

Recorded at the request of:
Contra Costa County
Board of Supervisors
Return to:
Public Works Department
Engineering Services Division
Records Section

Area: Walnut Creek
Road: Buskirk Avenue
Co. Road No.: 4051
Development No.: DP 07-03064
Assessor's No.: 148-480-009

OFFER OF DEDICATION - PUBLIC UTILITIES EASEMENT

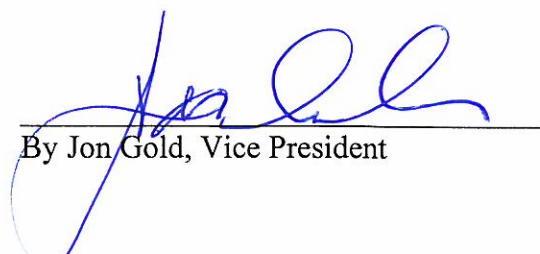
I, CA-Station Landing Development Company, L.L.C., by its authorized officers, the undersigned, being the present title owner of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication for public use, an easement for public utilities under, on and over the real property situated in the County of Contra Costa, State of California, described in Exhibit "A" (written description) and shown on Exhibit "B" (plat map) attached hereto.

It is understood and agreed that CONTRA COSTA COUNTY and its successors or assigns shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the easement or any improvements thereon or therein.

The provisions hereof shall inure to the benefit of and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

The undersigned have executed this instrument on MARCH 11TH 2009.

(Signature)



By Jon Gold, Vice President

(Signature)



By Matthew Koritz, Secretary

(see attached notary)



December 18, 2008
BKF Job No: 20075054-11

**EASEMENT DESCRIPTION
OFFER OF DEDICATION FOR
SIDEWALK AND PUBLIC UTILITY EASEMENT
(BUSKIRK AVENUE)**

All that certain real property situate in the unincorporated area of the County of Contra Costa, State of California, and described as follows:

BEING a portion of Parcel One as said parcel is described in the Grant Deed to CA-Station Landing Development Company, L.L.C., recorded July 24, 2007, as Document Number 2007-0212038-00 (2007-212038), Contra Costa County Records, said portion being more particularly described as follows:

COMMENCING at the southwesterly corner of said Parcel One on the easterly right of way line of Buskirk Avenue (right of way varies) as said avenue is shown on that certain Record of Survey filed June 8, 1990, in Book 94 of Licensed Surveyors' Maps at Page 36, Contra Costa County Records;

THENCE northerly along said easterly right of way line North 05°18'36" East 5.34 feet to the **POINT OF BEGINNING**;

THENCE continuing along said easterly right of way line North 05°18'36" East 226.45 feet to a point on a curve, concave northeasterly, having a radius of 23.50 feet, from which the center bears North 63°56'15" East;

THENCE leaving said easterly right of way line along said curve through a central angle of 47°59'31", an arc distance of 19.68 feet;

THENCE leaving said curve on a non-tangent line South 17°09'53" West 6.51 feet;

THENCE South 05°59'14" West 20.86 feet;

THENCE South 29°50'04" East 6.48 feet to a point on a curve, concave southeasterly, having a radius of 23.50 feet, from which the center bears South 32°05'23" East;

THENCE along said curve through a central angle of 52°36'01", an arc distance of 21.57 feet;

THENCE South 05°18'36" West 144.81 feet;

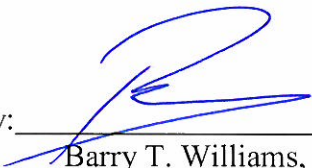
THENCE along a curve to the right having a radius of 26.50 feet through a central angle of 47°39'21", an arc distance of 22.04 feet to said **POINT OF BEGINNING**.

December 18, 2008
BKF Job No: 20075054-11
Offer of Dedication for
Sidewalk and Public Utility Easement
(Buskirk Avenue)

Containing an area of 2,121 square feet, more or less.

