

**FORM OF EASEMENT DEED FOR
EASEMENT OVER LOTS A AND B
BENEFITTING LOT 4**

**Recording Requested By
And When Recorded Mail To:**

APN: _____

DOCUMENTARY TRANSFER TAX IS: \$ _____

____ Unincorporated area ☒ City of Fairfield

☒ Computed on the full value of the interest or property conveyed, or is

____ Computed on the full value less the value of liens or encumbrances remaining at time of sale.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, THE SUCCESSOR AGENCY TO THE FAIRFIELD REDEVELOPMENT AGENCY, a Public Body, Corporate and Politic ("Grantor"), does hereby grant to GREEN VALLEY LAND, LLC, a Delaware limited liability company ("Grantee"), an easement for private access, emergency vehicle access (EVA) and private maintenance over and across that certain real property located in the City of Fairfield, County of Solano, State of California more particularly described in Exhibit A attached hereto and depicted as Area 1 and Area 4 on Exhibit B attached hereto.

The foregoing grant of the easement is made on, and shall be subject to, all of the terms and conditions of that certain Reciprocal Easement Declaration between Grantor and Grantee dated _____, 2020 which is being recorded concurrently herewith in the Official Records of Solano County, California.

IN WITNESS WHEREOF, Grantor has executed this Grant of Easement as of _____, 2020.

[Signature Page Follows]

GRANTOR:

THE SUCCESSOR AGENCY TO THE
FAIRFIELD REDEVELOPMENT AGENCY,
a Public Body, Corporate and Politic

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Title: City Attorney

EXHIBIT A

LEGAL DESCRIPTION

All that real property situated in the City of Fairfield, County of Solano, State of California, described as follows:

Being portions of Lot A and Lot B as said lots are shown on that certain Parcel Map of Green Valley II filed for record on _____, 2020 in Book _____ of Parcel Maps at Page _____ of the Solano County Official Records, and more particularly described as follows:

Area 1

Beginning at the west corner common to said Lot A and Lot 4, as said Lot 4 is shown on the map filed in Book 43 of Parcel Maps at Page 15, Solano County Records, said point also lying on the East Right of Way of Business Center Drive;

1. Thence along the common line between said Lot A and Lot 4, South 84°41'53" East, 221.06 feet to the corner common to said Lots A & B and Lot 4;
2. Thence along the common line between said Lots A & B, North 04°27'04" East, 48.01 feet;
3. Thence leaving last said line the following nine (9) courses and distances:
 1. North 83°55'19" West, 123.16 feet to the beginning of a curve to the right;
 2. Westerly along said curve, having a radius of 295.00 feet, through a central angle of 09°43'39", for an arc distance of 50.08 feet;
 3. North 74°13'08" West, 13.67 feet to a point on the easterly line of a "P.S.E." as shown on said Parcel Map;
 4. Along said "P.S.E.", South 40°37'33" East, 0.28 feet and;
 5. South 04°52'59" West, 6.12 feet;
 6. Thence leaving said "P.S.E.", North 73°58'35" West, 1.05 feet to the beginning of a curve to the right;
 7. Westerly and Northerly along said curve, having a radius of 39.00 feet, through a central angle of 79°53'06", for an arc distance of 54.38 feet;
 8. North 05°54'31" East, 0.51 feet;
 9. North 85°32'29" West, 0.40 feet to a point on the East Right of Way of Business Center Drive;
4. Thence along said Right of Way, North 85°32'29" West, 2.63 feet and;
5. South 04°32'45" West, 90.15 feet to the Point of Beginning.

Containing 11,484 Square Feet, more or less.

