

Real Estate Services

151 Spyrock Court
Walnut Creek
CA 94595

February 6, 2007

Ellen Elster, Director
Contra Costa County Office of Education
77 Santa Barbara Road
Pleasant Hill
CA 94523-4201

Reference: Petition for territory transfer from the Knightsen Elementary School District to the Oakley Elementary School District.

Delivered by Hand

Dear Ms Elster:

Following please find the above referenced petition for territory transfer complete with exhibits describing the properties.

Additionally the Bethel Island property has an exhibit showing proof of subdivision application with the City of Oakley, while the Rock Islands Homes Inc. property has a copy of the recorded final map.

Sincerely,



Owen Poole
Petition Circulator

CC: Edward Biggs Sr. Bethel Island LLC
Dennis Meneke, Rock Island Homes Inc.
Maria DeLeon, Attorney at Law, Lorenzo Smith

Attachments: Petition, Exhibits A, A-1, B and C

RECEIVED

FEB 062007

DEPUTY SUPERINTENDENT
CONTRA COSTA COUNTY OFFICE OF EDUCATION

PETITION FOR TERRITORY TRANSFER

To the Superintendent of Schools of Contra Costa County:

Pursuant to Education Code section 35700, subdivision (c), the undersigned, constituting the owner(s) of the uninhabited territory proposed to be transferred, now within the boundaries of the Knightsen Elementary School District, Contra Costa County, petition that the boundaries of the Knightsen Elementary School District be changed to eliminate from it the territory hereinafter described. The undersigned persons petition that the territory be transferred to and included within the Oakley Union School District of Contra Costa County. The affected school districts are, therefore, the Oakley Union School District and the Knightsen Elementary School District.

The property to be transferred (hereinafter the "Territory") is depicted in The City of Oakley, East Cypress Corridor Specific Plan as: Exhibit 23, Bethel Island, LLC, Planning Area 4 and Exhibit 25, Planning Area 6-U, a sub area of Planning Area 6. The Territory is depicted in Exhibit "A" and is generally described in Exhibit "A-1," both of which are attached hereto and hereby incorporated by reference.

Education Code Section 35700, subdivision (c), authorizes the owner(s) of uninhabited territory, who has filed either a tentative subdivision map with the appropriate county or city agency or an application for any project, as defined in section 21065 of the Public Resources Code, with one or more local agencies, to file a petition for territory transfer to the County Committee on School District Organization. The undersigned have filed subdivision map applications with the appropriate city, as evidenced by Exhibits "B" and "C," both of which are attached hereto and hereby incorporated by reference.

The Territory is "uninhabited," as that word is defined by Section 35517 of the Education Code, as it is territory in which fewer than 12 persons reside who are registered to vote at least 54 days before the time of filing of this petition. The appropriate election area for this petition should be the Territory. This election area would encourage orderly growth and development and allow those residents of the Territory the final say in their own desire for self-government. Therefore, pursuant to Education Code Section 35710.1, the County Committee may order this petition granted with no requirement of an election.

The undersigned request the changes in the respective boundaries of the affected school districts for the following reasons:

- 1) To allow the City of Oakley to maintain its community identity, as the Territory is within the City of Oakley's sphere of influence.
- 2) To correct school district boundaries that currently divide the East Cypress Corridor Specific Plan Area into two different school districts, thus defeating the goal of creating a sense of community and pedestrian access to existing and planned elementary schools in the vicinity of this residential area.

- 3) Water surrounds the Territory on three sides, physically segregating it from direct access to Knightsen Elementary School, while access to the Oakley Union School District is direct and over land. If the Territory does not transfer, parents will have to circumvent the water by transporting their children over land, through the Oakley Union School District's territory, then driving approximately 4.5 miles to Knightsen Elementary School, passing as many as 2 newer constructed Oakley Union schools along the way.
- 4) A change in boundary will result in neighborhood schools that can serve the development proposed for the petition area. As a result, students will be able to walk or ride bicycles to school, through safe pedestrian routes. If the students attend Knightsen schools, they will have to be driven the approximately 4.5 miles to their school.
- 5) If the transfer does not occur, the proximity of Oakley Union schools to the Territory and ease of access to Oakley's schools will likely result in an increase in applications for interdistrict transfer into Oakley Union from the Territory. There is no provision in the Education Code to require an interdistrict transfer based upon the student's proximity to, and convenience to attend, the receiving district. Therefore, the desire of several families to attend the school district in which they identify as their community, Oakley Union School District, will be defeated. Further, those students who are permitted to transfer to Oakley Union School District may be deprived of continuing educational placement within the Oakley Union School District based upon factors such as the student's changing child care, their parent's employment, or Oakley Union's enrollment capacities at its schools.
- 6) The Oakley Union School District has two elementary schools projected to remain over-capacity serving the area commonly known as the East Cypress Corridor, which includes the area of the Territory and the surrounding areas. If the Territory is not transferred to the Oakley Union School District per this Petition, the additional students from the Territory would overburden the existing elementary school in the Knightsen Elementary School District. Alternatively, Knightsen Elementary School District would be forced to build an additional school. The two Knightsen elementary schools serving the Knightsen portion of the East Cypress Corridor area would then both have populations of 600 or fewer students, while the Oakley Union School District's two schools in the same area are projected to have populations more than twice that number.. This is an inequitable result and unfair to the children with the City of Oakley. Furthermore, it would reflect poor planning for public services.