A plat showing the above described easement is attached hereto and made a part hereof as Exhibit "B".

This description was prepared from record information for BKF Engineers.

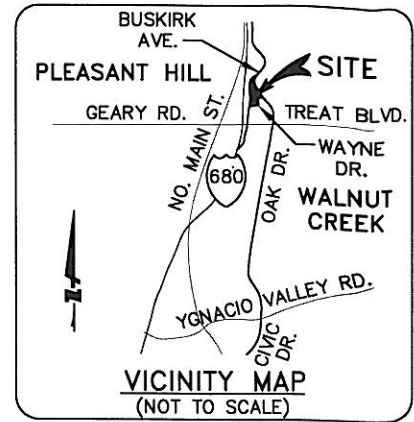
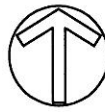
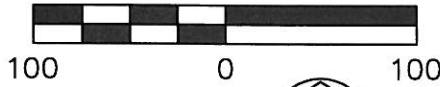
By: 
Barry T. Williams, P.L.S No.6711
License Expires: 06/30/10

Dated: 12/21/08



CA-STATION LANDING
DEV CO LLC
PARCEL ONE
2007-212037 O.R.

GRAPHIC SCALE



OAK ROAD
(RIGHT OF WAY VARIES)

PROPOSED BUILDING

CA-STATION LANDING
DEVELOPMENT COMPANY LLC
PARCEL ONE
2007-212037 O.R.

BUSKIRK AVENUE
(RIGHT OF WAY VARIES)

CA-STATION LANDING
DEVELOPMENT COMPANY LLC
PARCEL ONE
2007-212038 O.R.

PROPOSED
PARKING GARAGE

SWE & PUE
SEE DETAIL

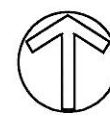
PMI PLAZA LLC
2002-456040 O.R.

EXISTING
BUILDING

LINE TABLE:

L1 S 17°09'53" W
6.51'

L2 S 05°59'14" W
20.86'



$\Delta = 47^{\circ}59'31''$
R = 23.50'
L = 19.68'

S 63°56'15" W (R)

S 29°50'04" E
6.48'
N 32°05'23" W (R)

$\Delta = 52^{\circ}36'01''$
R = 23.50'
L = 21.57'

BUSKIRK AVENUE

N 05°18'36" E 226.45'

S 05°18'36" W 144.81'

CA-STATION LANDING
DEVELOPMENT COMPANY LLC
PARCEL ONE
2007-212038 O.R.

SWE & PUE
2,121 SF±

DETAIL

NOT TO SCALE

5.34'

$\Delta = 47^{\circ}39'21''$
R = 26.50'
L = 22.04'

POINT OF BEGINNING
POINT OF COMMENCEMENT

COUNTY OF CONTRA COSTA

EXHIBIT "B"



2737 NORTH MAIN STREET
SUITE 200
WALNUT CREEK, CA 94597
925-940-2200
925-940-2299 (FAX)

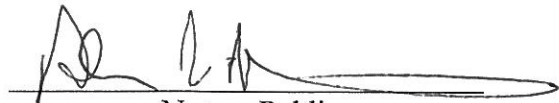
Subject PLAT TO ACCOMPANY
OFFER OF DEDICATION
Job No. 20075054-11
By MLM Date 12/18/08 Chkd. BTW
SHEET 1 OF 2

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) ss:

On March 3, 2009, before me, Alec L. Rubenstein, a Notary Public for the State of Illinois, personally appeared Matthew Koritz, personally known to me (or 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 on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public

My Commission Expires: 6/2/10



ACKNOWLEDGMENT

State of California
County of SAN MATEO)

On March 11, 2009 before me, Sybil T. Regan, Notary Public
(insert name and title of the officer)

personally appeared Jon Gold, Vice President of CA-Station Landing Development Company, L.L.C.,
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 Sybil T. Regan (Seal)