Area 4

Beginning at the corner common to said Lots A & B and Lot 4, as said Lot 4 is shown on the map filed in Book 43 of Parcel Maps at Page 15, Solano County Records

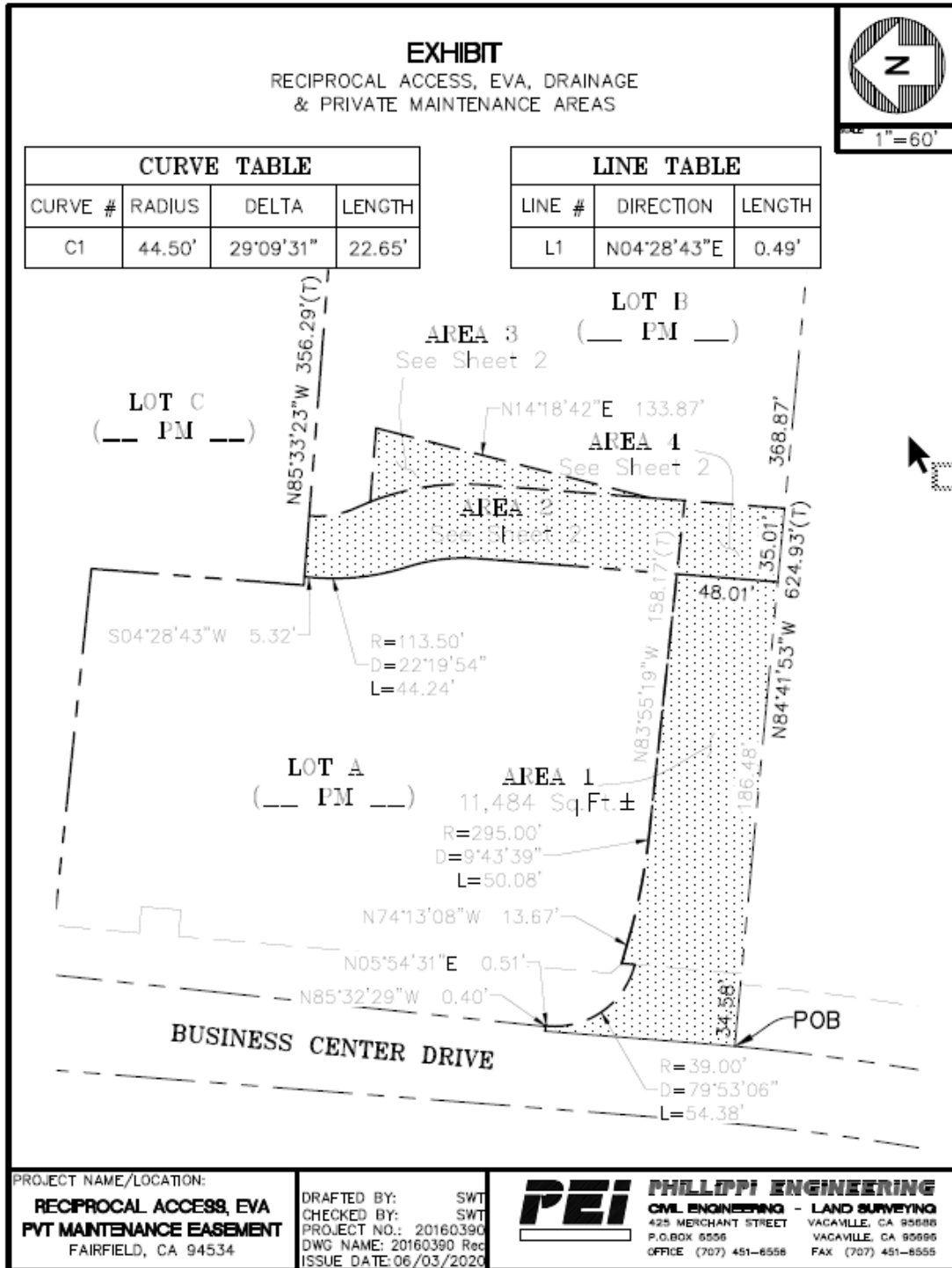
1. Thence along the common line between said Lots A & B, North $04^{\circ}27'04''$ East, 48.01 feet;
2. Thence leaving said common line, South $83^{\circ}55'19''$ East, 35.01 feet;
3. Thence South $04^{\circ}27'04''$ 47.61 feet to the common line of said Lot B and said Lot 4;
4. Thence along last said common line North $84^{\circ}41'53''$ West, 35.01 feet to The Point of Beginning.

Containing 673 Square Feet, more or less.

End of description.

EXHIBIT B

PLAT OF EASEMENT



A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF SOLANO)

On _____, before me, _____, a Notary Public in and for said State, personally appeared, _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

[SEAL]