

EXHIBIT "A"
LEGAL DESCRIPTION

Real property located in the City of San Ramon, County of Contra Costa, State of California, more particularly described as follows:

Those portions of Parcel 61B as shown on the Record of Survey, RS 2059, filed in Book 104, of L.S.M. at Page 25, Official Records of Contra Costa County, and being more particularly described as follows:

County Easement 1:

COMMENCING at a found Contra Costa County Standard Monument in the Right of Way of Bollinger Canyon Road, as shown on the Map of the Subdivision 5467 Vista San Ramon - Unit 5, filed in Book 222 of Maps at Page 1, Official Records of said County, said monument lying South 49°43'03" West, 777.74 feet, from a found CCCSM marking in the intersection of Bollinger Canyon Road and Alcosta Boulevard as shown on said map;

Thence South 69°28'09" West, 297.82 feet to a point on the northeasterly line of said Parcel 61B and the northerly corner of the land described in the Easement Deed of Permanent Roadway and Utility Easement, recorded August 16, 2011 as Document 2011-0163537, Official Records of said County, and being the **POINT OF BEGINNING**;

Thence along the northwesterly line of said easement, along the arc of a non-tangent curve, concave southeasterly, having a radius of 115.00 feet, from a radial which bears North 31°14'33" West, through a central angle of 06°27'39", an arc distance of 12.97 feet;

Thence continuing along said northwesterly line, South 52°17'48" West, 50.11 feet;

Thence continuing along said northwesterly line, along the arc of a tangent curve, concave northeasterly, having a radius of 20.00 feet, through a central angle of 98°52'53", an arc distance of 34.52 feet;

Thence continuing along said northwesterly line, South 61°10'41" West, 14.50 feet to a point on the southwesterly line of said Parcel 61B;

Thence along said southwesterly line, North 28°49'19" West, 668.31 feet;

Thence leaving said southwesterly line, North 61°10'41" East, 100.00 feet to a point on said northeasterly line of said Parcel 61B;

Thence along said northeasterly line, South 28°49'19" East, 679.06 feet to the **POINT OF BEGINNING**.

Containing 68,137 square feet or 1.56 acres, more or less.

County Easement 2:

COMMENCING at a found Contra Costa County Standard Monument in the right of way of Bollinger Canyon Road, as shown on the Map of the Subdivision 5467 Vista San Ramon - Unit 5, filed in Book 222 of Maps at Page 1, Official Records of said County, said monument lying South 49°43'03" West, 777.74 feet, from a found CCCSM marking in the intersection of Bollinger Canyon Road and Alcosta Boulevard as shown on said map;

Thence South 35°00'49" West, 328.35 feet to a point on the northeasterly line of said Parcel 61B said point being the most easterly corner of the land described in the Street or Highway Easement deed, recorded December 19, 1975 in Book 7717, at Page 137, Official Records of said County, and being the **POINT OF BEGINNING**;

Thence along said northeasterly line, South 28°49'19" East, 642.13 feet;

Thence leaving said northeasterly line, South 61°10'41" West, 100.00 feet to a point on the southwesterly line of said Parcel 61B;

Thence along said southwesterly line, North 28°49'19" West, 642.13 feet to the southwest corner of the land described in said Street or Highway Easement deed;

Thence along the southeasterly line of the land described in said Street or Highway Easement deed, North 61°10'41" East, 100.00 feet to the **POINT OF BEGINNING**;

Containing 64,213 square feet or 1.47 acres, more or less.

The Bearings shown hereon are based on 2 found Contra Costa County Standard Monuments in the Right of Way of Bollinger Canyon Road, measured as South 49°43'03" West, and having a record bearing of (North 49°43'12" East), as shown on said Map of Subdivision 5467, Vista San Ramon – Unit 5.

