

APPENDIX "A"

Land Description(s) of two parcels of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of Parcel A of Subdivision MS 223-78 filed October 26, 1979 in Book 82 of Parcel Maps at Page 14, also being a portion of the property described in the deed to DS Properties 17 LP, recorded March 10, 2017 as Document Number 2017-0043064-00, Contra Costa County records, described as follows:

Parcel 1 – Fee Title (DS Properties 17 LP – parcel 1)

Commencing at the southwest corner of the property described as Parcel Two in the deed to Contra Costa County, recorded March 29, 1979 in Book 9373 of Official Records at page 222, being a point on the westerly right of way line of Danville Blvd.; thence along said right of way line south $26^{\circ}52'11''$ east, 182.89 feet to the Point of Beginning; thence from said Point of Beginning, continuing along said right of line south $26^{\circ}52'11''$ east, 186.74 feet to the northwest corner of the property described as Parcel One in said deed to Contra Costa County (9373 OR 222); thence continuing along said right of way line south $26^{\circ}52'11''$ east, 72.93 feet; thence leaving said right of way line south $62^{\circ}39'27''$ west, 9.90 feet; thence north $26^{\circ}48'13''$ west, 71.63 feet to a tangent curve, concave to the southwest; thence northwesterly along said curve, having a radius of 20.00 feet, through a central angle of $84^{\circ}19'05''$, an arc length of 29.43 feet; thence south $68^{\circ}52'42''$ west, 7.76 feet; thence north $38^{\circ}48'02''$ west, 55.08 feet; thence north $54^{\circ}50'23''$ west, 39.96 feet; thence north $64^{\circ}06'54''$ east, 13.93 feet to a non-tangent curve, concave to the northwest, a radial to said curve bears south $57^{\circ}59'54''$ east; thence northeasterly along said curve, having a radius of 126.05 feet, through a central angle of $1^{\circ}49'58''$, an arc length of 4.03 feet to a compound curve; thence northeasterly along said curve, having a radius of 9.33 feet, through a central angle of $26^{\circ}25'01''$, an arc length of 4.30 feet to a reverse curve; thence northeasterly along said curve, having a radius of 22.67 feet, through a central angle of $41^{\circ}20'13''$, an arc length of 16.36 feet to a reverse curve; thence northeasterly along said curve, having a radius of 9.33 feet, through a central angle of $26^{\circ}01'47''$, an arc length of 4.24 feet to a compound curve; thence northeasterly along said curve, having a radius of 132.58 feet, through a central angle of $15^{\circ}28'55''$, an arc length of 35.82 feet to a compound curve, thence northeasterly along said curve, having a radius of 47.33 feet, through a central angle of $30^{\circ}26'50''$, an arc length of 25.15 feet; thence north $26^{\circ}52'11''$ west, 9.04 feet; thence north $63^{\circ}07'49''$ east, 0.67 feet to the Point of Beginning.

Containing an area of 6,485 square feet of land, more or less.

Parcel 2 – Temporary Construction Easement (DS Properties 17 LP – parcel 3)

A temporary construction easement (TCE) for construction purposes and incidents thereto, upon, in, over and across the property described below for a period of twenty-one months, to commence on October 1, 2020 and terminate on June 30, 2022.

