

CONCORD REDEVELOPMENT AGENCY

ASSET TRANSFER REVIEW

Review Report

January 1, 2011, through January 31, 2012



JOHN CHIANG
California State Controller

February 2014



JOHN CHIANG
California State Controller

February 18, 2014

Karan Reid, Finance Director
Concord Redevelopment/ Successor Agency
1950 Parkside Drive, MS/06
Concord, CA 94519

Dear Ms. Reid:

Pursuant to Health and Safety (H&S) Code section 34167.5, the State Controller's Office (SCO) reviewed all asset transfers made by the Concord Redevelopment Agency (RDA) to the City of Concord (City) or any other public agency after January 1, 2011. This statutory provision states, "The Legislature hereby finds that a transfer of assets by a redevelopment agency during the period covered in this section is deemed not to be in furtherance of the Community Redevelopment Law and is thereby unauthorized." Therefore, our review included an assessment of whether each asset transfer was allowable and whether it should be turned over to the Successor Agency.

Our review applied to all assets including, but not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights, and rights to payment of any kind. We also reviewed and determined whether any unallowable transfers of assets to the City or any other public agencies have been reversed.

Our review found that the RDA transferred \$90,447,164 in assets after January 1, 2011, including unallowable transfers totaling \$14,786,353 to the City, or 16.35% of transferred assets. However, on November 13, 2012, the City and the Successor Agency took corrective action by passage of City Council Resolution 12-86 and Successor Agency Resolution 12-773S, approving a reconveyance of all properties from the City to the Successor Agency. Therefore, no further action is necessary.

If you have any questions, please contact Elizabeth Gonzalez, Chief, Local Government Compliance Bureau, by phone at (916) 324-0622.

Sincerely,

Original signed by

JEFFREY V. BROWNFIELD, CPA
Chief, Division of Audits

JVB/kw

Attachment

cc: Robert Campbell, Auditor-Controller
Contra Costa County
Guy Bjerke, Chairperson
Oversight Board
Concord Redevelopment/Successor Agency
Richard J. Chivaro, Chief Legal Counsel
State Controller's Office
Elizabeth Gonzalez, Bureau Chief
Division of Audits, State Controller's Office
Scott Freesmeier, Audit Manager
Division of Audits, State Controller's Office
John Mellas, Auditor-in-Charge
Division of Audits, State Controller's Office

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Asset Transfer Review Report

Summary

The State Controller's Office (SCO) reviewed the asset transfers made by the Concord Redevelopment Agency (RDA) after January 1, 2011. Our review included, but was not limited to, real and personal property, cash funds, accounts receivable, deeds of trust and mortgages, contract rights, and rights to payments of any kind from any source.

Our review found that the RDA transferred \$90,447,164 in assets after January 1, 2011, including unallowable transfers totaling \$14,786,353 to the City of Concord (City), or 16.35% of transferred assets. However, on November 13, 2012, the City and the Successor Agency took corrective action by passage of City Council Resolution 12-86 and Successor Agency Resolution 12-773S, approving a reconveyance of all properties from the City to the Successor Agency. Therefore, no further action is necessary.

Background

In January of 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies (RDAs) beginning with the fiscal year (FY) 2011-12 State budget. The Governor's proposal was incorporated into Assembly Bill 26 (ABX1 26, Chapter 5, Statutes of 2011, First Extraordinary Session), which was passed by the Legislature, and signed into law by the Governor on June 28, 2011.

ABX1 26 prohibited RDAs from engaging in new business, established mechanisms and timelines for dissolution of the RDAs, and created RDA Successor Agencies to oversee dissolution of the RDAs and redistribution of RDA assets.

A California Supreme Court decision on December 28, 2011 (*California Redevelopment Association et al. v. Matosantos*), upheld ABX1 26 and the Legislature's constitutional authority to dissolve the RDAs.

ABX1 26 was codified in the Health and Safety (H&S) Code beginning with section 34161.

In accordance with the requirements of H&S Code section 34167.5, the State Controller is required to review the activities of RDAs, "to determine whether an asset transfer has occurred after January 1, 2011, between the city or county, or city and county that created a redevelopment agency, or any other public agency, and the redevelopment agency," and the date on which the RDA ceases to operate, or January 31, 2012, whichever is earlier.

