

MRF LANDS REAL ESTATE

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TRANQUILITY BAY WATERFRONT

LOCATION:	Holland Tract Road, Knightsen, East Contra Costa County		
ASKING PRICE:	Lot A: 5.07 Acres	\$295,000	APN: 023-010-011-7
	Lot B: 5.66 Acres	\$325,000	APN: 023-010-012-5
TERMS:	All Cash.		
WATER SOURCE:	Future Domestic Wells		
USES:	Residential, agriculture, water oriented activity, docks		
IMPROVEMENTS:	No buildings		
UTILITIES:	All parcels are within and subject to the Tranquility Bay Road Association & Tranquility Bay Sewer Association		
RECLAMATION DISTRICT:	R.D. 2025: The reclamation district has an easement and maintains the levees surrounding Holland Tract Island. 2024 Annual Tax Rate: \$80/acre.		
PROPERTY TAX:	1.1% of sales price. The property is not enrolled in the Williamson Act.		
MINERAL RIGHTS:	None Available.		
REMARKS:	Each parcel has more than 250' of waterfrontage on Rock Slough. The properties are located within a 100 year Flood Plain. Listing Agent is related to the Seller.		
	A 1 acre parcel is also available on Holland Tract Road 1 mile east.		

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, THE ACCURACY CANNOT BE GUARANTEED. WE ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR MISREPRESENTATIONS. THIS OFFER IS SUBJECT TO WITHDRAWAL, CHANGE OR PRIOR SALE WITHOUT NOTICE. CONTACT YOUR LEGAL, FINANCIAL & TAX ADVISOR FOR ADVICE.

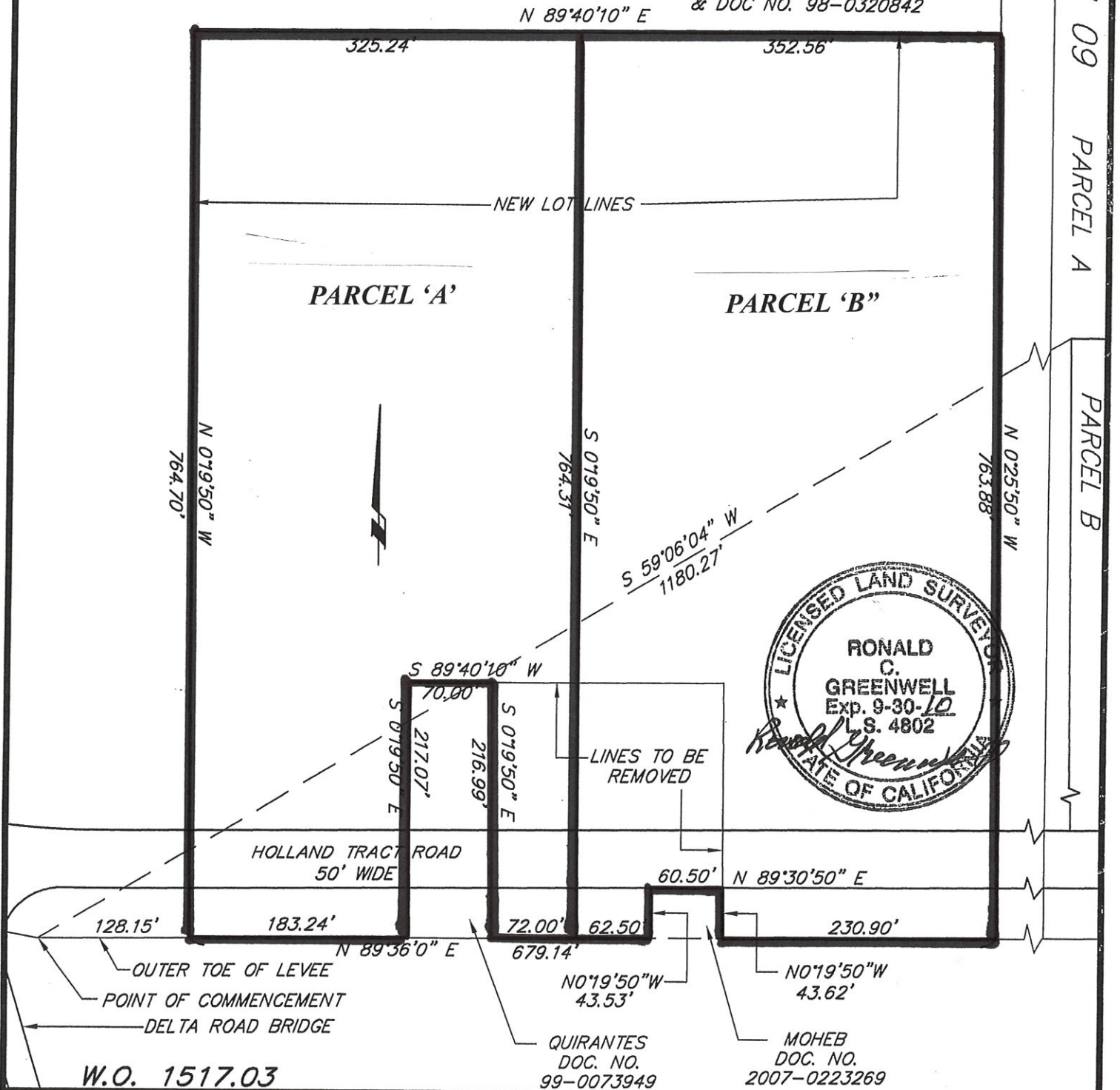
“Over 40 Years of Real Estate Experience”

