

Recorded at the request of:

Contra Costa County
Board of Supervisors

Return to:

Public Works Department
Engineering Services Division
Records Section

Area: Richmond

Road: Pittsburg Ave

Co. Road No.: 0565N

Development No.: DP14-3041

APN: 408-180-010/ 408-170-072

OFFER OF DEDICATION – TRAIL EASEMENT

IPT Richmond DC III LLC, the undersigned, being the present title owner of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication to **Contra Costa County**, a political subdivision of the State of California and its successors or assigns, and to the public, for trail purposes, and other public purposes, including maintenance thereof, construction, reconstruction, access and the clearing of vegetation, situated in the County of Contra Costa, State of California, as 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 bodies of its successors or assigns.

The provisions hereof shall inure to the benefit of **Contra Costa County** and its successors or assigns and will be binding upon the title owner of record and that owner's heirs, successors or assigns.

The undersigned executed this instrument on October 21, 2019.

IPT Richmond DC III LLC,
a Delaware limited liability company

By: BTC II Holdco LLC,
a Delaware limited liability company,
its sole member

By: Build-To-Core Industrial Partnership II LP,
a Delaware limited partnership,
its manager

By: IPT BTC II GP LLC,
a Delaware limited liability company,
its general partner

By: IPT Real Estate Holdco LLC,
a Delaware limited liability company,
its sole member

By: Industrial Property Operating Partnership LP,
a Delaware limited partnership,
its sole member

By: Industrial Property Trust Inc.,
a Maryland corporation,
its general partner

By: 
Peter Vanderburg
Managing Director of Development

By: 
JR Wetzel
Senior Managing Director, Western Region

[Notary Blocks Appear on the Following Pages]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

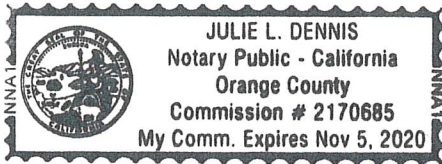
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On October 21, 2019 before me, Julie L. Dennis, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Peter Vanderburg
Name(s) of Signer(s)

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 Julie L. Dennis
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

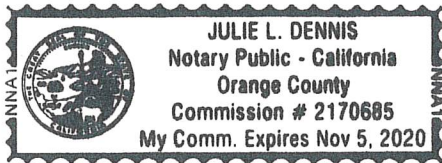
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On October 21, 2019 before me, Julie L. Dennis, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Janvier Reed Wetzel
Name(s) of Signer(s)

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.

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Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

EXHIBIT "A"
LEGAL DESCRIPTION
TRAIL EASEMENT

BEING REAL PROPERTY SITUATE IN AN UNINCORPORATED PORTION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF "ADJUSTED PARCEL 1" AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER, 162019, AS DOCUMENT NO. 2019-0176365, CONTRA COSTA COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID ADJUSTED PARCEL 1, SAID POINT BEING ON THE EASTERLY LINE OF RICHMOND PARKWAY, THENCE ALONG THE WESTERLY THEREOF, NORTH 00° 35' 08" EAST, 9.25 FEET, TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG LAST SAID LINE, NORTH 00° 35' 08" EAST, 16.22 FEET;

THENCE LEAVING SAID LINE, NORTH 68° 14' 12" EAST, 532.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID ADJUSTED PARCEL 1 (2019-0176365 O.R.), SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT 2,287.15 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 30° 59' 26" WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 45' 03", AN ARC DISTANCE OF 109.81 FEET;

THENCE LEAVING SAID LINE, SOUTH 68° 14' 12" WEST, 429.48 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 7,260 SQUARE FEET OR 0.1667 ACRES, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


GARY K. LAMB, P.L.S. 6627

11-24-20
DATE

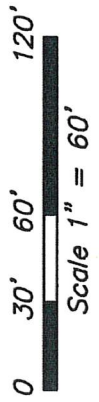


Exhibit "B"
Plat Map
Trail Easement



LEGEND

- AC ACRES
- OR OFFICIAL RECORDS
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- (T) TOTAL
- (R) RADIAL BEARING
- SF SQUARE FEET



OLD RIGHT OF WAY

RICHMOND PKWY

ADJUSTED PARCEL 1
2019-0176365 OR.

N0°35'08"E 1602.03' (T)

16.22'
9.25'

POB
R=138.01'
D=3°35'27"
L=8.65'

POC
R=77.00'
D=42°48'05"
L=57.52'

PARCEL 1971 14025 OR 833
R=2513.16' D=4°17'42" L=108.39'

N68°14'12"E 532.60'
S68°14'12"W 422.648'

S65°59'37"W 15.32'

15' TRAIL EASEMENT
7,260±SF, 0.1667±AC

CONTRA COSTA COUNTY FLOOD CONTROL
& WATER CONSERVATION DISTRICT
14230 OR. 846 & 17244 OR. 49

N30°59'26"W (R)
R=2287.15'
D=2°45'03"
L=109.81'
D=8°55'37"
L=359.10'
R=181.18'
D=22.22'

250 Cherry Lane, Suite 107, 208 Manteca, CA 95337
Phone: (209) 328-1123
www.kierwright.com

EXHIBIT "B" TRAIL EASEMENT

RICHMOND, CONTRA COSTA COUNTY CALIFORNIA

DATE	NOV., 2020
SCALE	1" = 60'
BY	GKL
JOB NO.	A18625-1
SHEET	1 OF 1