

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 Avenue

Co. Road No.: 0565N

Development No.: DP14-3041

APN: 408-180-012 - 013

OFFER OF DEDICATION - ROAD PURPOSES

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, for street, highway landscaping and other public purposes, including maintenance thereof, the fee title to real property situated in the County of Contra Costa, State of California, as described in Exhibit "A" (written description) and as 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.

For more information, see attached resolution that was approved by the BOS for this offer of dedication.

The undersigned executed this instrument on October 18, 2021
(Date)

IPT Richmond DC III LLC
(Name of owner as shown in title report)

(Signature) 
(Print Name & Title)
Tom Kazarian, Authorized Signatory

(Signature) _____
(Print Name & Title)

Attachments: Notary
Exhibit A & B
Resolution

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 18, 2021 before me, Julie L. Dennis, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Tom Kazarian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(e)~~ 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~~(e)~~, or the entity upon behalf of which the person~~(e)~~ 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: _____

EXHIBIT "A"
LEGAL DESCRIPTION
ROW DEDICATION ADJUSTED PARCEL 1

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

BEING A PORTION OF THE PROPERTY GRANTED TO IPT RICHMOND DC III LLC, IN THAT CERTAIN GRANT DEED, RECORDED ON OCTOBER 16, 2019, AS DOCUMENT NO. 2019-0176365-00, CONTRA COSTA COUNTY RECORDS, AS SAID PROPERTY IS FURTHER DELINEATED UPON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD MARCH 01, 2019, IN BOOK 158 OF LICENSED SURVEYOR'S MAPS, AT PAGE 2, CONTRA COSTA COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND MONUMENT AT THE INTERSECTION OF PITTSBURG AVENUE AND RICHMOND PARKWAY AS SHOWN ON SAID SURVEY (158 LSM 2);

THENCE RUNNING ALONG THE MONUMENT LINE OF SAID PITTSBURG AVENUE, SOUTH 88° 50' 13" EAST, 77.01 FEET;

THENCE LEAVING SAID LINE SOUTH 00° 35' 08" WEST, 20.00 FEET, TO A POINT AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY LINE OF PITTSBURG AVENUE AND THE EASTERLY RIGHT OF WAY LINE OF RICHMOND PARKWAY;

THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF PITTSBURG AVENUE, SOUTH 88° 50' 13" EAST, 273.00 FEET, TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 88° 50' 13" EAST, 469.75 FEET, TO AN ANGLE POINT THEREON, AS DESCRIBED IN THAT CERTAIN GRANT DEED TO CONTRA COSTA COUNTY, RECORDED APRIL 12, 1996, AS INSTRUMENT NO. 96-067303, CONTRA COSTA COUNTY RECORDS;


THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 78° 25' 23" EAST, 165.97 FEET;

THENCE LEAVING SAID LINE, NORTH 88° 50' 13" WEST, 632.98 FEET, TO A POINT ON THE WESTERLY LINE OF THE ABOVE SAID PARCEL (DN. 2019-0176365-00), AND THE EASTERLY LINE OF THE PROPERTY GRANTED TO IPT RICHMOND DC III LLC, IN THAT CERTAIN GRANT DEED, RECORDED ON OCTOBER 16, 2019, AS DOCUMENT NO. 2019-0176366-00, CONTRA COSTA COUNTY RECORDS;

THENCE ALONG SAID LINE COMMON LINE, NORTH 01° 09' 47" EAST, 30.00 FEET, TO THE
POINT OF BEGINNING.

CONTAINING 16,541 SQUARE FEET OR 0.3797 ACRES OF LAND, MORE OR LESS.

