

Recorded at the request of:

Contra Costa County
Board of Supervisors

Return to:

Public Works Department
Engineering Services Division
Records Section

Area: Alamo
Road: Ironwood Place
Co. Road No.: 4337AN
Development No.: SD13-9338
APN: 198-262-003, 198-262-004

OFFER OF DEDICATION - ROAD PURPOSES

DWB Property, LLC, A Nevada Limited Liability Company; SS & JS Properties, LLC, a California Limited Liability Company; Sailbeck, LLC, a California Limited Liability Company; Pegacorn Investments, LLC, a California Limited Liability Company; GNBALLJR Property, LLC, a Nevada Limited Liability Company; Spartan 43, LLC, a California Limited Liability Company; Positively Powerful, LLC, a California Limited Liability Company; NWBF, LLC, a California Limited Liability Company; SBNB Property, LLC, a Nevada Limited Liability Company; SBWB Property, LLC, a Nevada Limited Liability Company; AS Investment Properties, LLC, a California Limited Liability Company; JDS Property, LLC, a Nevada Limited Liability Company, the undersigned, being the present title owners 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 _____

**DWB Property, LLC
SS & JS Properties, LLC
Sailbeck, LLC
Pegacorn Investments, LLC
GNBALLJR Property, LLC
Positively Powerful, LLC
NWBF, LLC
Spartan 43, LLC
SBNB Property, LLC
SBWB Property, LLC
SS & JS Properties, LLC**

**DWB Property, LLC
SS & JS Properties, LLC
Sailbeck, LLC
Pegacorn Investments, LLC
GNBALLJR Property, LLC
Positively Powerful, LLC
NWBF, LLC
AS Investment Properties, LLC
JDS Property, LLC**

By: _____ Date: _____
Susan L. Syar, Vice President

By: Gordon N. Ball Date: 5/30/23
Gordon N. Ball, Vice President

Attachments: Notary
Exhibit A & B
Resolution

JD:ladr
G:\GrpData\EngSve\FORMS\OF WORD\OF-6.doc
Rev. May 1, 2003
Approved by County Counsel - 4/29/03

ACKNOWLEDGMENT

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 Contra Costa

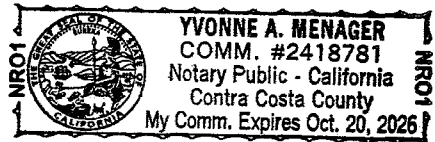
On May 30, 2023 before me, Yvonne A. Menager, Notary Public
(insert name and title of the officer)

personally appeared Gordon W. Ball,
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~~ they executed the same in
~~his~~ her ~~their~~ their authorized capacity(ies), and that by ~~his~~ her ~~their~~ their signature(s) on the instrument the
person(s), or the 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 and official seal.

Signature Yvonne A. Menager (Seal)



The undersigned executed this instrument on _____

DWB Property, LLC
SS & JS Properties, LLC
Sailbeck, LLC
Pegacorn Investments, LLC
GNBALLJR Property, LLC
Positively Powerful, LLC
NWBF, LLC
Spartan 43, LLC
SBNB Property, LLC
SBWB Property, LLC
SS & JS Properties, LLC

DWB Property, LLC
SS & JS Properties, LLC
Sailbeck, LLC
Pegacorn Investments, LLC
GNBALLJR Property, LLC
Positively Powerful, LLC
NWBF, LLC
AS Investment Properties, LLC
JDS Property, LLC

By: Susan L. Syar Date: 5/30/23
Susan L. Syar, Vice President

By: _____ Date: _____
Gordon N. Ball, Vice President

Attachments: Notary
Exhibit A & B
Resolution

CALIFORNIA 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 NAPA

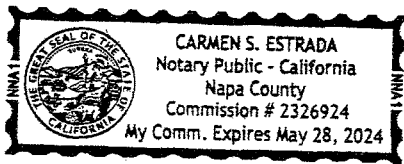
On MAY 30, 2023 before me, CARMEN ESTRADA, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared Susan L. Syar
Name(s) of Signer(s)

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 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the 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 and official seal.



