

Recorded at the request of:

Contra Costa County
Public Works Department

Return to:

Public Works Department
Records Section

Area: Walnut Creek

Road: Buskirk Avenue

Co. Road No.: 4051

Development No.: DP 07-03064

APN: 148-480-009

OFFER OF DEDICATION – SIDEWALK EASEMENT

CA-Station Landing Development Company, L.L.C., through its authorized officers, the undersigned, being the present title owner(s) of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication to CONTRA COSTA COUNTY and its successors or assigns, an easement for public use for sidewalk purposes, 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.

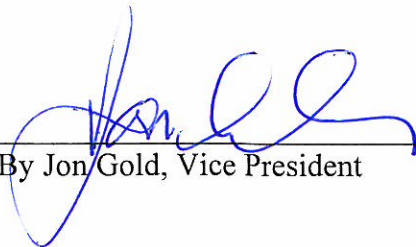
It is understood and agreed that CONTRA COSTA COUNTY and its successors or assigns shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered parcel of land or any improvements thereon or therein, until such offer has been accepted by appropriate action of the Board of Supervisors, or of the local governing body of its successors or assigns.

In the event CONTRA COSTA COUNTY, or its successors and assigns, on behalf of the public, should determine that the use of said property or any portion thereof is no longer needed, the rights herein given shall terminate as to those portions not needed and revert to the undersigned owners or their successors or assigns.

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

The undersigned executed this instrument on MARCH 4TH 2009 (Date).

(Signature)


By Jon Gold, Vice President

(Signature)


By Matthew Koritz, Secretary

(see attached notary)



February 13, 2009
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 along 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 128.10 feet;

THENCE South 39°41'24" East 4.24 feet;

THENCE South 05°18'36" West 4.41 feet;

February 13, 2009
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Offer of Dedication for
Sidewalk and Public Utility Easement
(Buskirk Avenue)

THENCE South 50°18'36" West 4.24 feet;

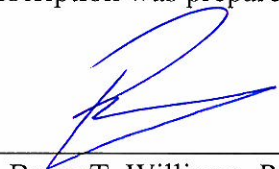
THENCE South 05°18'36" West 6.30 feet;

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**.

Containing an area of 2,143 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.

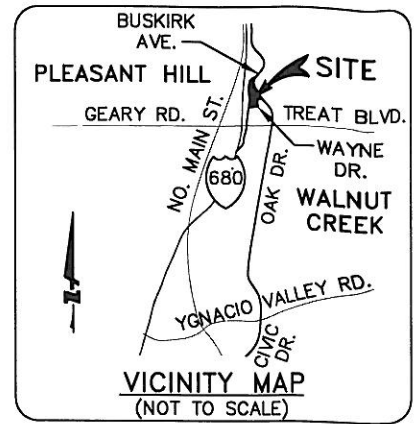
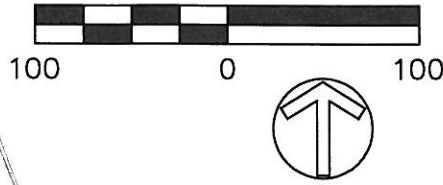
By: 
Barry T. Williams, P.L.S No.6711
License Expires: 06/30/10

Dated: 2/13/09



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)

BIO-RETENTION AREA

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

PROPOSED
PARKING GARAGE

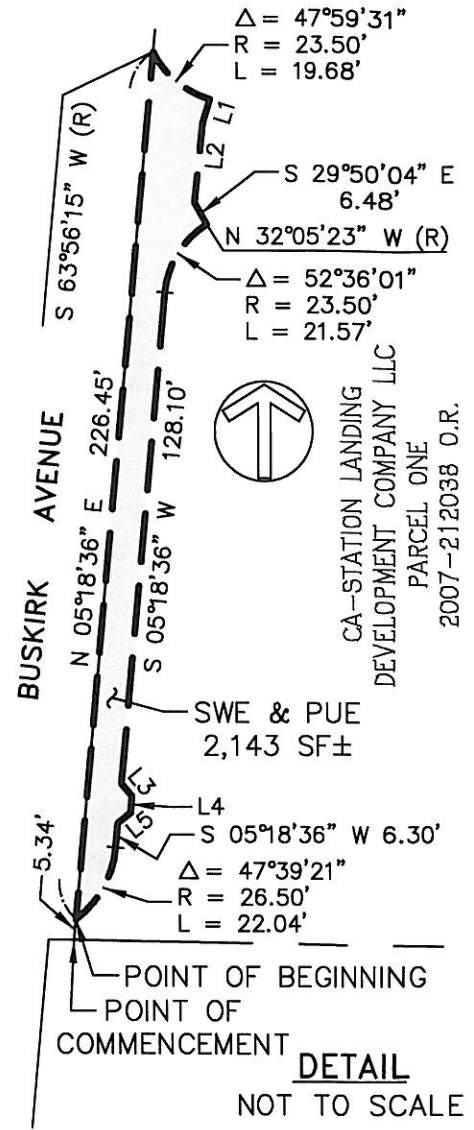
SWE & PUE
SEE DETAIL

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'
- L3 S 39°41'24" E 4.24'
- L4 S 05°18'36" W 4.41'
- L5 S 50°18'36" W 4.24'



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 02/13/09 Chkd. BTW
SHEET 1 OF 2

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF San Mateo) ss:

On March 4, 2009, before me, Sybil T. Regan, a Notary Public for the State of California, personally appeared Jon Gold, 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.



Sybil J. Regan
Notary Public

My Commission Expires: Oct 10 2009

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.

Alec L. Rubenstein
Notary Public

My Commission Expires: 6/2/10

