

**PARCEL MAP
SUBDIVISION M.S. 18-0010
DEL HOMBRE**

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
PORTION OF THE RANCHO LAS JUNTAS
CONTRA COSTA COUNTY, CALIFORNIA
DATED: DECEMBER 2020



OWNER'S STATEMENT:

DEL HOMBRE WALNUT CREEK HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT ALL THE LAND DELINEATED UPON AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP SUBDIVISION M.S. 18-0010, DEL HOMBRE," COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES; THOSE STRIPS OF LAND DESIGNATED HEREIN AS "DEL HOMBRE LANE RIGHT OF WAY DEDICATION" AS EMBRACED WITHIN THE BODY OF THE HEREIN EMBODIED MAP, FOR THE USES AND PURPOSES OF PUBLIC STREETS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

- OVER AND ACROSS THOSE STRIPS OF LAND DESIGNATED HEREON AS "EVAE" OR EMERGENCY VEHICLE ACCESS EASEMENT, AS SHOWN ON SAID MAP, FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES EXISTING OR OF RECORD.

DEL HOMBRE WALNUT CREEK HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: 3000 DEL HOMBRE HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

DATE: _____

NAME: KATHY K. BINFORD

TITLE: VICE PRESIDENT

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL SIGNING THE INSTRUMENT AND THAT THIS CERTIFICATE IS BEING FILED FOR THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } s.s.
COUNTY OF _____

ON _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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/HEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

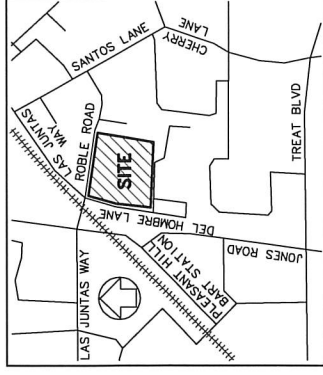
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE: _____ NOTARY PUBLIC _____ PRINTED NAME _____

PRINCIPAL COUNTY OF BUSINESS: _____
COUNTY OF NOTARY: _____
COMMISSION NUMBER OF NOTARY: _____

SEE SHEET 2 FOR BENEFICIARY'S STATEMENT AND ACKNOWLEDGMENT.



VICINITY MAP
NOT TO SCALE

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

I, DAVID TWA, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "PARCEL MAP SUBDIVISION M.S. 18-0010, DEL HOMBRE", WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, AND SAID BOARD OF SUPERVISORS DID ACCEPT AND ACCEPTANCE OF MAP AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC ALL OF THE DEL HOMBRE LANE RIGHT OF WAY DEDICATIONS AND EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, AND FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

DAVID TWA
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL MAPS AT PAGES _____ THROUGH _____, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

DEBORAH COOPER
CLERK RECORDER IN AND FOR
THE COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

SHEET INDEX:

- STATEMENT SHEET AND VICINITY MAP
- STATEMENT SHEET NOTES AND VESTING INFORMATION
- EXISTING BOUNDARY, EASEMENTS AND MONUMENTATION
- NEW PARCEL AND EASEMENTS

APN: 148-170-001, 148-170-022, 148-170-037, 148-170-041, 148-170-042

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE APPLICANT. I HAVE CONDUCTED A REASONABLE INVESTIGATION AND BELIEVE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. IF ANY, AND IS TRUE AND COMPLETE AS SHOWN AND THAT THE AREA IS 2.400 ACRES, MORE OR LESS.

I FURTHER STATE THAT THE MONUMENTS SHOWN HEREON OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____ ALEX M. CALDER, LLS NO. 8863



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN PARCEL MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT THIS SUBDIVISION COMPLES WITH PROVISIONS OF THE SUBDIVISION MAP ACT AND OF LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: _____ JAMES A. STEIN, P. L. S. NO. 6571
COUNTY SURVEYOR

BENEFICIARY'S STATEMENT:

WELLS FARGO BANK, A NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT UNDER THE DEED AND INSTRUMENTS NUMBER 2020-0286989, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND JOINS IN ALL DEDICATIONS HEREON.