Additionally, operation of a school of 600 or fewer students is costly, as there is inadequate average daily attendance generated to fully fund operation of the school and to allow for efficiency. By contrast, if the Territory is transferred to the Oakley Union School District, the additional students will contribute to the critical mass needed for the construction of a third elementary school, within the current boundary of the Oakley Union School District, serving the East Cypress Corridor. The student population from the Territory and from the other parts of the East Cypress Corridor already contained within the Oakley Union School District could then be distributed over the four schools. The overcrowded conditions predicted for the Oakley Union School District's schools in

that area would be relieved and all four elementary schools would be similar in size. In addition, the population at the new school would be of a sufficient size to allow for efficient operation and generation of adequate average daily attendance to operate the school. Good planning policy therefore supports the Territory transfer.

- 7) Knightsen School District has no plans of which the undersigned petitioners are aware to construct a school within the territory proposed for transfer or within reasonable proximity thereof.

The following individuals are the Chief Petitioners for the purpose of receiving notice of any public hearing, or any other matter, in regard to this Petition:

1. **Edward Biggs, Sr., Bethel Island LLC ,**

Dated: January/ , 2007

Address: Biggs Realty Inc., 820 Kains Aye., Suite 108, Albany, CA 94706

Telephone: 747-Lt d2

Signed: Edward Biggs, Sr. 1/27/07
Edward Biggs, Sr., Managin Partner


(signatures continued on next page)

(signatures continued from previous page)

2. **Dennis Menke, Rock Islands Homes Inc.**

Dated: January 1^{fr}, 2007

Address: Rock Island Homes, Inc., 18001 Cowan Suite C, Irvine, CA 92614
Telephonj 949-442-2800

Signed: 1 ---^--- 
Dennis Menke, Vice President and Secretary

DECLARATION OF PETITION CIRCULATOR


I, Owen Poole, declare, under penalty of perjury under the laws of the State of California, as follows:

- (1) That my address is: 151 Spyrock Court; Walnut Creek, CA 94595
- (2) That I circulated the foregoing petition and that the appended signature of Mr. Edward Biggs was made in my presence.
- (3) That based upon my information, belief, or personal knowledge, the signature is the genuine signature of the person whose name it purports to be.
- (4) That the date which this signature to the Petition was obtained is:

January 12, 2007

I attest under penalty of perjury under the laws of the State of California that the foregoing declaration is true and correct.

Executed at Walnut Creek, California on January 12, 2007.



DECLARANT / PETITION CIRCULATOR

DECLARATION OF PETITION CIRCULATOR

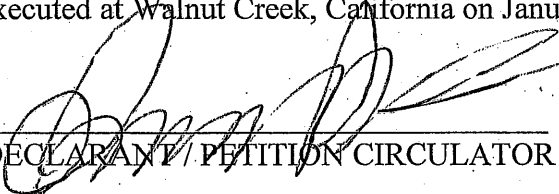
I, Owen Poole, declare, under penalty of perjury under the laws of the State of California, as follows:

- (1) That my address is: 151 Spyrock Court, Walnut Creek, CA 94595
- (2) That I circulated the foregoing petition and that the appended signature of Mr. Dennis Menke was made in my presence.
- (3) That based upon my information, belief, or personal knowledge, the signature is the genuine signature of the person whose name it purports to be.
- (4) That the date which this signature to the Petition was obtained is:

January 12, 2007

I attest under penalty of perjury under the laws of the State of California that the foregoing declaration is true and correct.

Executed at Walnut Creek, California on January 17, 2007.



DECLARANT / PETITION CIRCULATOR

EXHIBIT "A-1"
LEGAL DESCRIPTION
BETHEL ISLAND LLC

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

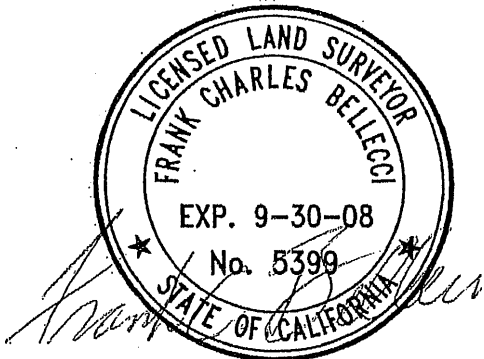
A portion of Section 33 and a portion of the North of Section 34, Township 2 North, Range 3 East, Mount Diablo Base and Meridian described as follows:

Parcel One and Parcel Two as described within a grant deed from Edward F. Biggs, Sr., and Charlotte L. Biggs, Trustees under the Biggs Family Trust dated August 12, 1986 recorded September 5, 2003 under recorders document number 2003-0443629 official records of Contra Costa County further described as follows.

