

APPENDIX "A"

Land Description of a parcel of land in an unincorporated area of the County of Contra Costa, State of California, being a portion of Parcel A of Subdivision MS 223-78 filed October 26, 1979, in Book 82 of Parcel Maps at Page 14, also being a portion of the property described in the deed to WC PROPERTIES (EDENS), LLC, recorded March 29, 2022, as Document Number 2022-0054609, Contra Costa County records, described as follows:

1 – Temporary Construction Easement (DS Properties 17 LP – parcel 3)

A temporary construction easement (TCE) for construction purposes and incidents thereto, upon, in, over and across the property described below for a period of eleven months, to commence on January 1, 2023, and terminate on November 30, 2023. The 1064 square feet portion designated as subparcel 3A is for exclusive use for the nine consecutive months of February 1, 2023, thru October 31, 2023.

Beginning at the southwest corner of the property described as Parcel Two in the deed to Contra Costa County, recorded March 29, 1979 in Book 9373 of Official Records at page 222, being a point on the westerly right of way line of Danville Blvd.; thence along said right of way line south $26^{\circ}52'11''$ east, 226.08 feet; thence leaving said right of way line south $12^{\circ}33'02''$ west, 21.29 feet; thence north $27^{\circ}02'34''$ west, 6.55 feet; thence south $62^{\circ}57'26''$ west, 0.64 feet; thence south $12^{\circ}33'02''$ east, 19.45 feet to a tangent curve, concave to the northeast; thence southerly along said curve, having a radius of 10.00 feet, through a central angle of $28^{\circ}00'11''$ an arc length of 4.89 feet; thence south $15^{\circ}27'09''$ east, 4.28 feet to a non-tangent curve, concave to the northeast, a radial to said curve bears north $56^{\circ}11'04''$ west; thence southerly along said curve, having a radius of 16.82 feet, through a central angle of $41^{\circ}39'46''$ an arc length of 12.23 feet to a reverse curve; thence southerly along said curve, having a radius of 17.68 feet, through a central angle of $37^{\circ}09'11''$ an arc length of 11.47 feet to a compound curve; thence southerly along said curve, having a radius of 28.64 feet, through a central angle of $26^{\circ}12'27''$ an arc length of 13.10 feet to a compound curve; thence southwesterly along said curve, having a radius of 146.52 feet, through a central angle of $9^{\circ}32'30''$ an arc length of 24.40 feet to a non-tangent line; thence south $24^{\circ}56'42''$ east, 10.67 feet to a non-tangent curve, concave to the northwest, a radial to said curve bears south $24^{\circ}56'42''$ east; thence northeasterly along said curve, having a radius of 157.19 feet, through a central angle of $9^{\circ}32'30''$ an arc length of 26.18 feet to a compound curve; thence northeasterly along said curve, having a radius of 39.31 feet, through a central angle of $6^{\circ}46'51''$ an arc length of 4.65 feet to a non-tangent line; thence south $37^{\circ}36'50''$ east, 38.36 feet to a non-tangent curve, concave to the northwest, a radial to said curve bears south $33^{\circ}31'04''$ east; thence southwesterly along said curve, having a radius of 140.00 feet, through a central angle of $8^{\circ}10'05''$ an arc length of 19.96 feet to a non-tangent line; thence south $19^{\circ}16'02''$ east,

16.93 feet; thence north 68°52'42" east, 37.55 feet to a tangent curve, concave to the south; thence southwesterly along said curve, having a radius of 20.00 feet, through a central angle of 84°19'05" an arc length of 29.43 feet; thence south 26°48'13" east, 71.63 feet; thence south 61°37'26" west, 5.20 feet; thence north 26°36'59" west, 27.21 feet; thence south 60°00'06" west, 15.11 feet; thence north 26°46'30" west, 60.49 feet; thence south 68°52'42" west, 41.13 feet; thence north 26°46'30" west, 11.13 feet; thence south 68°41'19" west, 82.15 feet; thence north 21°00'08" west, 49.08 feet; thence north 68°59'52" east, 23.95 feet to a tangent curve, concave to the northwest; thence northeasterly along said curve, having a radius of 124.50 feet, through a central angle of 13°06'57" an arc length of 28.50 feet to a non-tangent line; thence north 21°16'33" west, 13.75 feet to a non-tangent curve, concave to the northwest, a radial to said curve bears south 19°05'57" east; thence northeasterly along said curve, having a radius of 136.49 feet, through a central angle of 5°46'17" an arc length of 13.75 feet to a non-tangent line; thence north 26°01'59" west, 16.07 feet; thence north 63°56'22" east, 37.59 feet to a non-tangent curve, concave to the southeast, a radial to said curve bears north 79°22'58" west; thence northerly along said curve, having a radius of 26.82 feet, through a central angle of 25°27'09" an arc length of 11.91 feet to a compound curve; thence northerly along said curve, having a radius of 4.82 feet, through a central angle of 23°31'09" an arc length of 1.98 feet; thence north 12°33'02" east, 26.60 feet; thence north 26°52'11" west, 63.98 feet; thence north 63°10'22" east, 10.00 feet; thence north 26°52'11" west, 67.89 feet; thence south 63°13'30" west, 27.00 feet; thence north 26°52'11" west, 58.68 feet; thence north 63°13'30" east, 26.89 feet; thence north 26°42'05" west, 177.59 feet; thence south 78°33'26" west, 25.91 feet; thence north 26°42'05" west, 44.20 feet; thence north 63°37'21" east, 30.00 feet to a point on the westerly right of way line of Danville Blvd.; thence along said right of way line south 26°42'05" east, 190.39 feet to the Point of Beginning.

Containing an area of 13,575 square feet of land, more or less (inclusive of subparcel 3A).

Bearings are based on the California Coordinate System of 1983 (CCS83), Zone III. Distances given are ground distances.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: James A. Stein

Licensed Land Surveyor
Contra Costa County Public Works Department



Date: 6/22/2022