AS BENEFICIARY: WELLS FARGO BANK
A NATIONAL ASSOCIATION

BY: _____ DATED: _____
NAME: _____
TITLE: _____

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE IS REQUIRED TO SIGN AND SEAL THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } s.s.
COUNTY OF _____

ON _____ 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, _____ 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 CAPACITIES AND THAT HE/SHE/THEY/ THEIR SIGNATURE(S) ON THE WITHIN INSTRUMENT IS/ARE THE PERSON(S) SIGNATURE(S) OF 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.

SIGNATURE: _____ NOTARY PUBLIC _____ PRINTED NAME _____
PRINCIPAL COUNTY OF BUSINESS: _____
OFFICE ADDRESS: _____
COMMISSION NUMBER OF NOTARY: _____

APN: 148-170-001, 148-170-022, 148-170-037, 148-170-041, 148-170-042

NOTES:

- DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE 12 FOOT ROADWAY AND UTILITY EASEMENT CREATED BY THE GRANT DEED RECORDED APRIL 7, 1947, IN BOOK 1081 AT PAGE 94, CONTRA COSTA COUNTY RECORDS, AND SHOWN ON SHEET 3 HEREIN, HAS BEEN MERGED WITH THE FEE TITLE AND IS ELIMINATED PURSUANT TO CIVIL CODE SECTION 811.
- GRANTS OF RIGHT OF WAY TO GREAT WESTERN POWER COMPANY OF CALIFORNIA, RECORDED DECEMBER 15, 1922, IN BOOK 430 AT PAGE 104, CONTRA COSTA COUNTY RECORDS, AND RECORDED FEBRUARY 25, 1928, IN BOOK 132 AT PAGE 114, CONTRA COSTA COUNTY RECORDS, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND TELEPHONE, THE EXACT LOCATION OF WHICH IS DESCRIBED IN SAID RECORDS, ARE HEREBY CONFIRMED AND ELECTRIC COMPANY AS SUCCESSOR TO GREAT WESTERN POWER COMPANY OF CALIFORNIA TO ESTABLISH THE LOCATION OF SAID EASEMENT RECORDED APRIL 15, 1940, IN BOOK 546 AT PAGE 13, CONTRA COSTA COUNTY RECORDS.
- A NON-EXCLUSIVE TEMPORARY EASEMENT FOR A CONSTRUCTION CRANE AS DESCRIBED IN THE TEMPORARY EASEMENT AGREEMENT (CRANE SWING), RECORDED NOVEMBER 24, 2020, AS DOCUMENT NUMBER 2020-0286984, CONTRA COSTA COUNTY RECORDS, THE EXACT LOCATION OF THE 213 FOOT RADIUS IS NOT DEFINED OF RECORD.
- THE EFFECT OF THE AGREEMENT RELEASING AND EXTINGUISHING CERTAIN EASEMENT RIGHTS RECORDED NOVEMBER 24, 2020, AS DOCUMENT NUMBER 2020-286983, CONTRA COSTA COUNTY RECORDS.
- SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANT RECORDED NOVEMBER 24, 2020, AS DOCUMENT NUMBER 2020-0286985, CONTRA COSTA COUNTY RECORDS.
- THE RECORD INFORMATION SHOWN HEREIN IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 16, 2020, ORDER NUMBER NS3-869423-96-0NT1, UPDATE 1-AMENDED.

VESTING DEEDS:

- APN: 148-170-001
DOCUMENT NUMBER: 2020-0286989 O.R.
RECORDED: NOVEMBER 24, 2020
- APN: 148-170-022
DOCUMENT NUMBER: 2020-0286989 O.R.
RECORDED: NOVEMBER 24, 2020
- APN: 148-170-037
DOCUMENT NUMBER: 2020-0286981 O.R.
RECORDED: NOVEMBER 24, 2020
- APN: 148-170-041
DOCUMENT NUMBER: 2020-0286989 O.R.
RECORDED: NOVEMBER 24, 2020
- APN: 148-170-042
DOCUMENT NUMBER: 2020-0286980 O.R.
RECORDED: NOVEMBER 24, 2020