Beginning at the corner common to Sections 27, 28, 33 and 34 of said Township and Range said corner also being the most southwesterly corner of the exterior boundary of Subdivision 7562 filed April 5, 2004 in Book 462 of Maps at page 46; thence along the line common to said Sections 27 and 34 and the most southerly boundary line of said Subdivision 7562 (462 M 46), a bearing taken for the purposes of this description as South 89°43'00" East, 3,565.73 feet to a point on the City limit line of the City of Oakley also being the most northwesterly corner of Parcel D of Subdivision 6610 filed June 9, 1999 in Book 411 of Maps at page 14; thence along the City limit line of the City of Oakley and the westerly boundary line of said Parcel D and the prolongation thereof ' South 01°01'00" West 1,706.00 feet to the southerly line of the Remainder Parcel of said Subdivision 6610; thence along last said southerly line South 88°59'00" East 900.00 feet to the southeast corner of last said Remainder Parcel of Subdivision 6610; thence leaving last said southerly line South 01°01'00" West 889.09 feet; thence South 89°54' 13" West 5,077.92 feet to a point on the northeasterly right of way line of the Contra Costa Canal; thence along said northeasterly line North 44°35'00" West 3,724.90 feet to a point on the line common to said Sections 28 and 33; thence South 89°43'00" East along last said line common to Sections 28 and 33, 3,273.14 feet to the **Point of Beginning**.

Containing an area of 351 acres more or less.

Attached hereto is a plat labeled "Exhibit A-1" hereby referred to and made a part hereof.



z-,s/--z0U2

EXHIBIT A-1 - SHEET 1 OF 4

PORTION OF SEC 27
T. 2N., R. 3E.
M. D . B . & M.

P.O.B.

SUBDIVISION 7562

SEC. 28

SEC. 27

462 M 46

S89°43'00"E 6838.86'

S89°43'00"E 3273.14'

S89°43'00"E 3565.73'

ff

SEC. 33

SEC. 34

Co
O

BETHEL ISLAND LLC
2003-0443629

020-150-003

PORTION OF SEC 34
T. 2N., R. 3E.
M. D . B . & M.

CITY OF OAKLEY
CITY LIMIT LINE

S89°54'13"W 5077.92'

S88°59'00"E
900.00
S01°01'00"W
889.09'

ROCK SLOUGH

1000 500 0 1000

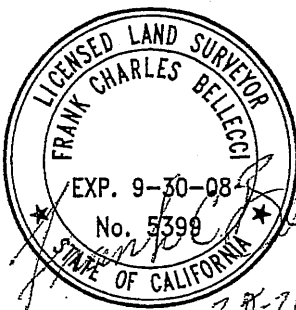
SCALE IN FEET

OLLAND
TRACT RD

1
2 OF 4
COSTA
A A
/J/ 032-1401-007
ASQ-5 /p
c- 4
Q"> kJ' 0 kJ

OR 202

BYRON HWY



Bellego
2-3-2007



BET.T, FCCI & ASSOCIATES, INC.

2290 DIAMOND BOULEVARD
PHONE: (925) 685-4559

CONCORD, CA 94520
FAX: (925) 685-4838

SCALE: 1"=1000'

FILE NO.: 05020

BETHEL ISLAND LLC

EXHIBIT "A-I"
LEGAL DESCRIPTION
ROCK ISLAND HOMES INC.

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

A portion of Section 34, Township 2 North, Range 3 East, Mount Diablo Base and Meridian described as follows:

All of that certain real property delineated upon the map of *Subdivision 6610*, filed June 9, 1999 in Book 411 of Maps, at Page 14 and all of that certain real property as delineated upon the map of *Subdivision 8372*, filed April 2, 2002 in Book 440 of Maps, at Page 35, further described as follows:

Beginning at the Section corner common to Sections 26, 27, 34 & 35 of said Township and Range; thence along the line common to Sections 34 & 35 a bearing taken for the purposes of this description as South 01°41'22" West, 1,717.51 feet to a point on the City limit line of the City of Oakley; thence leaving said Section line common to Section 34 & 35 and along the City limit line of the City of Oakley North 88°18'38" West, 900.00 feet; thence North 01°41'22" East 1706.00 feet to a point on the line common to said Sections 34 & 27; thence along last said common line South 89°02'36" East 900.07 feet to the **Point of Beginning**.

Containing an area of 15.24 acres more or less.

Attached hereto is a plat labeled "Exhibit A-1" hereby referred to and made a part hereof.



PORTION OF SEC 27
T. 2N., R. 3E.
M. D. B. & M.

SUBDIVISION 7562
462 M 46

SANDMOUND BOULEVARD

SEC.. 2

P.O.B.
N.E. COR
OF. SEC 34

SEC. 26

S89°0. E..9_00.0.
O SEC. 34

SEC. 35



N

BETHEL ISLAND LLC
2003-0443629

PORTION OF SEC 34
T. 2N., R. 3E.
M.D.B.&M.