Beginning at the southwest corner of the property described as Parcel Two in the deed to Contra Costa County, recorded March 29, 1979 in Book 9373 of Official Records at page 222, being a point on the westerly right of way line of Danville Blvd.; thence along said right of way line south 26°52'11" east, 182.89 feet; thence leaving said right of way line south 63°07'49" west, 0.67 feet; thence south 26°52'11" east, 9.04 feet to a tangent curve, concave to the southwest; thence southwesterly along said curve, having a radius of 47.33 feet, through a central angle of 30°26'50" an arc length of 25.15 feet to a compound curve; thence southwesterly along said curve, having a radius of 132.58 feet, through a central angle of 15°28'55" an arc length of 35.82 feet to a compound curve; thence southwesterly along said curve, having a radius of 9.33 feet, through a central angle of 26°01'47" an arc length of 4.24 feet to a reverse curve; thence southwesterly along said curve, having a radius of 22.67 feet, through a central angle of 41°20'13" an arc length of 16.36 feet to a reverse curve; thence southwesterly along said curve, having a radius of 9.33 feet, through a central angle of 26°25'01" an arc length of 4.30 feet to a compound curve; thence southwesterly along said curve, having a radius of 126.05 feet, through a central angle of 1°49'58" an arc length of 4.03 feet to a non-tangent line, a radial to said line bears south 57°59'54" east; thence south 64°06'54" west, 13.93 feet; thence south 54°50'23" east, 39.96 feet; thence south 38°48'02" east, 55.08 feet; thence north 68°52'42" east, 7.76 feet to a tangent curve, concave to the southwest; thence southeasterly along said curve, having a radius of 20.00 feet, through a central angle of 84°19'05" an arc length of 29.43 feet; thence south 26°48'13" east, 71.63 feet; thence south 61°37'26" west, 5.20 feet; thence north 26°36'59" west, 27.21 feet; thence south 60°00'06" west, 15.11 feet; thence north 26°46'30" west, 60.49 feet; thence south 68°52'42" west, 41.13 feet; thence north 26°46'30" west, 11.13 feet; thence south 68°41'19" west, 82.15 feet; thence north 21°00'08"E west, 49.08 feet; thence north 68°59'52" east, 23.95 feet; to a tangent curve, concave to the north; thence easterly along said curve, having a radius of 124.50 feet, through a central angle of 13°06'57" an arc length of 28.50 feet to a non-tangent line, a radial to said line bears south 34°07'05" east; thence north 21°16'33" west, 3.64 feet; thence north 68°43'27" east, 9.53 feet; thence north 26°06'10" west, 22.07 feet; thence north 60°00'39" east, 4.96 feet; thence north 26°01'55" west, 3.58 feet; thence north 63°59'46" east, 15.44 feet to a non-tangent curve, concave to the northwest, a radial to said curve bears south 54°23'13" east; thence northeasterly along said curve, having a radius of 122.75 feet, through a central angle of 32°02'09" an arc length of 68.63 feet to a compound curve; thence northeasterly along said curve, having a radius of 37.50 feet, through a central angle of 29°00'21" an arc length of 18.99 feet to a non-tangent line, a radial to said line bears north 64°34'17" east; thence south 63°12'14" west, 24.39 feet; thence north 26°46'30" west, 46.98 feet; thence north 63°10'22" east, 29.69 feet; thence north 26°52'11" west, 51.57 feet; thence south 63°13'30" west, 27.26 feet; thence north 26°46'30" west, 56.28 feet; thence north 63°13'30" east, 27.05 feet; thence north 26°42'05" west, 177.63 feet; thence south

78°33'26" west, 25.19 feet; thence north 26°53'03" west, 44.35 feet; thence north 63°37'21" east, 29.58 feet to a point on the westerly right of way line of Danville Blvd.; thence along said right of way line south 26°42'05" east, 190.39 feet to the Point of Beginning.

Containing an area of 15,003 square feet of land, more or less.

Land Description(s) of four parcels of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of Lot 17 of Subdivision 8051 filed August 13, 1998 in Book 402 of Maps at Page 5, also being a portion of the property described in the deed to Alamo Oak Tree Plaza Inc., recorded June 10, 2005 as Document Number 2005-0209273, Contra Costa County records, described as follows:

Parcel 3 – Fee Title (Alamo Oak Tree Plaza Inc. – parcel 2)

Beginning on the northerly right of way line of Orchard Ct. shown as the "Area Dedicated To Contra Costa County" on said Subdivision 8051 (402 M 5), and accepted on February 15, 2000 as Document Number 2000-0031586, at the southwesterly terminus of the line that bears south 65°20'35" west (south 65°19'09" west, 44.303 meters record) as shown on said Subdivision map (402 M 5), also being on a tangent curve, concave to the north; thence westerly along said curve, having a radius of 14.00 feet, through a central angle of 47°26'56", an arc length of 11.59 feet to a point of cusp on a non-tangent curve, concave to the north, a radial to said point bears south 00°59'54" east; thence easterly along said curve, having a radius of 18.00 feet, through a central angle of 23°38'14" an arc length of 7.43 feet; thence north 65°21'52" east, 7.53 feet; thence south 84°58'24" east, 6.09 feet to said right of way line; thence along said right of way line south 65°20'35" west, 9.73 feet to the Point of Beginning.

Containing an area of 42 square feet of land, more or less.

Parcel 4 – Temporary Construction Easement (Alamo Oak Tree Plaza Inc. – parcel 4)

A temporary construction easement (TCE) for construction purposes and incidents thereto, upon, in, over and across the property described below for a period of twenty-one months, to commence on October 1, 2020 and terminate on June 30, 2022.