The SCO has identified transfers of assets that occurred after January 1, 2011, between the RDA, the City, and/or other public agencies. By law, the SCO is required to order that such assets, except those that already had been committed to a third party prior to June 28, 2011, the effective date of ABX1 26, be turned over to the Successor Agency. In addition, the SCO may file a legal order to ensure compliance with this order.

Objective, Scope, and Methodology

Our review objective was to determine whether asset transfers that occurred after January 1, 2011, and the date upon which the RDA ceased to operate, or January 31, 2012, whichever was earlier, between the city or county, or city and county that created an RDA, or any other public agency, and the RDA, were appropriate.

We performed the following procedures:

- Interviewed Successor Agency personnel to gain an understanding of the Successor Agency operations and procedures.
- Reviewed meeting minutes, resolutions, and ordinances of the RDA, Successor Agency, Oversight Board, and City Council.
- Reviewed accounting records relating to the recording of assets.
- Verified the accuracy of the Asset Transfer Assessment Form. This form was sent to all former RDAs to provide a list of all assets transferred between January 1, 2011, and January 31, 2012.
- Reviewed applicable financial reports to verify assets (capital, cash, property, etc.).

Conclusion

Our review found that the Concord Redevelopment Agency transferred \$90,447,164 in assets after January 1, 2011, including unallowable transfers totaling \$14,786,353 to the City of Concord (City), or 16.35% of transferred assets. However, on November 13, 2012, the City and the Successor Agency took corrective action by passage of City Council Resolution 12-86 and Successor Agency Resolution 12-773S, approving a reconveyance of all properties from the City to the Successor Agency. Therefore, no further action is necessary.

Details of our finding is described in the Finding and Order of the Controller section of this report.

Views of Responsible Officials

We issued a draft review report on November 20, 2013. John Montagh, Economic Development and Housing Manager, responded by letter dated November 22, 2013, generally agreeing with the review results, but requesting modification of the schedule of findings for capital assets after making a discovery of new title information subsequent to the SCO's review fieldwork. Copies of the title information were included with the letter, and based on the provided information, the SCO revised the finding and schedule to exclude certain capital assets from assets subject to clawback, and identified as having been returned to the RDA. In follow-up communications with the City, responding officials indicated their concurrence with the report after modification. Copies of the City's responses are included in this final review report as attachments.

Restricted Use

This report is solely for the information and use of the City of Concord, the Successor Agency, the Oversight Board, and the SCO; it is not intended to be and should not be used by anyone other than these specified parties. This restriction is not intended to limit distribution of this report, which is a matter of public record when issued as final.

Original signed by

JEFFREY V. BROWNFIELD, CPA
Chief, Division of Audits

February 18, 2014

Finding and Order of the Controller

FINDING— Unallowable asset transfers to the City of Concord

In March 2011, the Concord Redevelopment Agency (RDA) Board authorized a transfer of multiple land parcels, having a combined total value of \$11,416,333, and capital assets valued at \$3,370,021 to the City of Concord (City). Subsequently, the City reversed the transfer in the accounting records and recorded the assets under the authority of the Successor Agency as of January 31, 2012. The full value of \$11,416,333 for Land Held for Redevelopment was recorded as a Successor Agency asset. Capital assets were allowably reduced by \$77,680 for depreciation not taken in 2011, and for \$1,731,290 of non-sellable infrastructure improvements transferred to the City. The remainder of \$1,561,051 was recorded in the accounting records as a Successor Agency asset.

Pursuant to Health and Safety (H&S) Code section 34167.5, any asset transfers by the RDA to a city, county, city and county or any other public agency after January 1, 2011, that were not contractually committed to a third party must be returned to the Successor Agency for disposition in accordance with H&S Code sections 34177(e).

On November 13, 2012, City Council Resolution 12-86 and Successor Agency Resolution 12-773S approved a reconveyance of all properties from the City to the Successor Agency. However, while accounting records reflect the assets as belonging to the Successor Agency, titles have not been reconveyed from the City to the Successor Agency. The City is awaiting approval from the California Department of Finance (DOF) on the City's Long-Range Project Management Plan, which may allow the City to retain title to the properties. Asset details are shown in Schedule 1.