UBDIV
441

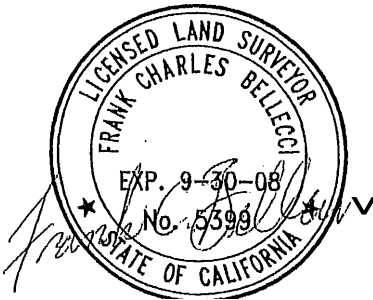
N O

S O N
D B
(f)

cr

CITY OF OAK LEY
CITY LIMIT LINE

N88°18'38" W 900.00'



400 200 0 400

SCALE IN FEET

.I

ROCK SLOUCH

EXHIBIT A-1 - SHEET 4 OF 4

BELLECCI & ASSOCIATES, INC.
CIVIL ENGINEERING.LAND PLANNING.LAND SURVEYING
PHONE: (925) 685-4569 FAX: (925) 685-4838
2290 DIAMOND BLVD., SUITE 100, CONCORD, CA 94520

DATE: JANUARY 2007 SCALE: 1"= 400'
PROJECT NO.: 05020 SHEET 1 OF 1

EXHIBIT A-1
ROCK ISLAND HOMES INC.



City of Oakley
Community Development
3231 Main Street
Oakley, CA 94561

Phone: (925) 625-7000

Fax: (925) 625-9194

Internet: www.oaldeinfo.com

UNIVERSAL APPLICATION FORM

RECEIVED

DEC 04 2006

CM' OF WIWI

OMEOTY DEVELOPMENT DEPT.

| |
|---------------------------------|
| For City Use Only |
| Application # _____ |
| Date Submitted <u>10/17/06</u> |
| Received By <u>ES</u> |
| Assigned To _____ |
| Fee/Deposit Submitted <u>71</u> |
| Project Account # _____ |

Application Type (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Sign Permit |
| <input checked="" type="checkbox"/> Major Subdivision/Tentative Map VS | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Minor Subdivision/Parcel Map (4 lots or less) | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Other _____ |

Project Information:

Proposed Project Name Bethel Island LLC G

Project Address _____

Project Parcel Number 020-140-007, 020-150-003

Project Description (be specific, use additional pages if necessary) 1200 Unit Major Subdivision with Lakes, Parks and an Elementary School.

Applicant Information:

Name Bethel Island, LLC

Address 1783 Green Acres Lane.

City Fairfield State Ca Zip Code 94534

Phone (706) 6-0269 Fax _____ E-mail _____

Signature _____

(Original signature is required)

Owner Information:

Name Bethel Island, LLC

Address 1783 Green Acres Lane.

City Fairfield State Ca Zip Code 94534

Phone (706) 6-0269 Fax _____ E-mail _____

Signature _____

(Original signature is required)

Secondary Contact Information:

The Community Development Department will notify the applicant and one other individual of all proceeding regarding this application. Please supply the name, address, and phone number of the secondary contact person to receive such notification.

Name _____

Address / _____ 20 _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-mail _____

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE 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 TO CONTRA COSTA COUNTY FOR PUBLIC USE THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS SANDMOUND BOULEVARD,

THE AREAS DESIGNATED AS PARCELS "A", "B" AND "C" ARE "COMMON AREA" AND ARE NOT HEREBY DEDICATED FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE USE OF THE HOMEOWNERS OF SUBDIVISION 8372 FOR, BUT NOT LIMITED TO, ACCESS, PARKING, UTILITIES, DRAINAGES, INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS.

THE AREAS MARKED AS "RECLAMATION DISTRICT EASEMENT" AND "LEVEE ACCESS EASEMENT" ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR USE BY RECLAMATION DISTRICT 799 OR ITS DESIGNEE AND THE HOMEOWNERS OF SUBDIVISION 8372, IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS GOVERNING THIS SUBDIVISION.

THE AREAS DESIGNATED AS "PUBLIC UTILITIES EASEMENT" (P.U.E.) ARE DEDICATED TO THE PUBLIC UTILITIES COMPANIES AND TO IRON HORSE SANITARY DISTRICT OR ITS DESIGNEE FOR PUBLIC USE FOR PUBLIC UTILITIES AND SANITARY SEWER CONSTRUCTION, INCLUDING ACCESS FOR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES, WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTION AND VEGETATION,

WE DO FURTHER RELINQUISH ALL ABUTTERS RIGHTS OF ACCESS TO SANDMOUND BOULEVARD, ON PARCEL "B" SHOWN ON THE MAP THUS

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

OWNERS

ROCK ISLAND HOMES, INC.,
a California Corporation

BY: Don V. Meule

BY: _____

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

ON THIS 10th day of April, 2001, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Don V. Meule AND Sahit 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 STATEMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