Commencing on the northerly right of way line of Orchard Ct. shown as the "Area Dedicated To Contra Costa County" on said Subdivision 8051 (402 M 5), and accepted on February 15, 2000 as Document Number 2000-0031586, at the southwesterly terminus of the line that bears south 65°20'35" west (south 65°19'09" west, 44.303 meters record) as shown on said Subdivision map (402 M 5), also being on a tangent curve, concave to the north; thence westerly along said curve, having a radius of 14.00 feet, through a central angle of 47°26'56", an arc length of 11.59 feet to the Point of Beginning; thence from said Point of Beginning, continuing along said curve, through a central angle of 40°20'04", an arc length of 9.86 feet; thence north 26°52'25" west, 0.50 feet to a point of cusp on a non-tangent curve, concave to the north, a radial to said point bears south 32°27'23" west; thence easterly along said curve, having a radius of 13.00 feet, through a central angle of 57°05'31" an arc length of 12.96 feet; thence north 65°21'52" east, 13.58 feet; thence south 24°38'08" east, 8.01 feet to said right of way line; thence along said right of way line south 65°20'35" west, 0.76 feet; thence leaving said right of way line north 84°58'24" west, 6.09 feet; thence south 65°21'52" west, 7.53 feet to a tangent curve, concave to the north; thence westerly along said curve, having a radius of 18.00 feet, through a central angle of 23°38'14" an arc length of 7.43 feet to the Point of Beginning.

Containing an area of 132 square feet of land, more or less.

Parcel 5 – Temporary Construction Easement (Alamo Oak Tree Plaza Inc. – parcel 6)

A temporary construction easement (TCE) for construction purposes and incidents thereto, upon, in, over and across the property described below for a period of twenty-one months, to commence on October 1, 2020 and terminate on June 30, 2022.

Commencing on the north line of Lot 17 at the easterly right of way line of Danville Blvd., shown as the "Area Dedicated To Contra Costa County" on said Subdivision 8051 (402 M 5), and accepted on February 15, 2000 as Document Number 2000-0031586, also being on a non-tangent curve, concave to the northeast, a radial to said curve bears south 63°07'35" west; thence easterly along said right of way line and said curve, having a radius of 9.84 feet, through a central angle of 90°00'00" an arc length of 15.46 feet to a non-tangent line, a radial to said line bears south 26°52'25" east; thence south 26°52'25" east, 6.87 feet to the Point of Beginning; thence from said Point of Beginning, leaving said right of way line north 68°55'28" east, 13.27 feet; thence south 26°46'30" east, 35.41 feet; thence south 63°13'30" west, 4.48 feet to a non-tangent curve, concave to the southeast, a radial to said curve bears north 34°28'50" west; thence southerly along said curve, having a radius of 14.50 feet, through a central angle of 39°13'53" an arc length of 9.93 feet to a point of cusp on the easterly right of way line of Danville Blvd.; thence along said right of way line north 26°52'25" west, 41.20 feet to the Point of Beginning.

Containing an area of 489 square feet of land, more or less

Parcel 6 – Temporary Construction Easement (Alamo Oak Tree Plaza Inc. – parcel 7)

A temporary construction easement (TCE) for construction purposes and incidents thereto, upon, in, over and across the property described below for a period of twenty-one months, to commence on October 1, 2020 and terminate on June 30, 2022. Said TCE will be non-exclusive from October 1, 2020 to March 31, 2021 and will be exclusive from April 1, 2021 to June 30, 2022.

Beginning on the north line of Lot 17 at the easterly right of way line of Danville Blvd., shown as the "Area Dedicated To Contra Costa County" on said Subdivision 8051 (402 M 5), and accepted on February 15, 2000 as Document Number 2000-0031586; thence along said north line north 69°09'29" east, 23.20 feet; thence leaving said north line south 26°46'30" east, 15.62 feet; thence south 68°55'28" west, 13.27 feet a point on the easterly right of way line of Danville Blvd.; thence along said right of way line north 26°52'25" west, 6.87 feet to a non-tangent curve, concave to the northeast, a radial to said curve bears south 26°52'25" east; thence northerly along said curve, having a radius of 9.84 feet, through a central angle of 90°00'00" an arc length of 15.46 feet to the Point of Beginning.

Containing an area of 278 square feet of land, more or less.

Bearings are based on the California Coordinate System of 1983 (CCS83), Zone III.
Distances given are ground distances.

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

Signature: 

Licensed Land Surveyor
Contra Costa County Public Works Department

Date: 2/26/2020



EXHIBIT "A"

DS Properties 17 LP
C/o Nucleus Tax Group
100 High Street #58
Moorpark, CA 93020-7005

DS Properties 17 LP
Attn: Henry A. Avila
Senior Vice President
3501 Del Paso Road, Ste. 100
Sacramento, CA 95835

Alamo Oak Tree Plaza, Inc.
C/o Tuckin Associates Inc.
2723 Crow Canyon Road, Suite 100A
San Ramon, Ca 94583