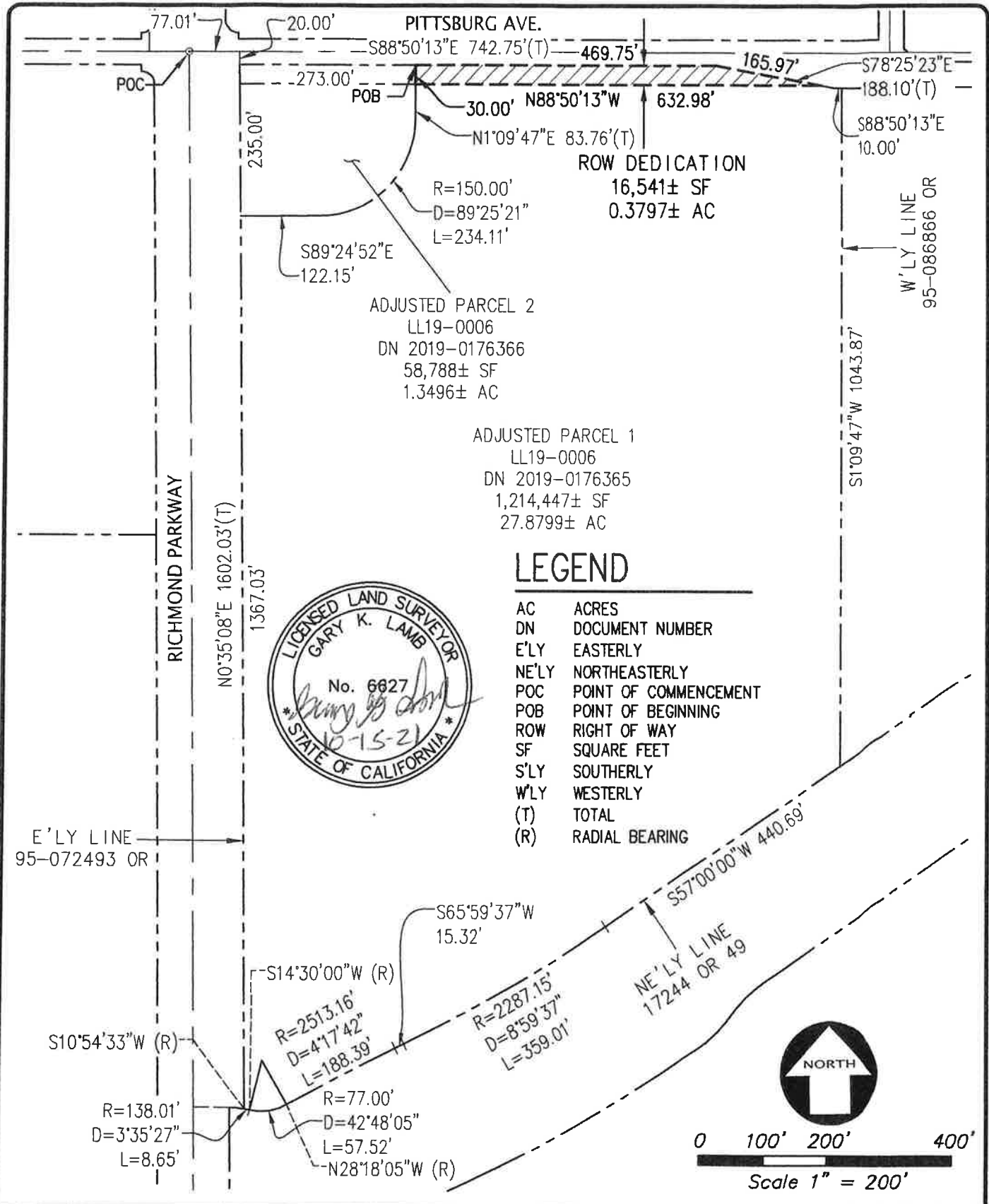
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.



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

10-15-21
DATE





KIER+WRIGHT

250 Cherry Lane, Suite 107, 208
Manteca, CA 95337

Phone: (209) 328-1123
www.kierwright.com

EXHIBIT "B"
ROW DEDICATION
ADJUSTED PARCEL 1

RICHMOND, CALIFORNIA

DATE	OCT., 2021
SCALE	1" = 200'
BY	GKL
JOB NO.	A18625-1
SHEET	1 OF 1

Parcel Map Check Report

Client:

Client

Prepared by:

Gary Lamb

KIER & WRIGHT

250 Cherry Lane, Suite 208

Date: 11/5/2020 12:37:00 PM

Parcel Name: BNDRY - A18625-1-RC ROW DED PARCEL 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:10,838.1440'

East:10,350.8061'

Segment# 1: Line

Course: S88° 50' 13"E

Length: 469.75'

North: 10,828.6094'

East: 10,820.4493'

Segment# 3: Line

Course: S78° 25' 23"E

Length: 165.97'

North: 10,795.3019'

East: 10,983.0428'

Segment# 4: Line

Course: N88° 50' 13"W

Length: 632.98'

North: 10,808.1499'

East: 10,350.1932'

Segment# 5: Line

Course: N1° 09' 47"E

Length: 30.00'

North: 10,838.1438'

East: 10,350.8021'

Perimeter: 1,298.69'

Area: 16,541Sq.Ft.

Error Closure: 0.0039

Course: S86° 17' 47"W

Error North : -0.00025

East: -0.00392

Precision 1: 332,997.44