MAIN STONE CORPORATION
DOCUMENT NO. 2005-0048286

60' ACCESS & UTILITY
EASEMENT PER 183 PM 21
& DOC NO. 98-0320842

121 PM 09 PARCEL A

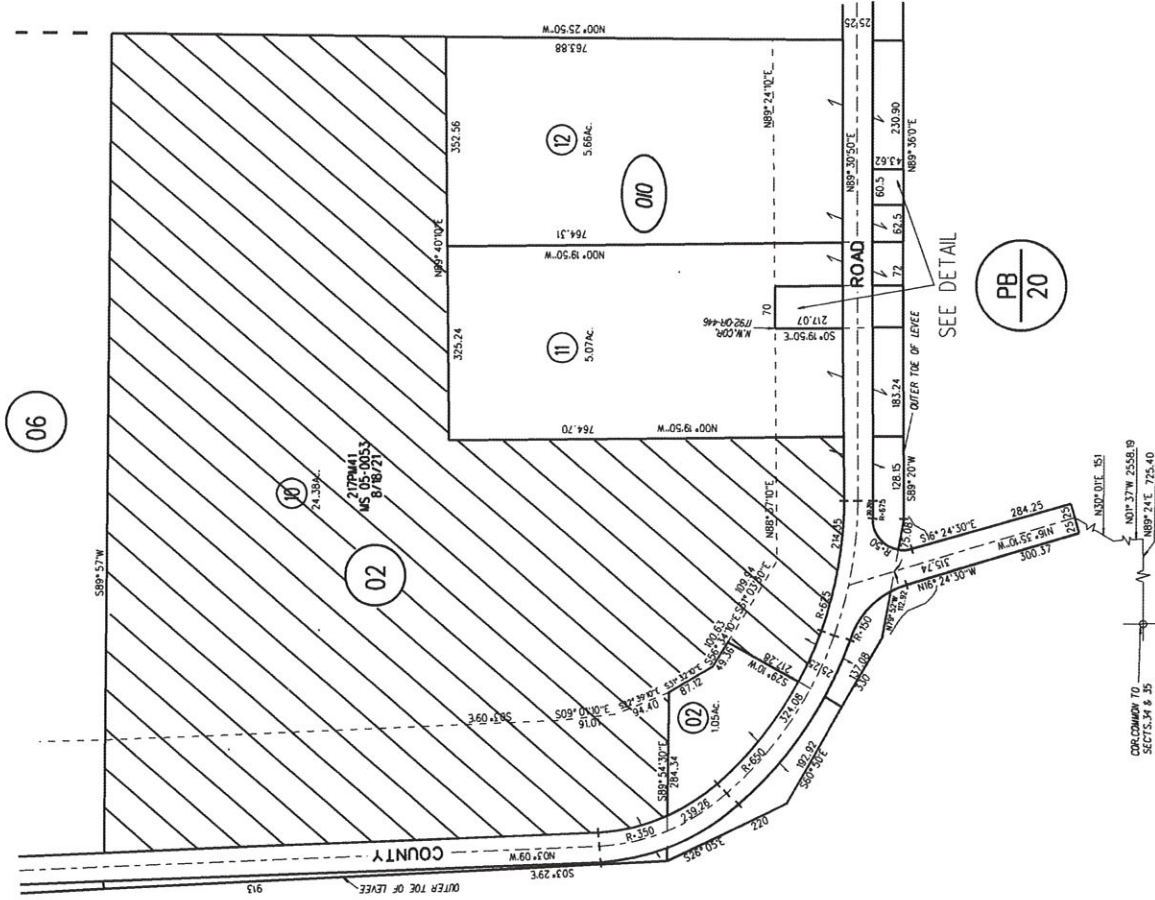
PARCEL B



PREPARED BY
RGA
RONALD GREENWELL
& ASSOCIATES, INC.
LAND SURVEYING & DEVELOPMENT
10 SOUTH LAKE DRIVE, SUITE 1
ANTIOCH, CALIFORNIA 94509
TEL. (925) 778-0626
FAX (925) 778-7160