**PARCEL MAP
SUBDIVISION M.S. 18-0010
DEL HOMBRE**

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

PORTION OF THE RANCHO LAS JUNTAS

CONTRA COSTA COUNTY, CALIFORNIA

DATED: DECEMBER 2020



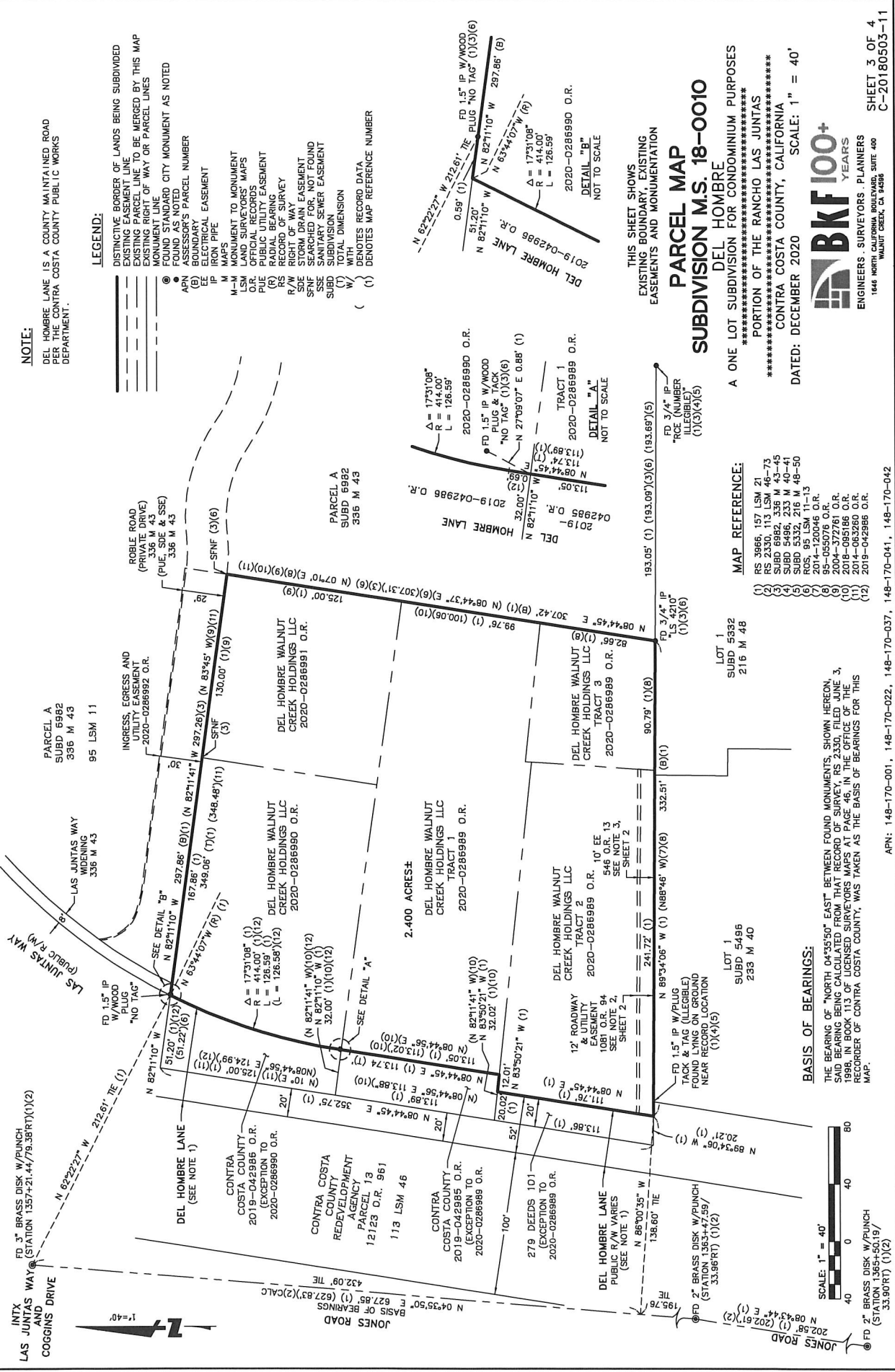
ENGINEERS . SURVEYORS . PLANNERS
1644 NORTH CALIFORNIA BOULEVARD, SUITE 400
WALNUT CREEK, CA 94596

NOTE:

DEL HOMBRE LANE IS A COUNTY MAINTAINED ROAD PER THE CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT.