WITNESS MY HAND

SIGNATURE _____ NOTARY

Don V. Meule
PRINTED NAME OF NOTARY

NOTARY PUBLIC IN AND FOR
THE COUNTY OF CONTRA COSTA,

STATE OF CALIFORNIA
COMMISSION EXPIRES: 7-11-2003

MY COMMISSION EXPIRES: 7-11-2003

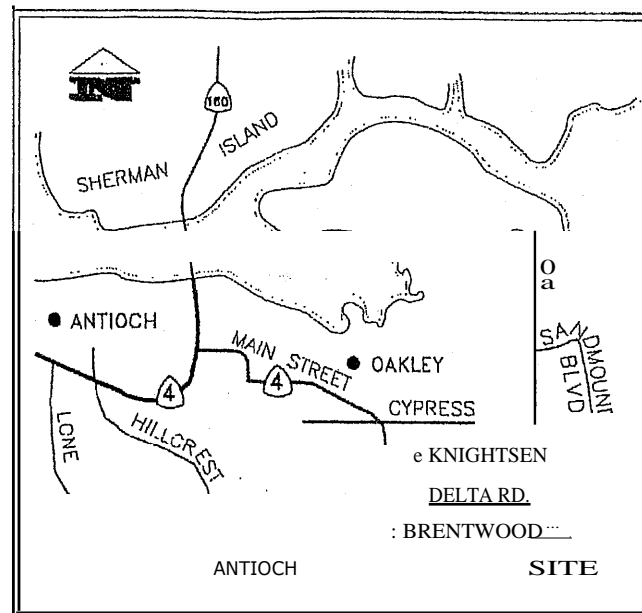
PRINCIPAL OFFICE OF NOTARY LOCATED IN CONTRA COSTA COUNTY.

SUBDIVISION 8372

BEING A REMAINDER OF THE
DESIGNATED REMAINDER OF SUBDIVISION 6610
RECORDED JUNE 9, 1999 IN MAP BOOK 411,
AT PAGE 14 OFFICIAL RECORDS OF CONTRA
COSTA COUNTY, CALIFORNIA

HUMANN CO. CIVIL ENGINEERING LAND SURVEYING
1021 BROWN AVENUE LAFAYETTE, CALIFORNIA
PHONE: 886-258-6000 FAX: 920-2133-3578

OCTOBER 2001



VICINITY MAP N.T.S.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

ON THIS 10th day of April, 2001, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Don V. Meule AND Sahit 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 STATEMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

WITNESS MY HAND

Don V. Meule
SIGNATURE OF NOTARY

Don V. Meule
PRINTED NAME OF NOTARY

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

COMMISSION EXPIRES: 7-11-2003

PRINCIPAL OFFICE OF NOTARY LOCATED IN CONTRA COSTA COUNTY.

PRINCIPAL OFFICE OF NOTARY LOCATED IN CONTRA COSTA COUNTY.

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEES UNDER DEED OF TRUST RECORDED ON AUGUST 20, 2001, INSTRUMENT NO. 2001-246634, OF OFFICIAL RECORDS 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 DEDICATION THEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY,
A CALIFORNIA CORPORATION

BY: John K. Hall

BY: Susan A. Fordwell-Davidson

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEES UNDER DEED OF TRUST RECORDED ON 10-31-01, INSTRUMENT NO. 4d OF OFFICIAL RECORDS 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 DEDICATION THEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY,
A CALIFORNIA CORPORATION

BY: John K. Hall

BY: Susan A. Fordwell-Davidson

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEES UNDER DEED OF TRUST RECORDED ON AUGUST 20, 2001, INSTRUMENT NO. 2001-246636, OF OFFICIAL RECORDS 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 DEDICATION THEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY,
A CALIFORNIA CORPORATION

BY: John K. Hall

BY: _____

**SUBDIVISION 8372
BEING A RESUBDIVISION OF THE
DESIGNATED REMAINDER OF SUBDIVISION 6810
RECORDED JUNE 9, 1999 IN MAP BOOK 411,
AT PAGE 14 OFFICIAL RECORDS OF CONTRA
COSTA COUNTY, CALIFORNIA**

HUMANN CO. CIVIL ENGINEERING LAND SURVEYING
1021 BROWN AVENUE LAFAYETTE, CALIFORNIA
PHONE: 026-208-600 FAX: 886-880-3678

OCTOBER 2001

ENGINEER'S STATEMENT

I, IZZAT NASHASHIBI, STATE THAT THIS MAP WAS PREPARED FROM A SURVEY MADE BY ME, OR UNDER MY DIRECTION, DURING THE MONTH OF SEPTEMBER 2001; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER SHOWN ON THE FINAL MAP SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE OCTOBER, 2002, AND THAT THE AREA IS 7.619 ACRES, MORE OR LESS. NO PART OF THIS SUBDIVISION LIES WITHIN THE INCORPORATED AREA OF ANY CITY OR TOWN.

ALL BEARINGS OF THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III (CCS 27).

DATED: 1-31-07

IZZAT NASHASHIBI
RCE NO. 2952B EXPIRES: 3-31-03



COUNTY SURVEYOR'S STATEMENT

I, MAURICE M. SHIU, ROAD COMMISSIONER-SURVEYOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 8372" AND THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT,

MAURICE M. SHIU
ROAD COMMISSIONER-SURVEYOR
OF CONTRA COSTA COUNTY

DATE: 1-31-07
L.S.: 5999 EXPIRES: 12-31-2004



BUILDING INSPECTOR'S STATEMENT

A GEOTECHNICAL INVESTIGATION PREPARED BY KLEINFELDER GEOTECHNICAL ASSOCIATES, GE NO. 388, FILE NO. 20-2909-01, DATED MAY 1, 1998, HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE IN THE BUILDING INSPECTION DEPARTMENT, CONTRA, COSTA COUNTY.