Order of the Controller

Based on H&S Code section 34167.5, the City is ordered to turn over the assets to the Successor Agency for disposition under H&S Code section 34177(e), with approval by the Oversight Board, pursuant to H&S Code section 34181(a). On November 13, 2012, corrective action was taken by the City and the Successor Agency. Therefore, no further action regarding the transfer is necessary.

However, as noted, the transfer of the property from the Successor Agency to the City is subject to DOF approval. If DOF does not approve this transfer then the City is ordered to transfer the titles on these assets to the Successor Agency per H&S Code section 34167.5

City's Response

The Successor Agency did not disagree with the finding, but discovered new title information showing that certain capital assets were not subject to clawback and requested modifications to the report.

SCO's Comment

The SCO reviewed the title information and concurs with modifying the reported capital assets subject to clawback. See Schedule 1 for more detail.

**Schedule 1—
Unallowable Asset Transfers
to the City of Concord
January 1, 2011, through January 31, 2012**

Description	APN	Value
Capital assets:		
2255 Salvio Street - Todos Santos parking structure	112-136-019	\$ 1,632,041
1583 Galindo Street land and building	126-131-013	119,001
1645 Galindo Street land and building	126-142-017	340,445
Other capital infrastructure improvements (signage)	N/A	1,278,534
Total capital projects		<u>\$ 3,370,021</u>
Land Held for Redevelopment:		
Port Chicago and Clayton landscape	113-288-001	\$ 121,550
1601 Sutter Street	126-045-012	405,000
Pine Street parcels	126-291-019, 126-291-020	600,000
Oak Street site parcels	126-122-023, 126-122-019, 126-122-001, 126-122-002, 126-122-003, 126-122-004, 126-122-005, 126-122-006, 126-122-007, 126-122-008, 126-122-009, 126-122-022, 126-122-015, 126-122-016, 126-122-017, 126-122-018, 126-122-021, 126-122-022, 126-122-024, 126-122-025	2,946,573
Town Center 11/Masonic Lodge area parcels	126-062-011, 126-143-003, 126-143-003, 126-143-003, 126-143-002, 126-143-001, 126-143-008, 126-143-009, 126-143-011, 126-143-010, 126-153-006, 126-153-007	5,871,143
1948 Colfax parcels	126-074-014, 126-074-015	124,067
1701/1711 Concord Avenue parcel	112-101-022	1,348,000
Total Land Held for Redevelopment/resale		<u>11,416,333</u>
Combined assets unallowably transferred to City		<u>14,786,354</u> ¹
Assets returned by Resolutions 12-86 and 12-773S		(12,977,384)
Additional 2011 depreciation not taken in 2011		(77,680)
Non-sellable infrastructure transferred to City		<u>(1,731,290)</u>
Assets subject to H&S Code section 34167.5		<u>\$ —</u>

¹ See the Finding and Order of the Controller section.

**Attachment—
City of Concord's Response to
Draft Review Report**

Mellas, John

From: McDonald, Suzanne <Suzanne.McDonald@cityofconcord.org>
Sent: Thursday, December 05, 2013 5:07 PM
To: Mellas, John
Cc: Montagh, John; Reid, Karan
Subject: Concord Asset Transfer Review-Schedule 1 Revised
Attachments: Concord Schedule 1 Revised.xlsx

Hi John,

Thank you for your time today to discuss the recent developments. Attached is the updated Schedule 1 and Capital Asset schedule to exclude the assets described in our letter to your office on November 25, 2013.

Please review the attached schedule and let me know if you have any questions. With these modifications, we concur with your report.

Best Regards,
Suzanne

Suzanne McDonald | Finance Department
1950 Parkside Drive, MS/06 | Concord | CA 94519
Phone: (925) 671-3136 | Fax: (925) 671-3353
suzanne.mcdonald@cityofconcord.org

Website: www.cityofconcord.org

CITY OF CONCORD
1950 Parkside Drive
Concord, California 94519-2578
FAX:

M/S 01B

(925) 671-3381

Telephone:

(925) 671-3082



CITY COUNCIL
Daniel C. Heits, Mayor
Timothy S. Grayson, Vice Mayor
Edi E. Birsan
Laura M. Hoffmeister
Ronald E. Leone

Thomas J. Wentling, City Treasurer
Valerie J. Baronc, City Manager

November 22, 2013

State Controller's Office
Division of Audits
Local Government Bureau
Attention: John Mellas
3301 C Street
Sacramento, CA 95816

