

**Recorded at the request of:**

Contra Costa County  
Public Works Department

**Return to:**

Contra Costa County  
Public Works Department  
Records Section

**Area:** Richmond

**Road:** Pittsburg Ave

**Co. Road No.:** 0565N

**Development No.:** DP14-3041

**Assessor's No.:** 408-180-010/ 408-170-072

**OFFER OF DEDICATION - DRAINAGE PURPOSES**

IPT RICHMOND DC III LLC, a Delaware limited liability company, the undersigned, being the present title owner(s) of record of the herein described parcel of land, does hereby make an irrevocable offer of dedication to COUNTY OF CONTRA COSTA, a political subdivision of the State of California, and its successors or assigns, of an easement for storm, flood and surface water drainage, including construction, access or maintenance of work, improvements and structures, whether covered or open, or the clearing of obstructions and vegetation, upon 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 COUNTY OF CONTRA COSTA 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 and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

*[Signatures and Notary Blocks Appear on the Following Pages]*

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**

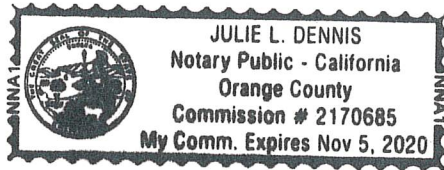
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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

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County of Orange )

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Date

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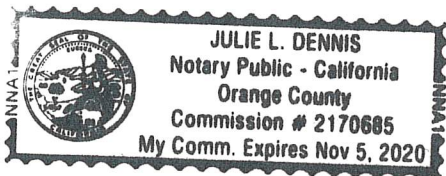
personally appeared Janvier Reed Wetzel

Name(s) of Signer(s)

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Signature of Notary Public

Place Notary Seal Above

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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:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DRAINAGE EASEMENT-2**

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 16, 2019, AS DOCUMENT NO. 2019-0176365, CONTRA COSTA COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** 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, 15.30 FEET, TO A POINT, BEING THE POINT OF CURVATURE OF A NON-TANGENT 173.29 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 10° 40' 50" WEST;

THENCE LEAVING SAID WESTERLY LINE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04' 00' 54", AN ARC DISTANCE OF 12.14 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A 62.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34° 42' 17", AN ARC DISTANCE OF 35.39 FEET;

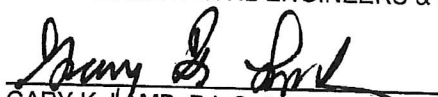
THENCE NORTH 71° 59' 27" EAST, 97.30 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID ADJUSTED PARCEL 1 (2019-0176365 O.R.), SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT 2,513.16 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 26° 22' 16" EAST;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) ALONG SAID 2,513.16 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01° 55' 49", AN ARC DISTANCE OF 84.66 FEET, TO A POINT OF REVERSE CURVATURE,
- 2) ALONG A 77.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42° 48' 05", AN ARC DISTANCE OF 57.52 FEET, TO A POINT OF REVERSE CURVATURE,
- 3) ALONG A 138.01 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03° 35' 27", AN ARC DISTANCE OF 8.65 FEET, TO THE POINT OF **BEGINNING**.

CONTAINING 1,501 SQUARE FEET OR 0.0345 ACRES, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

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

5-22-20  
DATE

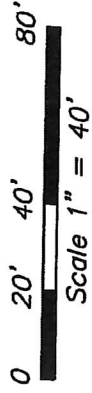


**Exhibit "B"**  
**Plat Map**  
**Drainage Easement - 2**



**LEGEND**

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



ADJUSTED PARCEL 1  
2019-0176365 OR.

RICHMOND PKWY

OLD RIGHT OF WAY

N0°35'08"E 1602.03' (T)

S10°40'50"W (R)

N71°59'27"E 97.30'

R=2513.16'  
D=1°55'49"  
L=84.66'

DRAINAGE EASEMENT  
1,501±SF, 0.0345±AC

S26°22'16"E (R)

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

PARCEL 1397T 14025 OR 833  
R=138.53' L=17.42'

S65°59'37"W 15.32'

R=22287.15' D=8°39'37" L=359.01'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	173.29'	4°00'54"	12.14'
C2	62.00'	32°42'17"	35.39'
C3	77.00'	42°48'05"	57.52'
C4	138.01'	3°35'27"	8.65'



**KIER+WRIGHT**

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

**EXHIBIT "B"**  
**DRAINAGE EASEMENT-2**

RICHMOND, CONTRA COSTA COUNTY CALIFORNIA

DATE	MAY, 2020
SCALE	1" = 40'
BY	GKL
JOB NO.	A18625-1
SHEET	1 OF 1