Place Notary Seal and/or Stamp Above

Signature Carmen Estrada
Signature of Notary Public

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: Exhibit A & B

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: No other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT 'A'
Legal Description
Offer of Dedication for Roadway Purposes

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING PORTIONS OF LOT 16 AND LOT 17 AS SAID LOTS ARE SHOWN ON THAT CERTAIN MAP TITLED "SUBDIVISION 2951" FILED JULY 18, 1962, IN BOOK 88 OF MAPS, AT PAGE 15, OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 16, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRONWOOD PLACE (60.00 FEET WIDE) AS SHOWN ON SAID MAP; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 85°24'58" WEST, 35.00 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTHERLY LINE AND CROSSING THROUGH SAID LOT 16 THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 44°06'03", AND AN ARC LENGTH OF 34.64 FEET TO A POINT OF REVERSE CURVATURE, AND
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 58°46'59" AND AN ARC LENGTH OF 46.17 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 16;

THENCE ALONG SAID WESTERLY LINE OF LOT 16, NORTH 06°06'03" EAST, 32.41 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 16, SAME POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRONWOOD PLACE (60.00 FEET WIDE);

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH POINT THE CENTER BEARS NORTH 10°31'31" EAST, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 15°06'30" AND AN ARC LENGTH OF 60.65 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID LOT 16, NORTH 85°24'58" EAST, 8.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,188 SQUARE FEET, MORE OR LESS.

PARCEL 2:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 17, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRONWOOD PLACE (60.00 FEET WIDE) AS SHOWN ON SAID MAP; THENCE ALONG THE EASTERLY LINE OF SAID LOT 17, SOUTH 06°06'03" WEST, 32.41 FEET; THENCE LEAVING SAID EASTERLY LINE AND CROSSING THROUGH SAID LOT 17 THE FOLLOWING TWO (2) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH POINT THE CENTER BEARS, NORTH 10°06'10" EAST, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 58°36'28", AND AN ARC LENGTH OF 46.03 FEET TO A POINT OF REVERSE CURVATURE, AND
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 42°30'13" AND AN ARC LENGTH OF 33.38 FEET TO A POINT OF CUSP ON THE NORTHERLY LINE OF SAID LOT 17, SAME POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRONWOOD PLACE (60.00 FEET WIDE);

EXHIBIT 'A'
Legal Description
Offer of Dedication for Roadway Purposes

THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 17, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH POINT THE CENTER BEARS NORTH 26°12'11" EAST, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 15°40'38" AND AN ARC LENGTH OF 62.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,109 SQUARE FEET, MORE OR LESS.

AFFECTING PORTIONS OF APN: 198-262-003 AND APN 198-262-004.

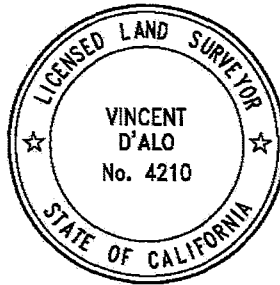
ATTACHED HERETO A PLAT ENTITLED EXHIBIT 'B' FOR REFERENCE ONLY.

END OF DESCRIPTION

PREPARED BY:



VINCENT J. D'ALO
LS 4210



MARCH 3, 2023
DATE

EXHIBIT 'B'

P.O.C.

PARCEL 1-OFFER OF DEDICATION

IRONWOOD PLACE
(60' WIDE RIGHT-OF-WAY)

P.O.B. PARCEL 2 OFFER OF DEDICATION

P.O.B.

PARCEL 1 OFFER OF DEDICATION

PARCEL 1 OFFER OF DEDICATION
AREA = 1,188± SQ.FT.

PARCEL 2 OFFER OF DEDICATION
AREA = 1,109± SQ.FT.

DWB PROPERTY, LLC
ET AL
APN: 198-170-006

DWB PROPERTY, LLC
ET AL
APN: 198-262-002

LOT 15
(88 M 15)

DWB PROPERTY, LLC
ET AL
(2018-204933)
APN: 198-262-003

DWB PROPERTY, LLC
ET AL
(2018-204934)
APN: 198-262-004

LOT 17
(88 M 15)

LOT 16
(88 M 15)

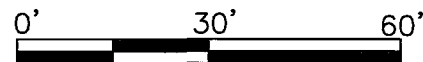
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S85°24'58"W	35.00'
L2	N85°24'58"E	8.07'

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL BEARING
- (T) TOTAL
- LOT LINE
- EASEMENT LINE
- ADJACENT PROPERTY

DWB PROPERTY, LLC
ET AL
(2018-204931)
APN: 198-170-008



Scale: 1"=30'
CALIFORNIA

UNINCORPORATED AREA OF CONTRA COSTA COUNTY



Civil Engineers
Traffic Engineers
Surveyors

Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

Subject OFFER OF DEDICATION ROAD PURPOSES

Job No. 201032 Scale 1" = 30'

By NJ/MM Date 2/27/2023 Chkd. VJD

SHEET 1 OF 1