CARLOS BALTODANO
DIRECTOR OF BUILDING INSPECTION

DATED: Feb 01, 2002

BY: [Signature]
DEPUTY

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

DENNIS M. BARRY
DIRECTOR OF COMMUNITY DEVELOPMENT

BY: _____ DATE: 3-2, 2002
CHIEF, SUBDIVISION ADMINISTRATION

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA)

I, JOHN R. SWEETEN, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED SUBDIVISION 8372 WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE 7th DAY OF April, 2001, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND DID NOT ACCEPT OR REJECT ON BEHALF OF THE PUBLIC ANY OF THE STREETS, ROADS, AVENUES OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, AND FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 4 46, 2001

JOHN R. SWEETEN
CLERK OF THE BOARD OF SUPERVISORS AND
COUNTY ADMINISTRATOR
OF CONTRA COSTA COUNTY

BY: [Signature]
DEPUTY CLERK

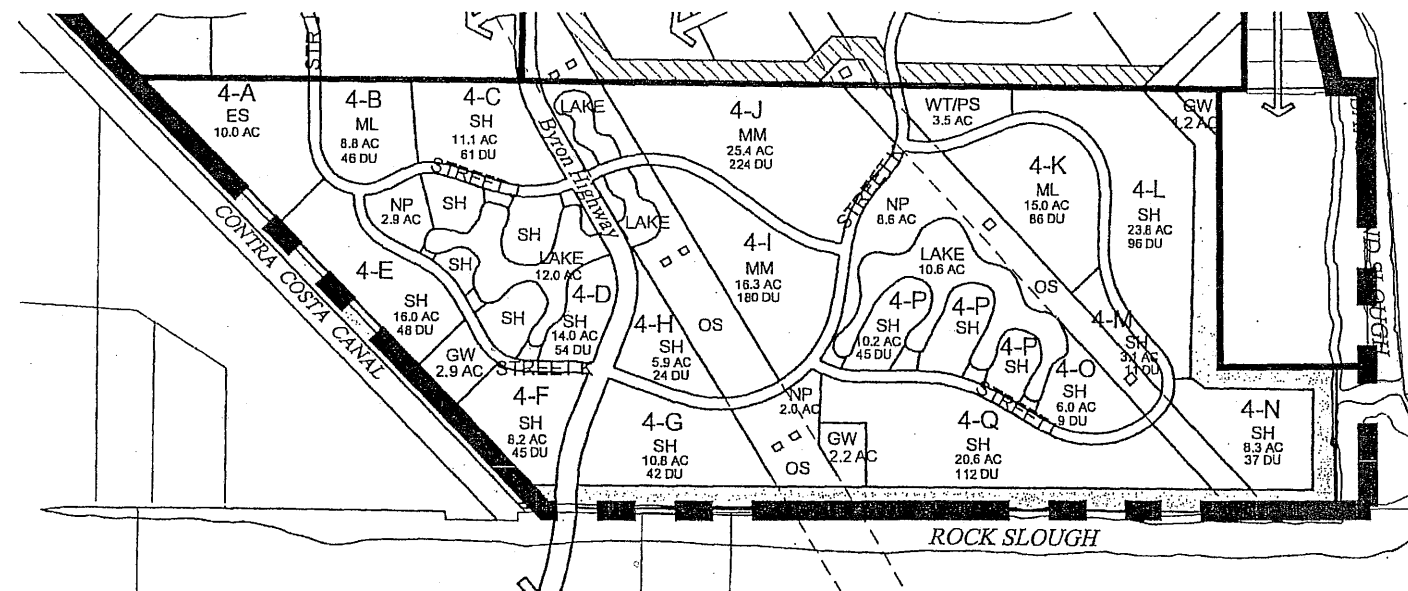


RECORDERS' STATEMENT

THE MAP ENTITLED "SUBDIVISION 8372, IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE AS PER LETTER OF TITLE MADE BY FIRST AMERICAN TITLE GUARANTY COMPANY, DATED THE 15 DAY OF APRIL, 2001 AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED AT THE REQUEST OF FIRST AMERICAN TITLE GUARANTY COMPANY
AT LA MA[^]C[^] S F A S B LA M O T H E 3 E N DA Y O F APRIL 20, IN BOOK 006 OF MAPS AT PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA,