RE: Asset Transfer Assessment for Former Redevelopment Agency of the City of Concord

Dear Mr. Mellas:

The City of Concord's Financial records conclude that you performed the Asset Transfer review for the former Redevelopment Agency of the City of Concord. For this reason, you are being contacted to bring to your attention two errors found in the SCO Asset Transfer Assessment schedule submitted to your office by the Successor Agency of the former Redevelopment Agency of the City of Concord on April 23, 2012. Line 19: Police Station – 1350 Galindo Street and Line 20: 2051 Salvio Street Parking Structure, in particular, were incorrectly identified on the schedule as having been transferred to the City on March 10, 2011 (i.e. during the pre-dissolution claw back period).

Further review of the City's and former Redevelopment Agency's financial records establish the City of Concord's ownership of these assets in fee since February 13, 1991; February 27, 2001, respectively. Copies of the grant deeds by which the former Redevelopment Agency conveyed these properties to the City are enclosed for your reference. Given the transfer of these properties to the City well before any discussion of redevelopment dissolution, they are clearly not subject to claw back by the Successor Agency and therefore will be retained by the City. We respectfully request that your asset transfer review make note of this fact.

If you have any questions, please feel free to call me at (925) 671-3082.

Sincerely,

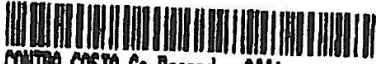
A handwritten signature in black ink, appearing to read "John Montagh".

John Montagh
Economic Development and Housing Manager

Enclosures

cc: Suzanne McDonald, Interim Financial Operations Manager

1



WHEN RECORDED MAIL TO

City Clerk
City of Concord
1950 Parkside Drive, MS 03
Concord, CA 94519-2578

CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2001-0054305-00

Acct 12- Placer Title
Thursday, MAR 08, 2001 08:00:00
FEE \$0.00
Ttl Pd \$0.00 Nbr-0000275624
100/R2/1-7

Placer Title
8048570

GRANT DEED
RECORDED CERTIFICATE NUMBER 1986
FOR PROPERTY OWNED BY: REDEVELOPMENT AGENCY, CITY OF CONCORD
FOR PROPERTY LOCATED AT: CONCORD AVE, SALVIO ST., MT. DIABLO, & PACHECO ST
ASSESSOR'S PARCEL NUMBER 112-138-024 4 BLOCK DOWNTOWN PARKING STRUCTURE
February 27, 2001

THIS DOCUMENT IS RECORDED FOR THE BENEFIT OF THE CITY OF CONCORD AND RECORDING FEE IS EXEMPT UNDER 27383 OF THE GOVERNMENT CODE.

New Parking Structure
Address: 2051 Salvio St.
APP: 112-110-027

RECORDING REQUESTED BY
ORDER # City of Concord
APR 112-110-024
WHEN RECORDED MAIL TO

054305

APR 11 2001

City Clerk
City of Concord
1950 Parkside Drive MS/03
Concord, CA 94519

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ Exempt
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____
() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Redevelopment Agency of the City of Concord


hereby GRANT(S) to

The City of Concord, a municipal corporation

that property in the City of Concord as described in attached Exhibit "A"

Mail Tax Statements to City of Concord

Date February 23, 2001


Edward R. James, Executive
Director
Concord Redevelopment Agency

STATE OF CALIFORNIA

COUNTY OF _____

On _____ before me, the
undersigned, a Notary Public in and for said State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) here 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.

Signature _____

Name _____

(typed or printed)

(This area for official notarial seal)

FD-302 (REV. 8/74)

MAIL TAX STATEMENTS ARE DIRECTLY A RISK

054305

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

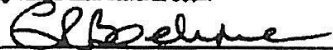
On February 23, 2001 before me, Elaine Boehme Deputy City Clerk,

personally appeared Edward R. James, Executive Director, Redevelopment Agency of the City of Concord
(NAME) (TITLE)

personally known to me (or 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.