LEGEND:

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- EXISTING EASEMENT LINE
- EXISTING PARCEL LINE TO BE MERGED BY THIS MAP
- EXISTING RIGHT OF WAY OR PARCEL LINES
- MONUMENT LINE
- FOUND STANDARD CITY MONUMENT AS NOTED
- APN
- (A) ASSESSOR'S PARCEL NUMBER
- (B) BOUNDARY
- (C) ELECTRICAL EASEMENT
- (D) IRON PIPE
- (E) MAPS
- (F) MONUMENT TO MONUMENT
- (G) LAND SURVEYORS' MAPS
- (H) OFFICIAL RECORDS
- (I) PUBLIC UTILITY EASEMENT
- (J) RADIAL BEARING
- (K) RECORD OF SURVEY
- (L) STORM DRAIN EASEMENT
- (M) SEARCHED FOR, NOT FOUND
- (N) SANITARY SEWER EASEMENT
- (O) SUBDIVISION
- (P) TOTAL DIMENSION
- (Q) DENOTES RECORD DATA
- (R) DENOTES MAP REFERENCE NUMBER



PARCEL MAP
SUBDIVISION M.S. 18-0010
DEL HOMBRE
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

THIS SHEET SHOWS EXISTING BOUNDARY, EXISTING EASEMENTS AND MONUMENTATION

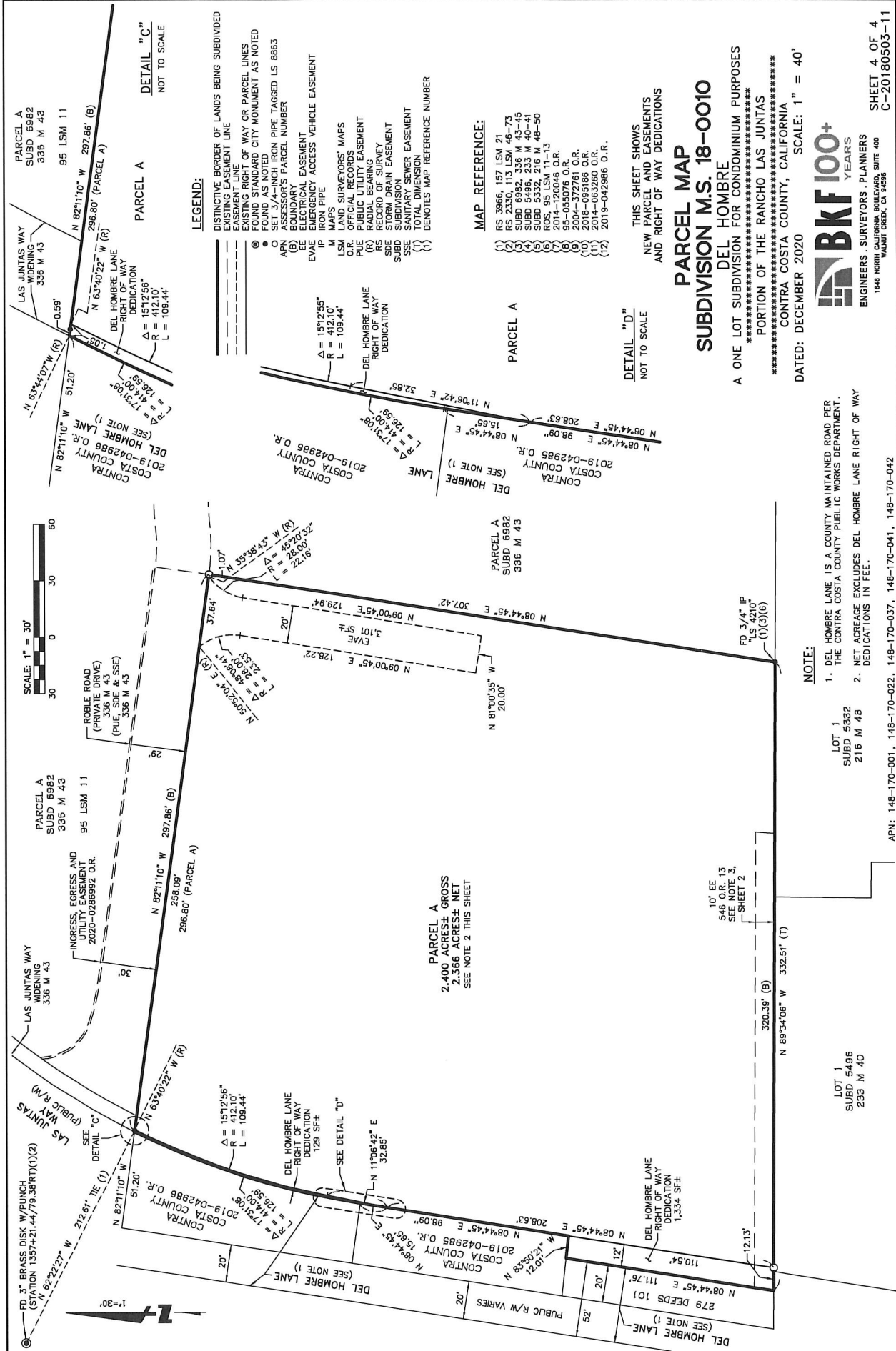
 PORTION OF THE RANCHO LAS JUNTAS
 CONTRA COSTA COUNTY, CALIFORNIA
 DATED: DECEMBER 2020
 SCALE: 1" = 40'