STEPHEN WEIR
COUNTY RECORDER
BY: [Signature]
DEPUTY COUNTY RECORDER



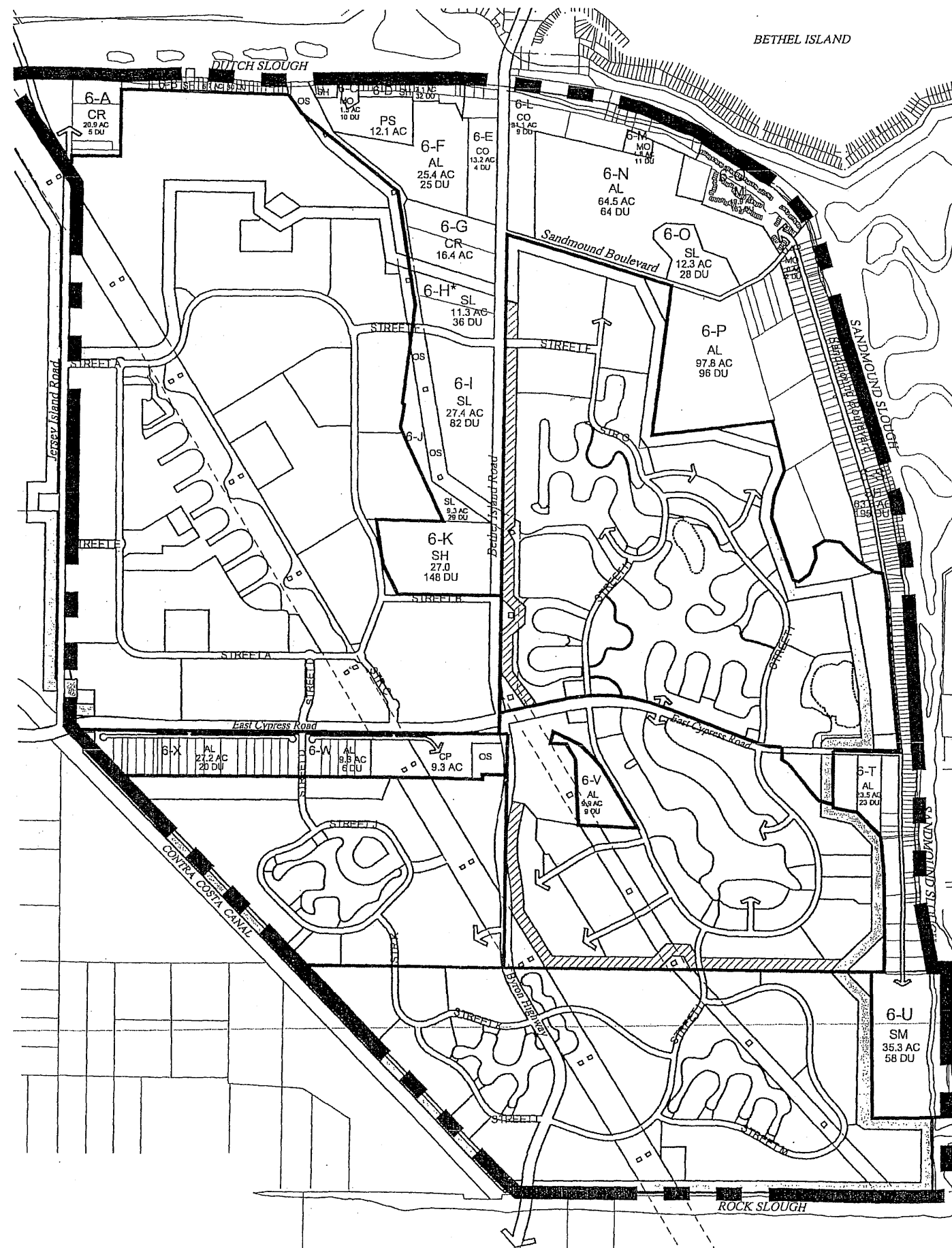
| Planning Area | Land Use | Description | Acres | Density Range | Target Units | Square Footage |
|---------------|----------|--|--------------|---------------|--------------|----------------|
| 4-A | ES | Elementary School | 10.0 | | | |
| 4-B | ML | Multi-Family Residential -Low Density (Detached) | 8.8 | 5.5 - 9.6 | 46 | |
| 4-C | SH | Single Family Residential - High Density | 11.1 | 3.8 - 5.5 | 61 | |
| 4-D | SH | Single Family Residential - High Density | 14.0 | 3.8 - 5.5 | 54 | |
| 4-E | SH | Single Family Residential -High Density | 16.0 | 3.8 - 5.5 | 48 | |
| 4-F | SH | Single Family Residential - High Density | 8.2 | 3.8 - 5.5 | 45 | |
| 4-G | SH | Single Family Residential - High Density | 10.8 | 3.8 - 5.5 | 42 | |
| 4-H | SH | Single Family Residential - High Density | 5.9 | 3.8 - 5.5 | 24 | |
| 4-I | MM | Multi-Family Residential - Medium Density | 16.3 | 9.0 - 12.0 | 180 | |
| 4-J | MM | Multi-Family Residential - Medium Density | 25.4 | 9.0 - 12.0 | 224 | |
| 4-K | ML | Multi-Family Residential - Low Density (Detached) | 15.0 | 5.5 - 9.6 | 86 | |
| 4-L | SH | Single Family Residential - High Density | 23.8 | 3.8 - 5.5 | 96 | |
| 4-M | SH | Single Family Residential - High Density | 3.1 | 3.8 - 5.5 | 11 | |
| 4-N | SH | Single Family Residential - High Density | 8.3 | 3.8 - 5.5 | 37 | |
| 4-O | SH | Single Family Residential - High Density | 6.0 | 3.8 - 5.5 | 9 | |
| 4-P | SH | Single Family Residential - High Density | 10.2 | 3.8 - 5.5 | 45 | |
| 4-Q | SH | Single Family Residential - High Density | 20.6 | 3.8 - 5.5 | 112 | |
| | NP | Neighborhood Parks | 13.5 | | | |
| | | Lakes | 22.6 | | | |
| | | Levee | 38.4 | | | |
| | OS | Open Space 1 Easement | 44.6 | | | |
| | GW | Gas Well Sites | 6.3 | | | |
| | WT/PS | Water Tanks ! Pump Station | 3.5 | | | |
| | | Roads (Bethel Island, Jersey Island, and E. Cypress) | 8.6 | | | |
| TOTAL | | | 351.0 | | 1,120 | |

