMBER

T.P.E. TREE PLANTING EASEMENT

/// RELINQUISHMENT OF ABUTTERS RIGHT

L.M.P. LANDSCAPE MAINTENANCE PARCEL

L.M.P. 'B'
2.02 ACRES

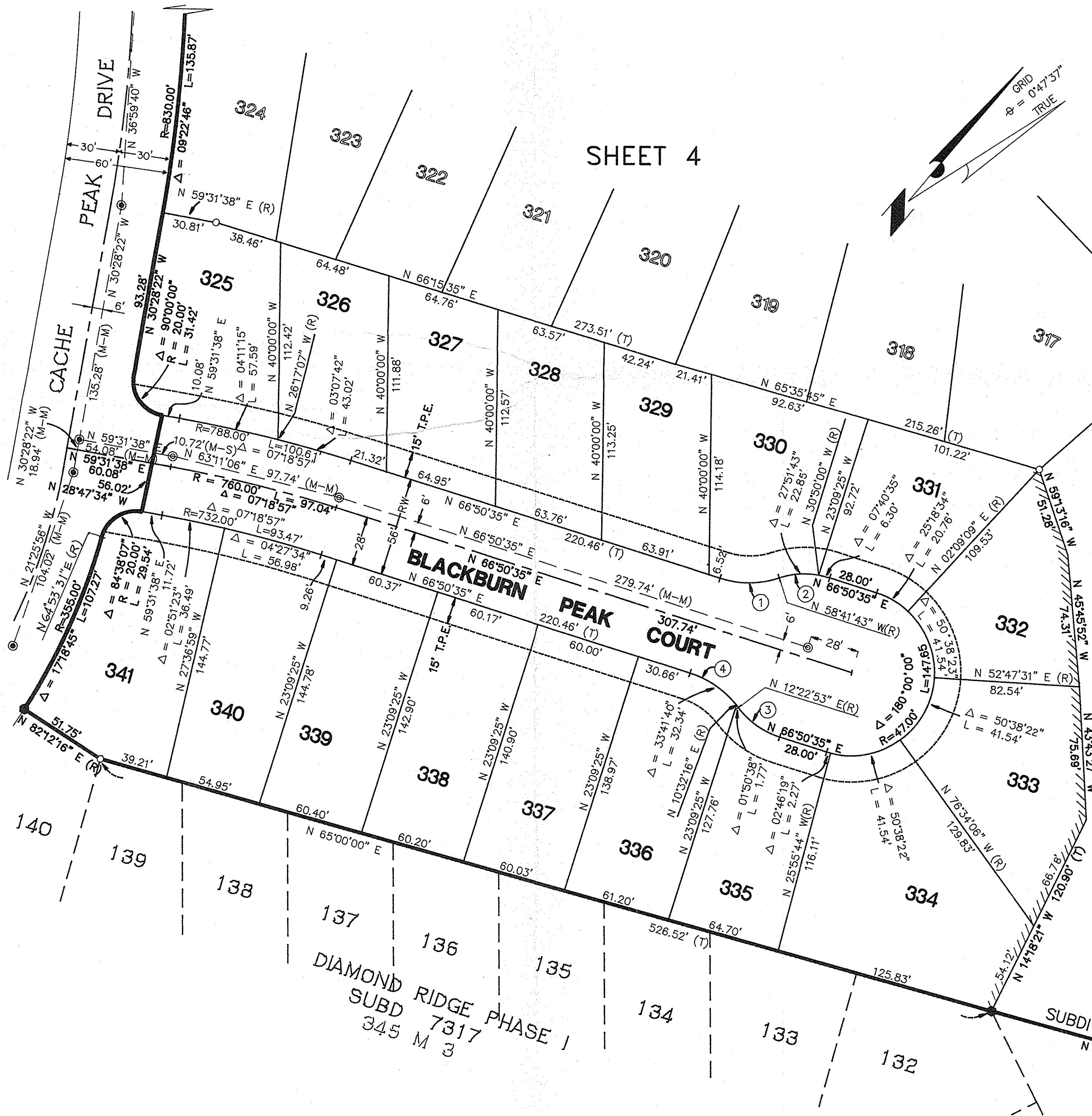
BASIS OF BEARINGS

TAKEN AS N 36°59'40" W BETWEEN FOUND STANDARD CITY
STREET MONUMENT AS SHOWN ON THE AMENDED MAP OF
SUBDIVISION 7317, FILED FEBRUARY 12, 1991, IN BOOK 355
OF MAPS AT PAGE 39, CONTRA COSTA COUNTY RECORDS.
BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III.

CURVE DATA CHART

| CURVE | RADIUS | LENGTH | DELTA |
|-------|--------|--------|-----------|
| 1 | 55.00' | 34.11' | 35°32'18" |
| 2 | 47.00' | 29.15' | 35°32'18" |
| 3 | 47.00' | 29.15' | 35°32'18" |
| 4 | 55.00' | 34.11' | 35°32'18" |

SHEET 4



SHEET 5 OF 5