

**When Recorded Mail Document
and Tax Statement To:**

Fort Bragg South Street, LP
5251 Ericson Way
Arcata, CA 95521

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

**GRANT DEED FOR VOLUNTARY MERGER OF PARCELS
APN: 018-340-04 & 018-340-06
441 SOUTH STREET**

The undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&T Code Section 11925(d)

[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] Unincorporated Area City of Fort Bragg

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Fort Bragg South Street LP, a California limited partnership
Hereby GRANTS to
Fort Bragg South Street LP, a California limited partnership

The following described real property in the City of Fort Bragg, County of Mendocino, State of California:

That real property described in Exhibit A and illustrated on Exhibit B attached hereto and made a part thereof.

This deed is recorded pursuant to Government Code Section 66499.20.3 and is intended to memorialize Voluntary Merger No. LLA 2-21 to effectuate the merger of lots or parcels in common ownership to create a single, legal parcel within the meaning of Civil Code Section 1093.

DATED: _____, 2021

Fort Bragg South Street LP, a California limited partnership

ADMINISTRATIVE GENERAL PARTNER:

Johnson & Johnson Investments, LLC,
a California limited liability company

By: _____

Daniel J. Johnson, Member

CO-ADMINISTRATIVE GENERAL PARTNER:

Danco Communities, a California corporation

By: _____

Daniel J. Johnson, President

MAIL TAX STATEMENTS AS DIRECTED ABOVE

MANAGING GENERAL PARTNER:

Community Revitalization and Development Corporation, a California nonprofit public benefit corporation

By: _____

David Rutledge, President

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 _____)SS
COUNTY OF _____)

On _____ before me, _____, a notary public, personally appeared _____, who 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.

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 _____

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 _____)SS
COUNTY OF _____)

On _____ before me, _____, a notary public, personally appeared _____, who 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.

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 _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

That certain real property situated in the City of Fort Bragg, County of Mendocino, State of California and being a portion of sections 7 and 18, Township 18 North, Range 17 West, Mount Diablo Meridian, more particularly described as follows:

Commencing at the section corner common to Sections 1 and 12, Township 18 North, Range 18 West and Sections 6 and 7, Township 18 North, Range 17 West, Mount Diablo Meridian;

thence East, 2,670 feet;

thence South 5,310 feet;

thence West 320 feet to the TRUE POINT OF BEGINNING (said true point of beginning also being the North corner common to Lots 70 and 71 of Union Lumber Company Suburban Lots as shown on that certain Record of Survey Map filed for record February 3, 1967 in Map Case 2, Drawer 8, Page 22, Mendocino County Records);

thence from said TRUE POINT OF BEGINNING and along the exterior boundaries of the following described parcel, North 88 degrees 40 minutes 20 seconds West, 340.00 feet to the Northeast corner of Lot 72 as shown on said map;

thence South 01 degrees 19 minutes 40 seconds West, 505.30 feet to the Southeast corner of said Lot 72 and the Northerly line of South Street;

thence South 71 degrees 44 minutes 00 seconds East, along the Southerly line of said Lots 71 and 70 and the Northerly line of South Street, 361.92 feet to the Easterly line of that parcel of land described in Book 2192 Official Records, Page 22;

thence leaving said Northerly line of South Street, and along the Easterly line of said parcel, North 22 degrees 28 minutes 54 seconds East, 297.48 feet;

thence continuing along said parcel, South 88 degrees 40 minutes 20 seconds East, 206.42 feet to a point on the Easterly line of the lands of Joe J. Rossi as shown on aforesaid Record of Survey Map

thence along said Easterly line, North 43 degrees 12 minutes 00 seconds East, 287.91 feet;

thence North 00 degrees 40 minutes 20 seconds West, 119.00 feet to the North line of said lands of Joe J. Rossi and the Northerly line of said Lot 70;

thence along said Northerly line of said Lot 70, North 88 degrees 40 minutes 20 seconds West, 508.00 feet, more or less, to the TRUE POINT OF BEGINNING.

This description is based on record dimensions from Record of Survey Maps filed for record February 3, 1967 in Map Case 2, Drawer 8, Page 22, Mendocino County Records and November 21, 1994 in Map Case 2, Drawer 59, Page 72, Mendocino County Records.