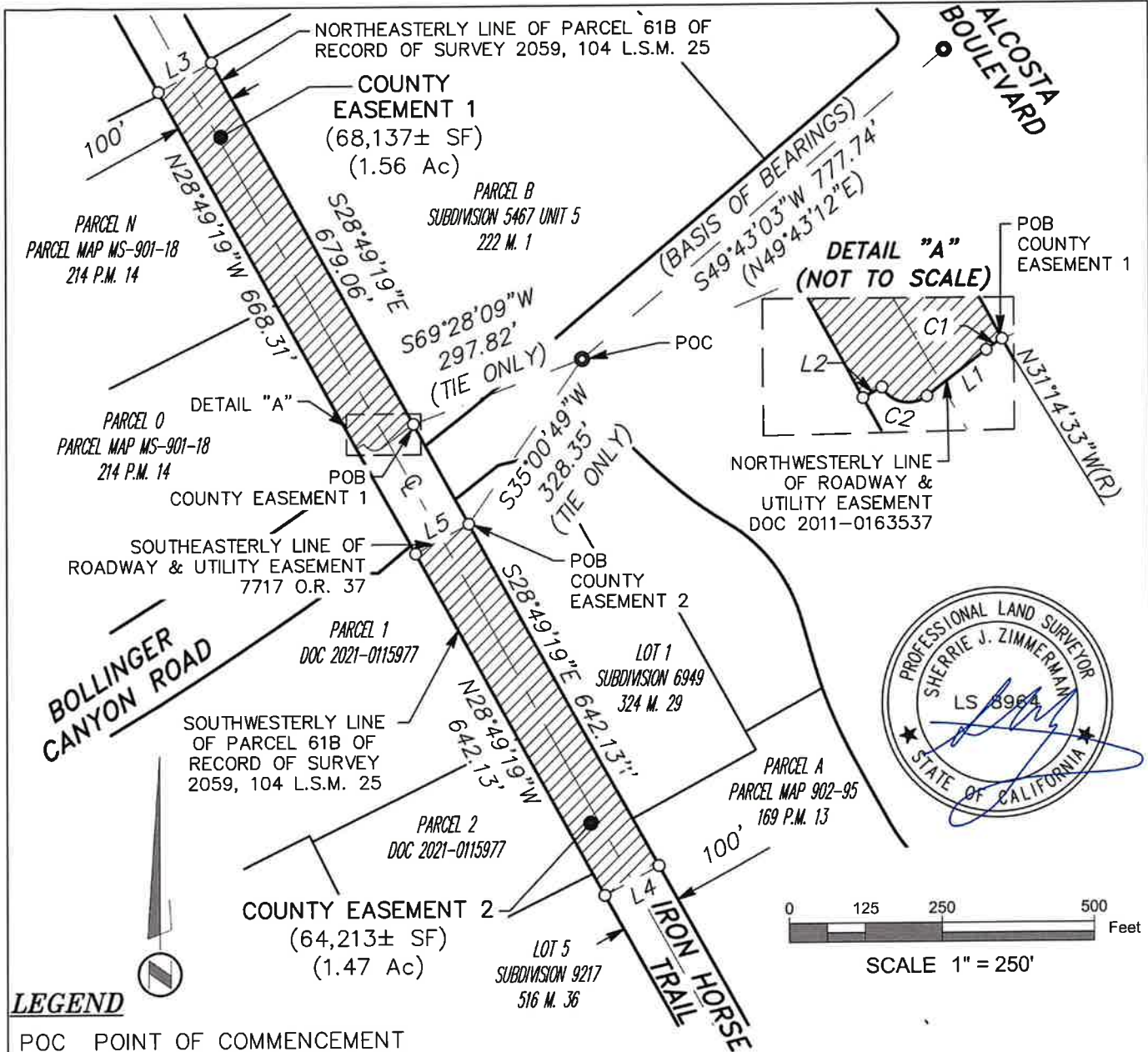
The real property description and accompanied Exhibit "B" has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.



SHERRIE J. ZIMMERMAN LS. 8964



12/8/2021
DATE



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- M. MAP
- P.M. PARCEL MAP
- DOC DOCUMENT NUMBER
- L.S.M. LAND SURVEY MAP
- O.R. OFFICIAL RECORDS
- ⊙ CENTERLINE
- FOUND CONTRA COSTA COUNTY STANDARD MONUMENT
- DIMENSION POINT
- ▨ COUNTY EASEMENT

LINE TABLE

- L1 S52°17'48"W 50.11'
- L2 S61°10'41"W 14.50'
- L3 N61°10'41"E 100.00'
- L4 S61°10'41"W 100.00'
- L5 N61°10'41"E 100.00'

CURVE TABLE

- R=115.00'
- C1 Δ=6°27'39" L=12.97'
- R=20.00'
- C2 Δ=98°52'53" L=34.52'

SHEET 1 OF 1

Scale: 1" = 250' Date Dec. 2021 Drawn By AK Checked By SZ	Exhibit B Plat to Accompany Legal Description In the City of San Ramon Contra Costa County, California	 MARK THOMAS
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