

Kirker Pass Rd (Road No. 5261)
Edward M. Tilbury, Trustee
Portion of APN 118-050-008
Drawing No. A5261-16A

EXHIBIT "A"

Real property in an unincorporated area of the County of Contra Costa, State of California situate in the Southwest quarter of Section 1, Township 1 North, Range 1 West, Mt. Diablo Meridian, being a portion of the parcel of land described in the grant deed to Edward M. Tilbury, Trustee recorded April 21, 2017 Recorder's Document number 2017-0069422-00, Contra Costa County records, described as follows:

Parcel Three – Temporary Construction Easement from March 1, 2019 to December 31, 2019.

Beginning at the intersection of the northerly line of said Tilbury deed (2017-0069422-00), said line also being the north line of the southwest quarter of said Section 1, (T1N, R1W, MDM), with the southeasterly Right of Way of Kirker Pass Road, as said Right of Way is described in the deed to Edward Tilbury, et. ux., recorded November 16, 1961 in Book 3995 of Official Records, Page 678; thence from said Point of Beginning along said common northerly lines south $86^{\circ}15'11''$ east, 12.94 feet to a non-tangent curve concave to the northwest having a radius of 894.92 feet, a radial to said point bears south $47^{\circ}06'40''$ east; thence leaving said northerly line, southwesterly along said curve through a central angle of $9^{\circ}13'11''$, an arc length of 144.01 feet; thence south $53^{\circ}26'14''$ west, 130.74 feet; thence south $17^{\circ}01'09''$ east, 5.05 feet; thence north $74^{\circ}24'41''$ east, 188.71 feet; thence south $3^{\circ}28'44''$ west, 10.58 feet to the northerly Right of Way of Hess Road, as said road is described in the deed to Contra Costa County recorded July 29, 1912 in Book 188 of Deeds, at Page 24; thence along said Right of Way south $74^{\circ}24'41''$ west, 195.01 feet to the easterly Right of Way of Hess Road, as said road is described in the grant deed to Contra Costa County recorded May 27, 1966 in Book 5130 of Official Records, at Page 629; thence along said Right of Way north $17^{\circ}01'09''$ west, 21.87 feet to the southeasterly Right of Way of Kirker Pass Road; thence along said Right of Way north $53^{\circ}26'14''$ east, 137.69 feet to a non-tangent curve concave to the northwest, having a radius of 884.94 feet, a radial to said point bears south $37^{\circ}53'56''$ east; thence northeasterly along said curve through a central angle of $8^{\circ}41'00''$, an arc length of 134.11 feet to the Point of Beginning.

Containing an area of 4,787 square feet of land, more or less.

Exhibit "B", a plat is attached hereto, and by this reference made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: James A. Stein

