

EXHIBIT A

LEGAL DESCRIPTION FOR

2424 Olympic Boulevard

Unincorporated area of Walnut Creek, Contra Costa County

APN 185-220-023

The Lands of Walnut Creek Ventures, INC. as described in that certain Corporation Grant Deed Recorded March 10, 2021 in the Office of the County Recorder of Contra Costa County in Series 2021-0072747, said Lands being more particularly described as follows:

A Portion of the Rancho San Ramon, described as follows:

Commencing on the southwesterly line of Freeman Road at the most western corner of Lot 1, as shown on the Map entitled "Sun Valley Orchards, Contra Costa County, California" which Map was filed in the Office of the Recorder of the County of Contra Costa, State of California, on September 30, 1946, in Volume 31 of Maps, at Page 6; thence from said **Point of Commencement**, along the southerly line of said Sun Valley Orchards, as follows: South 72°11'05" East, 45.89 feet; South 84°01'35" East, 56.61 feet; South 87°49'10" East, 82.69 feet; South 79°29'50" East, 61.74 feet; South 65°30'30" East, 79.18 feet; South 70°28'35" East, 36.66 feet; South 89°23'35" East, 28.43 feet; North 81°35'35" East, 33.44 feet; North 85°54'55" East, 82.58 feet; North 85°02' East, 106.44 feet; North 82°27'30" East, 86.70 feet to the **Actual Point of Beginning** of the Parcel of Land to be described; thence from said **Actual Point of Beginning** continuing along said southerly line as follows: North 69°36'55" East, 96.43 feet; North 47°46' East, 79.01 feet; North 53°23'20" East, 126.20 feet; North 57°28'30" East, 42.21 feet; North 64°19' East, 101.70 feet to the east line of the 240.49 acre parcel described in the Deed from Benjamin Hodges to Ralph W. Kinney, dated September 3, 1907, and Recorded September 10, 1907 in Volume 129 of Deeds, at Page 126; thence along the east line of said 240.49 acre parcel, South 20°30'40" East, 105.16 feet to the north line of the Sacramento Northern Railway right of way, also being the northerly Right of Way Line of Olympic Boulevard as shown on the Map of Road Number 3441, Right of Way Record Map titled "Olympic Boulevard" Reliez Station Road to Tice Valley Boulevard", dated December 1966, thence along said northerly Right of Way Line South 58°41'09" West, 135.03 feet; thence along said northerly Right of Way Line along a tangent curve to the right, concave to the northwest, having a radius of 1402.69 feet, having an included angle of 12°21'59", an arc length of 302.75 feet to the most southerly corner of said Lands of Walnut Creek Ventures, INC.; thence along the southwest line of said Lands North 20°23' West, 72.83 feet to the **Actual Point of Beginning**.



Helmut R. Korstick (PLS 7739)

AT JULY 15, 2021 Date