Signature



DEPUTY CITY CLERK

When recorded mail to:
City Clerk
City of Concord
1950 Parkside Drive, MS/03
Concord, CA 94519-2578



054305

ACCEPTANCE OF GRANT DEED

This is to certify that the interest in real property conveyed by the Grant Deed, on February 23, 2001, from The REDEVELOPMENT AGENCY OF THE CITY OF CONCORD, a public agency in Contra Costa County, California, as shown on the Grant Deed to the CITY OF CONCORD, a general law city in Contra Costa County, California, is hereby accepted by order of the City Council pursuant to Resolution 1441, adopted April 11, 1960, and the grantee consents to recordation thereof by its duly authorized officer.

The Acceptance of Grant Deed, when recorded in the Office of the County Recorder, shall be irrevocable.

Dated: February 27, 2001



City Manager
Edward R. James

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On February 27, 2001 before me, Mardie Traver

Assistant City Clerk, personally appeared Edward R. James, City Manager of the City of Concord personally known to me (or 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.

Signature 
ASSISTANT CITY CLERK

APPROVED:



Assistant City Attorney
Mark Boehme

Acceptance of Catalyst Grant Deed

054305

LEGAL DESCRIPTION
EXHIBIT "A"

All that real property situated in the City of Concord, State of California and described as follows:

Beginning on the North line of the County Road leading from Concord to Martinez known as Concord Avenue, at the intersection thereof with the extension South 59°46' West of the North line of Pacheco Street in the Town of Concord, said Point of Beginning being the most southerly corner of the parcel of land described in the Deed from Joseph Boyd, et ux, to Andrew Ford, et al, dated June 30, 1909, recorded July 9, 1909, in Book 143 of Deeds, Page 550; thence, from said point of beginning, South 63° 15' East along the North line of Concord Avenue, 234.10 feet; thence, North 34° 29' 30" East, 102.62 feet to the West line of Galindo Street, thence, North 30° 54' West, along said West line, 152.50 feet to the extension South 59° 46' West of the North line of Pacheco Street; thence, South 59° 46' West along said extended line, 218.59 feet to the Point of Beginning.

Excepting therefrom:

That portion of said land as described in the Deed to the City of Concord recorded October 13, 1988, Book 14651, Page 349, Official Records.

Containing 5,172 Square Feet more or less.

Prepared by:

John C. Marsau
LS 6378



054305

personally known to me (or 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.

Signature _____
Deputy City Clerk

Substitution of Legible Originals (Govt.
Code 17361.7) I declare under penalty of perjury
that this handwritten and/or typewritten legible
copy is a true and correct copy of the original page(s)
Placer Title Company



Mike McMahon

054305

personally known to me (or 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.

Signature

Assistant City Clerk

Substitution of Legible Originals (Govt.
Code 27361.7) I declare under penalty of perjury
that this handwritten and/or typewritten legible
copy is a true and correct copy of the original page(s)
Piscar Title Company


Mike McMahon

END OF DOCUMENT

RECORDING REQUESTED BY		RECORDED AT REQUEST OF <i>City of Concord</i>
91 26825		FEB 14 1991
AND WHEN RECORDED MAIL TO		AT 1 O'CLOCK P.M.
NAME	City of Concord	CONTRA COSTA COUNTY RECORDS
ADDRESS	1950 Parkside Drive	STEPHEN L. WEIR
CITY & STATE	Concord, CA 94519	COUNTY RECORDER
ZIP		FEE \$ <i>offt</i>
Title Order No. <u>757784</u>	Escrow No. _____	SPACE ABOVE THIS LINE FOR RECORDER'S USE
MAIL TAX STATEMENTS TO		DOCUMENTARY TRANSFER TAX \$
NAME		COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
STREET ADDRESS		OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
CITY & STATE		No transfer tax due pursuant to Revenue and Taxation Code 119.22
ZIP		Signature of Declarant or Agent determining tax. Firm Name

16401 PE 825

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 City of Concord Redevelopment Agency
 a California Corporation hereby GRANT(S) to
 City of Concord, a municipal corporation

the following described real property in the City of Concord
 county of Contra Costa, state of California:

See Exhibit A attached hereto and made a part hereof:

"Reserving unto the Redevelopment Agency the right to reclaim ownership if an alternate main Branch Library is developed or the site is not built within five (5) years."