Licensed Land Surveyor
Contra Costa County Public Works Department

Date: 9/18/17

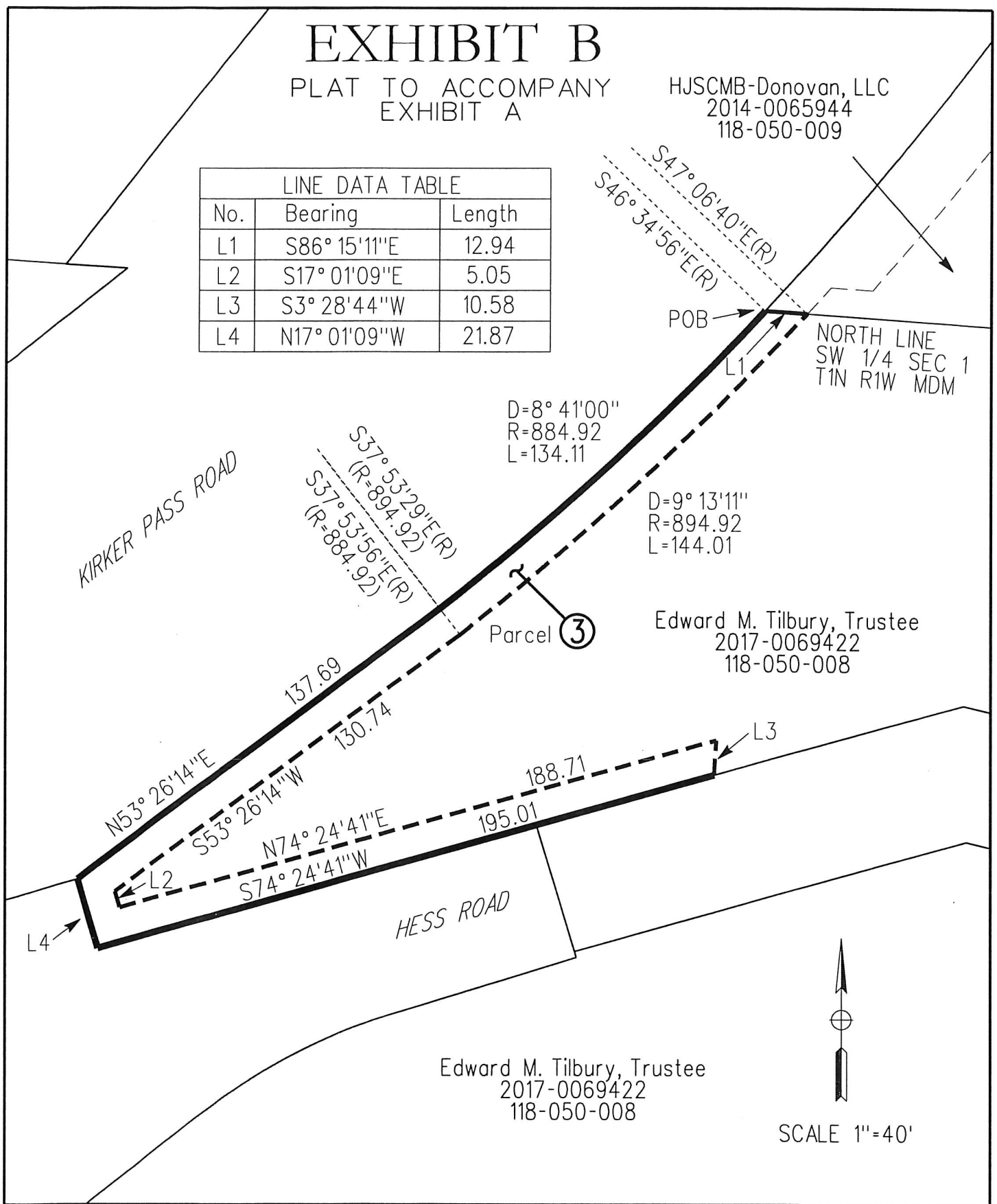


EXHIBIT B

PLAT TO ACCOMPANY
EXHIBIT A

HJSCMB-Donovan, LLC
2014-0065944
118-050-009

LINE DATA TABLE		
No.	Bearing	Length
L1	S86° 15' 11" E	12.94
L2	S17° 01' 09" E	5.05
L3	S3° 28' 44" W	10.58
L4	N17° 01' 09" W	21.87



KIRKER PASS ROAD TCE

Instrument:	Scale: 1"=40'	Date: SEPTEMBER 2017
Series No.:	Recorded:	Drawn By: AR File No.: A5261-16A
		Checked By: JS Cad File: RW405216.dgn

EXHIBIT "A"

Real property in an unincorporated area of the County of Contra Costa, State of California situate in the Southwest quarter of Section 1, Township 1 North, Range 1 West, Mt. Diablo Meridian, being a portion of the parcel of land described in the grant deed to Edward M. Tilbury, Trustee recorded April 21, 2017 Recorder's Document number 2017-0069422-00, Contra Costa County records, described as follows:

Parcel Four – Temporary Construction Easement from March 1, 2019 to December 31, 2019.

Beginning on the southerly Right of Way of Hess Road, at the true point of beginning of Deed Parcel Three described in the grant deed to Contra Costa County recorded May 27, 1966 in Book 5130 of Official Records, at Page 629; thence southeasterly along the southerly Right of Way of Hess Road (5130 OR 629) along a non-tangent curve concave to the northeast having a radius of 100.00 feet, a radial to said point bears south 37°50'06" west, through a central angle of 39°28'00", an arc length of 68.88 feet; thence leaving said Right of Way south 38°39'13" west, 50.86 feet; thence north 60°32'25" west, 23.66 feet; thence north 5°55'42" east, 8.31 feet; thence north 2°37'03" east, 14.30 feet; thence north 13°49'16" west, 7.67 feet to a point on a non-tangent curve concave to the northeast having a radius of 110.00 feet, a radial to said point bears south 26°56'37" west; thence northwesterly through a central angle of 13°30'55", an arc length of 25.95 feet to a point on the southeasterly Right of Way of Kirker Pass Road, as said Right of Way is described in the deed to Contra Costa County, recorded December 31, 1939 in Book 531 of Official Records, at Page 413, being a point on a non-tangent curve concave to the southeast having a radius of 369.97 feet, a radial to said point bears north 26°01'43" west; thence northeasterly along said Right of Way through a central angle of 1°43'04", an arc length of 11.09 feet to the Point of Beginning.