MAP REFERENCE:
 (1) RS 3966, 157 LSM 21
 (2) RS 2330, 113 LSM 46-73
 (3) RD 5496, 233 W 40-41
 (4) SUBD 5332, 216 M 48-50
 (5) ROS, 95 LSM 11-13
 (6) 2014-120046 O.R.
 (7) 95-055076 O.R.
 (8) 2004-372761 O.R.
 (9) 2019-083260 O.R.
 (10) 2019-042986 O.R.
 (11) 2019-042986 O.R.
 (12) 2019-042986 O.R.



BASIS OF BEARINGS:
 THE BEARING OF "NORTH 04°35'50\"/>

APN: 148-170-001, 148-170-022, 148-170-037, 148-170-041, 148-170-042



SCALE: 1" = 30'
 30 0 30 60

DETAIL "C"
 NOT TO SCALE

LEGEND:

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY OR PARCEL LINES
- FOUND STANDARD CITY MONUMENT AS NOTED
- FOUNDATION IRON PIPE TAGGED LS 8863
- APN
- ASSESSOR'S PARCEL NUMBER
- BOUNDARY
- ELECTRICAL EASEMENT
- EVAE EMERGENCY ACCESS VEHICLE EASEMENT
- IP WATER PIPE
- LSM LAND SURVEYOR'S MAPS
- O.R. OFFICIAL RECORDS
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (R) RECORD OF SURVEY
- SDR SUBDIVISION EASEMENT
- SUBD SUBDIVISION
- SSE SANITARY SEWER EASEMENT
- (T) TOTAL DIMENSION
- (I) DENOTES MAP REFERENCE NUMBER

MAP REFERENCE:

- (1) RS 3966, 157 LSM 21
- (2) RS 2330, 113 LSM 46-73
- (3) SUBD 6982, 336 M 43-45
- (4) SUBD 5332, 216 M 48-50
- (5) SUBD 2335, 213 M 48-50
- (6) ROS, 95 LSM 11-13
- (7) 2014-120046 O.R.
- (8) 95-055076 O.R.
- (9) 2004-372761 O.R.
- (10) 2019-085086 O.R.
- (11) 2019-042985 O.R.
- (12) 2019-042986 O.R.

DETAIL "D"
 NOT TO SCALE

**PARCEL MAP
 SUBDIVISION MS. 18-0010
 DEL HOMBRE**

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
 PORTION OF THE RANCHO LAS JUNTAS
 CONTRA COSTA COUNTY, CALIFORNIA

DATED: DECEMBER 2020 SCALE: 1" = 40'



NOTE:

1. DEL HOMBRE LANE IS A COUNTY MAINTAINED ROAD PER THE CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT.
2. NET ACREAGE EXCLUDES DEL HOMBRE LANE RIGHT OF WAY DEDICATIONS IN FEE.

LOT 1
 SUBD 5496
 235 M 40

LOT 1
 SUBD 5332
 216 M 48

LOT 1
 SUBD 6982
 336 M 43

APN: 148-170-001, 148-170-022, 148-170-037, 148-170-041, 148-170-042

SHEET 4 OF 4
 C-20180503-11