Note: All acreages are based on gross area.

LEGEND

- ===== LEVEE
- INTERIM LEVEE
- PLANNING AREA
- SPECIFIC PLAN BOUNDARY
- ⊙ m fa rMu ELECTRICAL TOWER

SECTION 4. LAND USE



| Planning Area | Land Use | Description | Acres | Density Range | Target Units | Square Footage |
|---------------|----------|--|--------------|---------------|--------------|----------------|
| 6-A | CR | Commercial Recreation (FAR. = 0,1) | 20.9 | | 5 | 91,000 |
| 6-B | SH | Single Family Residential - High Density | 5.7 | 3.8 - 5.5 | 30 | |
| 6-C | MO | Mobile Home | 1.5 | | 10 | |
| 6-D | SH | Single Family Residential - High Density | 7.1 | 3.8 - 5.5 | 32 | |
| 6-E | CO | Commercial (EA.R. = 0.1) | 13.2 | | 4 | 57,500 |
| 6-F | AL | Agriculture - Limited | 25.4 | 0.1 - 1.0 | 25 | |
| 6-G | CR | Commercial Recreation (F.A.R. = 0.1) | 16.4 | | | 71,500 |
| 6-H* | SL | Single Family Residential - Low Density | 11.3 | 0.8 - 2.3 | 36 | |
| 6-I | SL | Single Family Residential - Low Density | 27.4 | 0.8 - 2.3 | 82 | |
| 6-J | SL | Single Family Residential - Low Density | 9.3 | 0.8 - 2.3 | 29 | |
| 6-K | SH | Single Family Residential - High Density | 27.0 | 3.8 - 5.5 | 148 | |
| 6-L | CO | Commercial (F.A.R. = 0.01) | 31.1 | | 9 | 735,500 |
| 6-M | MO | Mobile Home | 1.8 | | 11 | |
| 6-N | AL | Agriculture - Limited | 64.5 | 0.1 - 1.0 | 64 | |
| 6-O | SL | Single Family Residential - Low Density | 12.3 | 0.8 - 2.3 | 28 | |
| 6-P | AL | Agriculture - Limited | 97.8 | 0.1 - 1.0 | 96 | |
| 6-Q | ML | Multi-Family Residential - Low Density | 19.9 | 5.5 - 9.6 | 163 | |
| 6-R | MO | Mobile Home | 1.0 | | 12 | |
| 6-S | SH | Single Family Residential - High Density | 63.8 | 3.8 - 5.5 | 195 | |
| 6-T | AL | Agriculture - Limited | 23.5 | 0.1 - 1.0 | 23 | |
| 6-U | SM | Single Family Residential - Medium Density | 35.3 | 2.3 - 3.8 | 58 | |
| 6-V | AL | Agriculture - Limited | 9.9 | 0.1 - 1.0 | 9 | |
| 6-W | AL | Agriculture - Limited | 9.3 | 0.1 - 7.0 | 6 | |
| 6-X | AL | Agriculture - Limited | 27.2 | 0.7 - 1.0 | 20 | |
| | PS | Pump Station | 12.1 | | | |
| | CP | Community Park | 9.3 | | | |
| | | Levee | 4.5 | | | |
| | OS | Open Space / Easement | 20.6 | | | |
| | | Roads (Bethel Island, Jersey Island, and E. Cypress) | 21.6 | | | |
| TOTAL | | | 630.7 | | 1,095 | 355,500 |

Note: All acreages are based on gross area,
 Actual commercial square footages anticipated to be substantially less than 355,500sf, unless otherwise noted.
 * If the levee system is relocated to provide adequate protection, Planning Area 6-H may be considered for a Multi-Family Residential - High Density Affordable Housing Overlay District, at a maximum density of 20 units per acre.

LEGEND

- LEVEE
- INTERIM LEVEE
- PLANNING AREA
- SPECIFIC PLAN BOUNDARY
- ELECTRICAL TOWER