City of Concord Redevelopment Agency
[Signature]
 Lloyd D. Mashore, Agency Chair

Dated Feb 13, 1991
 STATE OF CALIFORNIA }
 COUNTY OF CONTRA COSTA } SS.
 On February 13, 1991 before me,
 the undersigned, a Notary Public in and for said County and
 State, personally appeared LLOYD D. MASHORE
 known to me to be the Agency Chair and
 _____ known to me to be
 _____ Secretary of the corporation that executed
 the within instrument and acknowledged to me that such
 corporation executed the within instrument pursuant to its by-
 laws or a resolution of its board of directors.

Signature Deanna J. Ziegelman
DEANNA J. ZIEGELMAN
 Notary Public in and for said County and State

OFFICIAL SEAL
 DEANNA J. ZIEGELMAN
 NOTARY PUBLIC - CALIFORNIA
 CONTRA COSTA COUNTY
 My Comm. expires MAY 6, 1994

Police Station
 Address: 1350 Galindo St.
 APN: 126-124-036

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

BOOK 16401 PG 826

COUNTY OF CONTRA COSTA


On this 13th day of February, 19 91, before me

Lynnet Keihl, City Clerk, personally appeared Lloyd Mashore, Chair ~~and~~

of the Redevelopment Agency
known to me to be the Mayor/City Manager of the City of Concord and known to me that such public agency executed the same.

WITNESS my hand and official seal.

SEAL AFFIXED


CITY CLERK OF THE CITY OF CONCORD

CC-34.1 OCT 18

EXHIBIT A

BOOK 15402 p. 827

LEGAL DESCRIPTION

REAL PROPERTY in the City of Concord, County of Contra Costa, State of California, described as follows:

PARCEL ONE:

Lots 1 through 12, inclusive, in Block 2 and Lots 1 through 15, inclusive, in Block 3, as shown as the Map of Johnson's Addition, filed July 13, 1926, in Book 20 of Maps, Page 512, Contra Costa County Records.

EXCEPTING FROM PARCEL ONE:

The interest conveyed to the City of Concord by Deeds recorded December 10, 1968 in Book 6767, Page 211, Official Records, recorded April 30, 1969 in Book 5864, Page 155, Official Records and recorded September 18, 1969 in Book 5964, Page 95, Official Records.

ALSO EXCEPTING FROM PARCEL ONE:

That portion thereof lying with Parcels Two and Three described herein.

PARCEL TWO:

A portion of Mt. View Street as shown on the Map of Johnson's Addition, filed July 13, 1926, in Book 20 of Maps, Page 512, Contra Costa County Records, described as follows:

That portion of Mt. View Street lying southerly of the southerly line of Laguna Street as said Streets are shown on said Map of Johnson's Addition, said portion of Mt. View Street being between Blocks 2 and 3 of said Map.

EXCEPTING FROM PARCEL TWO:

The western 22.50 feet of said Mt. View Street which is adjacent to and easterly of Lots 1, 2, 3, and 4 of said Block 3.

PARCEL THREE:

A portion of Lot 7, in Block 3, as shown on the Map of Johnson's Addition, filed July 13, 1926, in Book 20 of Maps, Page 512, Contra Costa County Records, described as follows:

FIRST AMERICAN TITLE

EXHIBIT A

BOOK 16401 PG 828

That parcel of land described in the Offer of Dedication to the City of Concord, recorded October 14, 1969, in Book, 5981, Page 938, Official Records.

PARCEL FOUR:

Portion of Lot 18, amended Map of the Estates of Francisco Galindo, filed September 17, 1902, Map Book F, Page 128, Contra Costa County Records, described as follows:

Beginning on the East line of the County Road leading from Concord to Ygnacio Valley at the South line of the parcel of land described in the Deed to Max Dritschler, recorded January 17, 1939, Book 503, Official Records, Page 92; thence from said point of beginning, South 13° 21' East, along said East line, 150 feet to a point which bears North 13° 21' West, along said East line, 348.18 feet from the West line of the Sacramento Northern Railway Right of Way; thence South 70° 30' East, 186.50 feet to the West line of said Sacramento Northern Railway Right of Way, distant thereon North 19° 04' East, 292.60 feet from the East line of said County Road leading from Concord to Ygnacio Valley; thence North 19° 04' East, along said West line, 126.02 feet to the South line of said Dritschler Parcel; thence North 70° 30' West, along said South line, 267.06 feet to the point of beginning.

EXCEPTING FROM PARCEL FOUR:

The interest conveyed in the Deed to Contra Costa County, recorded February 6, 1962, Book 4051, Official Records, Page 538.

