

PINE MEADOW HAS BEEN SOLD

Friends and neighbors,

Recently we confirmed Pine Meadow had been sold to Civic Martinez LLC. See the Grant Deed date May 28, 2015 (pgs. 1 & 4), and Business Entity Detail for Civic Martinez LLC from the Secretary of State below

2015P01072200004
CONTRA COSTA Co Recorder Office
JOSEPH GARCAMILLA, Clerk-Recorder
DOC-2015-010722-00
Acct 2212-E - Old Republic Title Company
Thursday, MAY 28, 2015 13:31:12
MOD \$4.00/REC \$14.00/FTC \$3.00
RED \$1.00/ERD \$1.00/\$28 \$10.00
MARS4.675.00
TII Pd \$4,708.00 Nbr-0002286814
kot/RC/1-4

0147010455-04

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO,
AND MAIL TAX STATEMENTS TO:
Civic Martinez, LLC,
1500 Willow Pass Court
Concord, CA 94520
Attn: Dana Fabiana
Tax Parcel Number: 162-020-019-4

THE UNDERSIGNED GRANTOR DECLARES
DOCUMENTARY TRANSFER TAX IS \$4,675.00
 Unincorporated area City of Martinez,
Consideration and value is less than \$
 Computed on full value of the interest or property conveyed, or is
Computed on full value less the value of liens or encumbrances remaining at time of sale.

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHRISTINE DEAN, JAMES COWARD, JR., AND CATHERINE COWARD, as tenants in common (collectively, "Grantors"), hereby grant to the CIVIC MARTINEZ, LLC, a California limited liability company, the following described real property situated in the City of Martinez, Contra Costa County, State of California:
(See Exhibit A attached)

The Property is further conveyed subject to:
Non-delinquent general, special and supplemental real property taxes and assessments which are a lien not yet payable; and covenants, conditions, restrictions, easements, licenses, reservations, rights, rights-of-way and other matters of record.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto.

Dated: May 27, 2015
By: James Coward, Jr.
By: Christine Dean
By: Catherine Coward

MAIL TAX STATEMENTS TO RETURN ADDRESS ABOVE

ORDER NO. 10147010455.1-DJ

EXHIBIT A

The land referred to is situated in the County of Contra Costa, City of Martinez, State of California, and is described as follows:

Portion of Rancho Las Juntas, described as follows:
Beginning at the northwest corner of that certain 107.45 acre tract conveyed to William P. Coward by J.P. Coward and Katherine Coward, his wife, by Deed dated July 17, 1912 and recorded January 17, 1913, in Book 193 of Deeds at Page 366, Records of Contra Costa County, California; thence North 87° 34' East, a distance of 1770.10 feet along the northerly boundary of said 107.45 acre tract to a point on the center line of County Road C-4, said point being designated as Station 0+00 on that certain Map entitled, "Plat of Right of Way Through Property of William Coward", Supervisor District No. 3, Road C-4, on file in the Office of the County Surveyor of Contra Costa County; thence along the following distances and courses; South 5° 00' West a distance of 209.67 feet; thence South 5° 03' East, a distance 323.03 feet; thence South 60° 26' West, a distance of 563.94 feet; thence South 22° 11' West a distance of 206.11 feet; thence South 30° 20' West, a distance 294.81 feet; thence South 56° 56' West; 298.79 feet; thence South 51° 52' West, 268.73 feet; thence South 53° 47' West, 223.11 feet; thence South 60° 02' West, 622.58 feet; thence North 48° 41' West, 271.42 feet to the western line of said 107.45 acre Coward tract (193 D 366); thence North 25° 45' West along said western line, to an angle point therein; thence continuing along said western line, the following courses and distances: North 7° 30' West, 165 feet; thence North 27° 30' East, 219.40 feet; thence North 2° 45' West, 233.64 feet; thence North 3° 45' East, 241.56; thence North 26° East, 99 feet; thence North 18° East, 234.96 feet to the point of beginning.

EXCEPTING THEREFROM:

1. The interest conveyed to Contra Costa County, by Deed dated April 1, 1897 and recorded July 8, 1897 in Book 77 of Deeds, at Page 18, and by Deed dated October 29, 1931 and recorded November 4, 1931 in Book 305 of Official Records, at Page 7.
2. The parcel of land described in the Deed from William P. Coward, et ux, to Frank M. Donley, et ux, dated October 17, 1940 and recorded October 30, 1940 in Book 568 of Official Records, at Page 133.
3. Those portions thereof conveyed in the Deed to Security Owners Corporation, recorded November 19, 1976 in Book 8098 Page 749 Official records.
4. All that portion thereof lying within the exterior boundary of Subdivision 3579, filed on August 9, 1967 in Book 116, of Maps, Page 48, Contra Costa County Records.
5. All that portion thereof lying Southerly of the Northerly line of Parcel Two conveyed in the Deed to Security Owners Corporation, recorded November 19, 1976, in Book 8098, Page 749, Official Records.
6. Any mobile home(s) situated thereon.

APR: 162-020-019

Complete copies of Grant deed: <http://friendsofpinemeadow.org/files/PMDEED052815.pdf>

The Assessor's Office confirmed a new assessment value for the property of \$4,250,000.

The Business Entity Detail for Civic Martinez LLC names David Sanson as the agent and gives 1500 Willow Pass Ct. as the address. Mr. Sanson is the CEO of DeNova Homes, the proposed developer of the property. The address is the same as DeNova Homes.

Business Entity Detail for Civic Martinez LLC:

<http://friendsofpinemeadow.org/files/CIVICMARTLLCDATA083015.pdf>



The Contra Costa Times article on Saturday stated the property had been sold in July, and that it had been split into two parcels, six acres that Ms. Dean owned, and 20 acres that Civic Martinez LLC owned. We are trying to determine why that does not seem to coincide with the Grant Deed, and also answer other questions about the current ownership.

The article did not include the important fact that Pine Meadow has been designated Permanent Open Space/Recreation for the last 40+ years, since the Coward family asked to have the property annexed to the City of Martinez. That designation has never been changed.* Our goal has always been to help our City Council find a way to purchase this Permanent Open Space/Recreation property for the “Last Martinez Park”**.

We are pursuing several potential funding sources for the City to use. The ABAG Priority Conservation Area grant program has been presented to the City and the City Council

recently. And last week we received encouraging news about the National Park Service grant program. We'll be sharing that with you and the City and City Council in the next few days.

Stay tuned!

* The designation of Permanent Open Space/Recreation (POS/R) was threatened by the City Council’s resolution to change the designation to housing to make way for a 99-house development. But that resolution was never allowed to go into effect due to the successful referendum that over 3900 people signed. The final fate of the change from POS/R to housing development will be decided in the November 2016 vote---unless an agreement for the purchase of the land for open space/park/recreation use can be reached before then!

** Pine Meadow, designated Permanent Open Space/Recreation since the family asked to be annexed to Martinez over 40 years ago, is the last best site for a major park for Martinez. That is why we are trying to convince the City Council to support buying the site, and keeping it as an open space/park use.