Containing an area of 1,716 square feet of land, more or less.

Exhibit "B" a plat is attached hereto, and by this reference made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: James A. Stein

Licensed Land Surveyor
Contra Costa County Public Works Department

Date: 1/3/18



EXHIBIT B

PLAT TO ACCOMPANY
EXHIBIT A

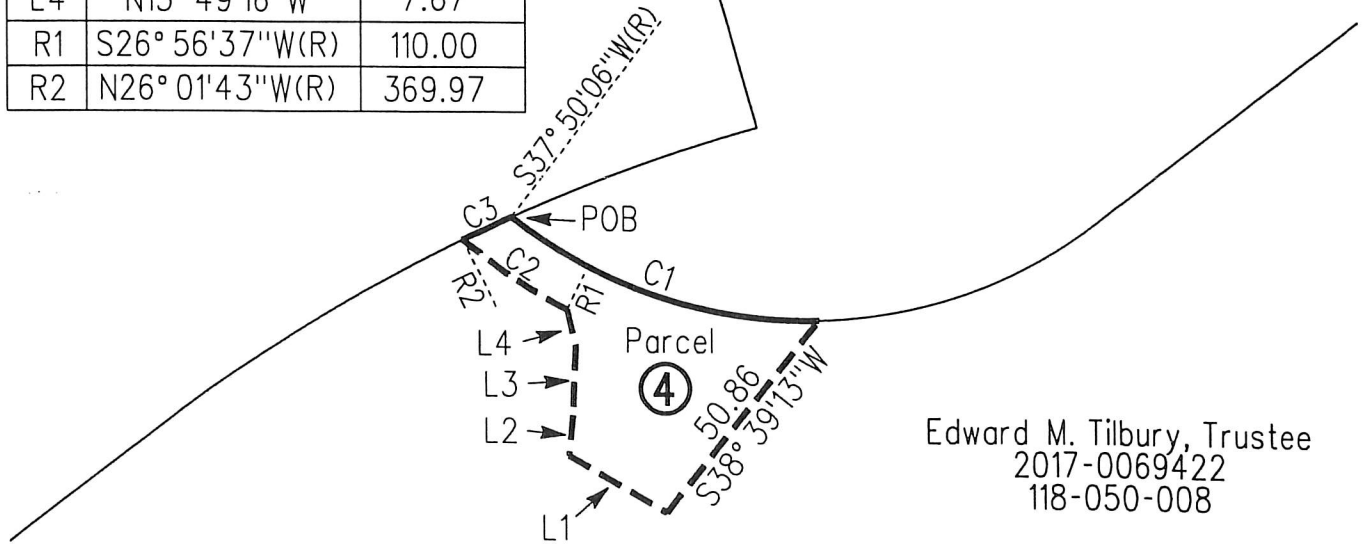


SCALE 1"=40'

KIRKER PASS ROAD

HESS ROAD

LINE DATA TABLE		
No.	Bearing	Length
L1	N60° 32' 25" W	23.66
L2	N5° 55' 42" E	8.31
L3	N2° 37' 03" E	14.30
L4	N13° 49' 16" W	7.67
R1	S26° 56' 37" W(R)	110.00
R2	N26° 01' 43" W(R)	369.97



Edward M. Tilbury, Trustee
2017-0069422
118-050-008

CURVE DATA TABLE			
No.	Delta	Radius	Length
C1	39° 28' 00"	100.00	68.88
C2	13° 30' 55"	110.00	25.95
C3	1° 43' 04"	369.97	11.09

KIRKER PASS ROAD TCE

Instrument:	Scale: 1"=40'	Date: DECEMBER 2017
Series No.:	Recorded:	Drawn By: KT File No.: A5261-16A
		Checked By: JS Cad File: RW405216.dgn