

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 Weizel
Senior Managing Director, Western Region

[Notary Blocks Appear on the Following Pages]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

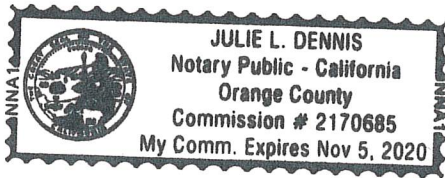
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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

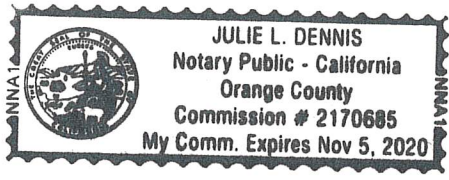
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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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Signature of Notary Public

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

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID ADJUSTED PARCEL 1, THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 57° 00' 00" WEST, 440.69 FEET,
- 2) ALONG THE ARC OF A 2,287.15 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08° 59' 37", AN ARC DISTANCE OF 359.01 FEET,
- 3) SOUTH 65° 59' 37" WEST, 15.32 FEET,
- 4) ALONG THE ARC OF A 2,513.16 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04° 17' 42", AN ARC DISTANCE OF 188.39 FEET, TO A POINT OF REVERSE CURVATURE,
- 5) ALONG THE ARC OF 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,
- 6) ALONG THE ARC OF A 138.01 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03° 35' 26", AN ARC DISTANCE OF 8.65 FEET, TO THE SOUTHWESTERLY CORNER OF SAID ADJUSTED PARCEL 1 (2019-0176365 O.R.), SAID POINT BEING ON THE EASTERLY LINE OF RICHMOND PARKWAY.

THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 00° 35' 08" EAST, 45.56 FEET;

THENCE LEAVING SAID LINE, AND RUNNING ALONG THE FOLLOWING SIX (6) COURSES:


- 1) ALONG A NON-TANGENT 183.01 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 08° 21' 09" WEST; THROUGH A CENTRAL ANGLE OF 06° 08' 51", AN ARC DISTANCE OF 19.64 FEET, TO A POINT OF REVERSE CURVATURE,
- 2) ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42° 48' 05", AN ARC DISTANCE OF 23.91 FEET, TO A POINT OF REVERSE CURVATURE,
- 3) ALONG A 2,558.16 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 17' 42", AN ARC DISTANCE OF 191.76 FEET,
- 4) NORTH 65° 59' 37" EAST, 15.32 FEET,

- 5) ALONG THE ARC OF A 2,242.15 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08° 59' 37", AN ARC DISTANCE OF 351.95,
- 6) NORTH 57° 00' 00" EAST, 471.23 FEET, TO A POINT ON THE EASTERLY LINE OF SAID ADJUSTED PARCEL 1 (2019-0176365 O.R.).

THENCE ALONG LAST SAID LINE SOUTH 01° 09' 47" WEST, 54.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING 48,226 SQUARE FEET OR 1.1071 ACRES, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


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

11-24-20
DATE



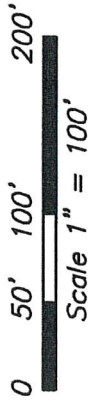
Exhibit "B"
Plat Map
Slope Easement

LEGEND

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

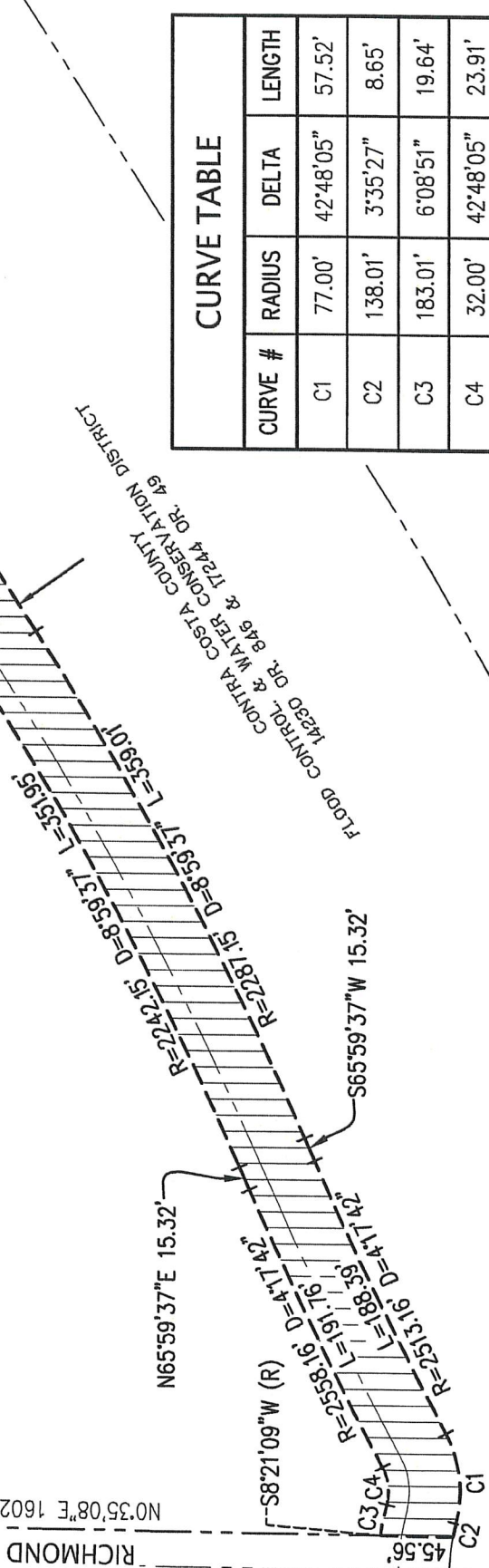
ADJUSTED PARCEL 1
 2019-0176365 OR.

45' DRAINAGE EASEMENT
 48,226±SF, 1,1071±AC



S1°09'47"W 1043.87' (T)
 54.38'
 POB

RICHMOND PKWY
 OLD RIGHT OF WAY
 N0°35'08"E 1602.03' (T)



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	77.00'	42°48'05"	57.52'
C2	138.01'	3°35'27"	8.65'
C3	183.01'	6°08'51"	19.64'
C4	32.00'	42°48'05"	23.91'

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

EXHIBIT "B" DRAINAGE EASEMENT

RICHMOND,
 CONTRA COSTA COUNTY
 CALIFORNIA

DATE	NOV., 2020
SCALE	1" = 100'
BY	GKL
JOB NO.	A18625-1
SHEET	1 OF 1