Prepared by:

Michael J. O'Hern FOR REVIEW

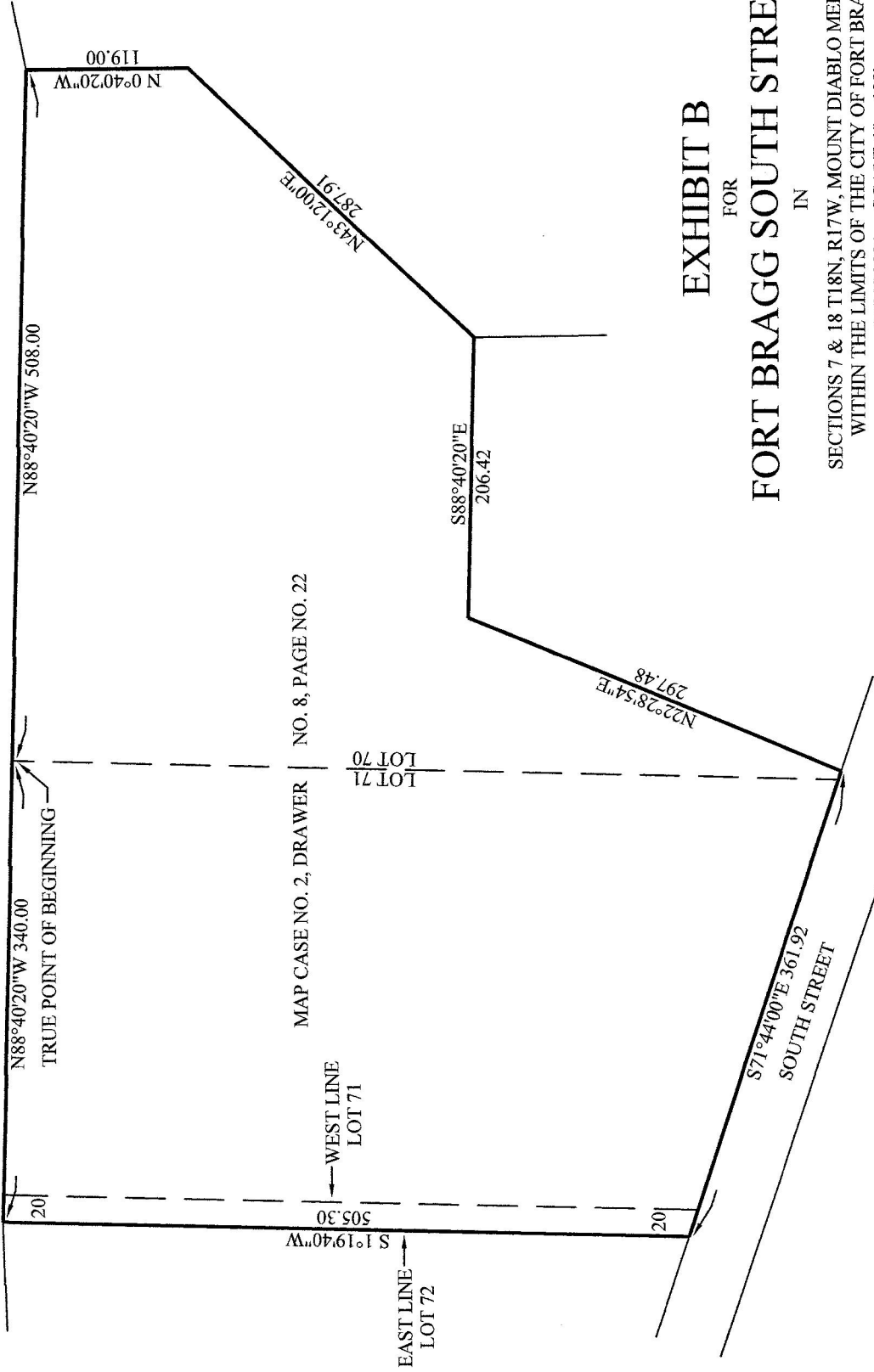
Michael J. O'Hern

LS 4829

Dated:

7-27-21

KEMPE WAY (PUBLIC)



N88°40'20"W 340.00

TRUE POINT OF BEGINNING

N88°40'20"W 508.00

N0°40'20"W 119.00

N43°12'00"E 287.91

MAP CASE NO. 2, DRAWER NO. 8, PAGE NO. 22

WEST LINE LOT 71

S1°19'40"W 505.30

EAST LINE LOT 72

S88°40'20"E 206.42

N22°28'54"E 297.48

S71°44'00"E 361.92
SOUTH STREET

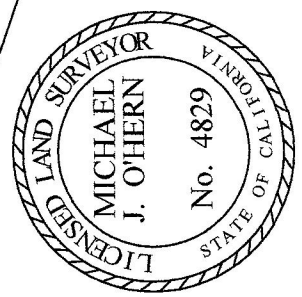
EXHIBIT B

FOR

FORT BRAGG SOUTH STREET LP

IN

SECTIONS 7 & 18 T18N, R17W, MOUNT DIABLO MERIDIAN
WITHIN THE LIMITS OF THE CITY OF FORT BRAGG
JULY 2021 SCALE 1" = 120'



Michael J. O'Hern

MICHAEL J. O'HERN LS 4829

DATE: JULY 27, 2021

COUNTY OF MENDOCINO
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
3240 MOORE AVENUE
EUREKA, CALIFORNIA 95501
(707)442-7283