EXHIBIT "C"
LOT LINE ADJUSTMENT FOR FRANCINE MANDEVILLE
APN: 023-010-005,006&007
HOLLAND TRACT ROAD KNIGHTSEN
CONTRA COSTA CALIFORNIA

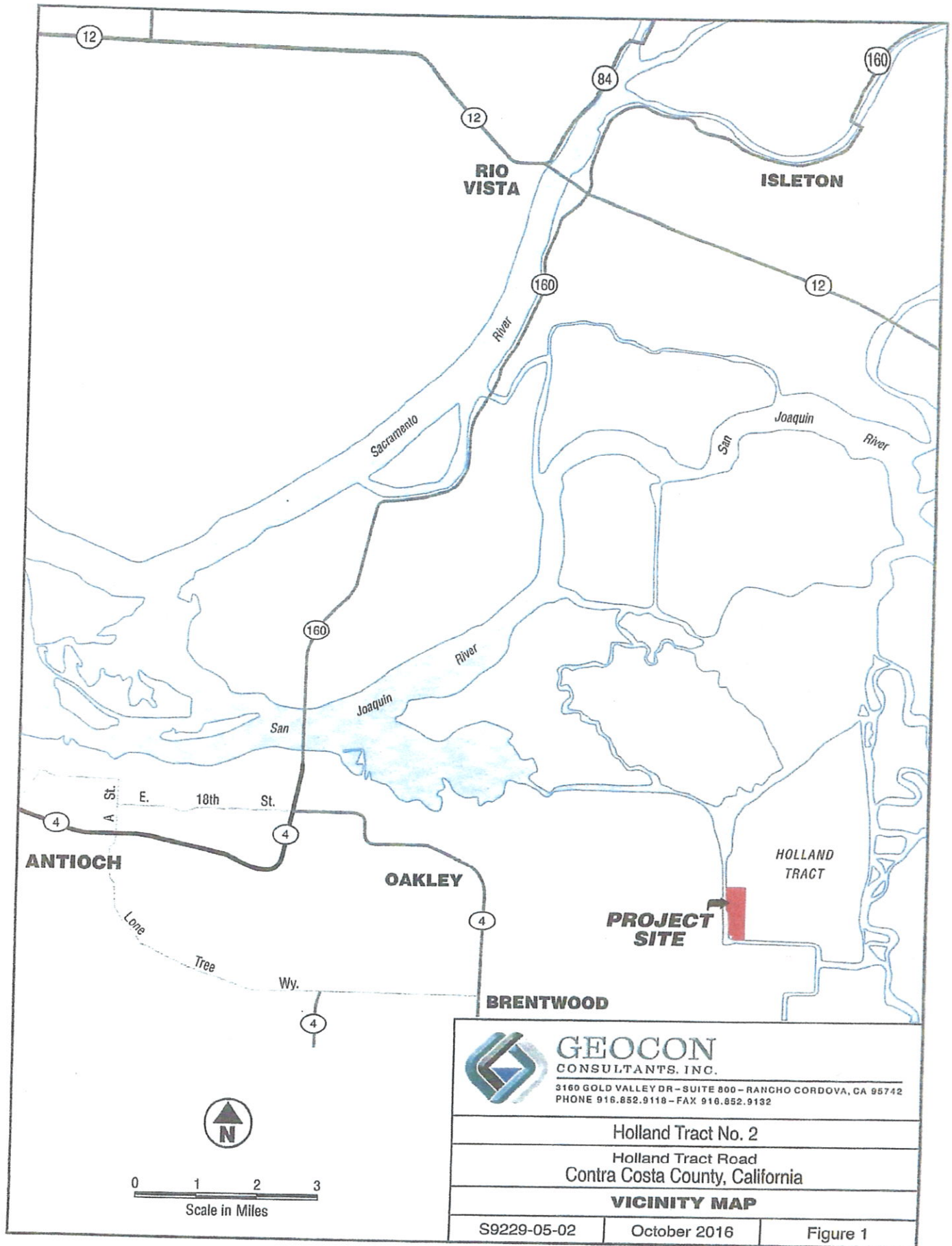
DRAWN PW CKD SH APP'D RG
SCALE 1"=120'
DATE 09-16-09
REV: DATE
09-23-09
SHEET 1 OF 1



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

3049
ASSESSOR'S MAP
BOOK 23 PAGE 1
CONTRA COSTA COUNTY,CALIF.
Scribner Date : 29/10/1999





 GEOCON CONSULTANTS, INC. 3160 GOLD VALLEY DR - SUITE 800 - RANCHO CORDOVA, CA 95742 PHONE 916.852.9118 - FAX 916.852.9132		
Holland Tract No. 2		
Holland Tract Road Contra Costa County, California		
VICINITY MAP		
S9229-05-02	October 2016	Figure 1