ALSO EXCEPTING FROM PARCEL FOUR:

The interest conveyed in the Deed to the City of Concord, recorded May 8, 1970, Book 6124, Official Records, Page 297.

PARCEL FIVE:

Portion of Lot 18, as designated on the Map entitled, "Amended Map showing Subdivisions of lands in the estate of Francisco Galindo, portion of Rancho Monte Del Diablo, Contra Costa Co. Cal.", which Map was filed in the Office of the Recorder of the County of Contra Costa, State of California, on September 17, 1902 in Volume F of Maps, at Page 128, described as follows:

FIRST AMERICAN TITLE

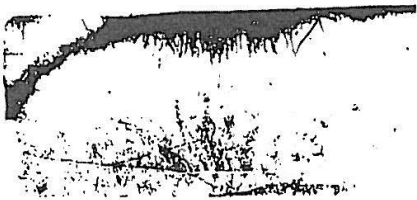


EXHIBIT A

BOOK 16401 PG 829

Beginning on the East line of the County Highway leading from Concord to Ygnacio Valley, distant thereon North 13° 21' West, 498.18 feet from the West line of the right of way of the Sacramento-Northern Railway; thence from said point of beginning North 13° 21' West along said East line, 150 feet to the most westerly corner of the 14.17 acre parcel of land described in the Deed from Pietro Grenna, et ux, to Cecilia Bemiss, dated February 1, 1912 and recorded February 5, 1912 in Volume 176 of Deeds, at Page 278; thence South 70° 30' East, along the North line of said 14.17 acre parcel of land 347.48 feet to the West line of said Railway Right of way; thence South 19° 04' West along said West line 126.01 feet to a point which bears South 70° 30' West, 267.06 feet from the point of beginning; thence North 70° 30' West, 267.06 feet from the point of beginning; thence North 70° 30' West, 267.06 feet to the point of beginning.

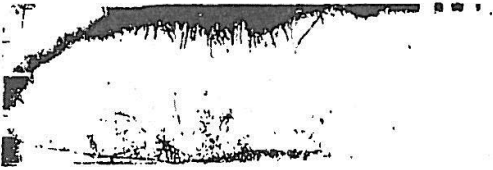
EXCEPTING FROM PARCEL FIVE:

The interest conveyed to the City of Concord by Deeds recorded May 10, 1966, Book 5117, Page 246, Official Records and recorded December 10, 1968, Book 5767, Page 27, Official Records.

A.P. Nos.: 126-124-010, 011, 013, 015, 025, 026, 027, 028, 029, 031, 034 and 035/

FIRST AMERICAN TITLE





When recorded mail to:
City Clerk
1950 Parkside Dr.
Concord, CA 94519

CITY OF CONCORD
DEED OR GRANT CERTIFICATE NO. _____

BOOK 16401 pg 830

This is to certify that the interest in real property conveyed by the deed or grant dated 2/13/91 from CITY OF CONCORD REDEVELOPMENT AGENCY to the City of Concord, a general law city in the County of Contra Costa, State of California, is hereby accepted by order of the City Council on the 11th day of April, 1990, and the grantee consents to reordination thereof by its duly authorized officer.

Dated: Feb. 13, 1991

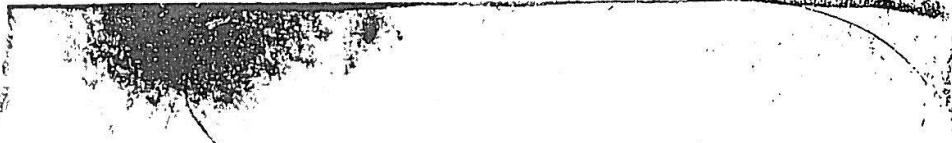
Rita Hardin
City Manager

I hereby certify that the foregoing certificate of acceptance was duly and regularly executed by Rita Hardin, known to me to be the duly appointed City Manager of the City of Concord, on the 13th day of February, 1991.

[Signature]
City Clerk **SEAL AFFIXED**

APPROVED:
[Signature]
City Attorney

END OF DOCUMENT



**State Controller's Office
Division of Audits
Post Office Box 942850
Sacramento, CA 94250-5874**

<http://www.sco.ca.gov>