

LP10-2027

EXHIBIT "A"

All that real property situated in the County of Contra Costa, State of California, described as follows:

All of Parcel/Lot 4 (APN 380-051-009) as shown on the Final Map of The Hirshfield Tract, on file at the County Recorder's Office as follows:

Date: May, 4, 1949

Book: 37

Page: 27

EXHIBIT "B"

IMPROVEMENTS

Improvements required by Contra Costa County Department of Conservation and Development and the County Ordinance Code as a condition of approval for the above-referenced development are located along Arthur Road for Parcel/Lot 4, described in Exhibit "A":

1. Approximately 60 feet linear feet of curb, face of curb located 10 feet from the right of way line.
2. Approximately 60 feet linear feet of 4.5-foot sidewalk, width measured from curb face, built monolithic with the curb.
3. Approximately 450 square feet of street paving to pave between the existing pavement and the lip of gutter.
4. Necessary longitudinal and transverse drainage.
5. Necessary street lights. The final number and location of the lights will be determined by the County Public Works Department.
6. Temporary conforms for paving and drainage as may be necessary at the time of construction.
7. Submit improvement plans to the Public Works Department, Engineering Services Division, for review; pay an inspection and plan review fee and applicable lighting fee.

CONSTRUCTION

Any necessary relocation of utility facilities shall be the responsibility of the owner or his agent.

The construction of the above deferred improvements shall begin as outlined in Item 4B of the agreement or when either of the following occurs:

1. Arthur Road is constructed to its ultimate planned width by the County or by an assessment district.
2. Frontage improvements are constructed adjacent to the subject property.

It is the intent at this time that the "pro rata basis" of costs, as specified in Item 4B of the agreement, shall mean that the owners of the parcel shall pay all (100%) of the costs.