

Recorded at the request of:
Contra Costa County
Public Works Department
Return to:
Public Works Department
Records Section

Area: Walnut Creek
Road: Oak Road
Co. Road No.: 4057BT
Development No.: DP 07-03064
APN: 148-480-007

CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2009-0272421-00
Tuesday, NOV 17, 2009 10:07:46
FRE \$0.0011
Ttl Pd \$0.00
Nbr-0000318671
rrc/R9/1-10

OFFER OF DEDICATION – SIDEWALK EASEMENT

CA-Station Landing Development Company, L.L.C. a Delaware limited liability company, by its authorized officers, the undersigned, being the present title owner(s) of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication to CONTRA COSTA COUNTY and its successors or assigns, an easement for public use for sidewalk purposes, the real property situated in the County of Contra Costa, State of California, described in Exhibit "A" (written description) and 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 body of its successors or assigns.

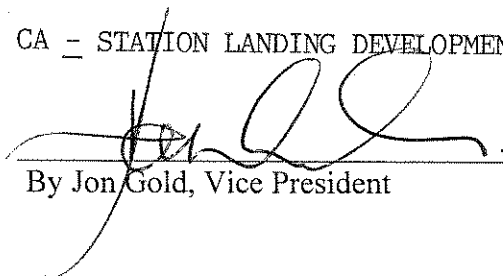
In the event CONTRA COSTA COUNTY, or its successors and assigns, on behalf of the public, should determine that the use of said property or any portion thereof is no longer needed, the rights herein given shall terminate as to those portions not needed and revert to the undersigned owners or their successors or assigns.

The provisions hereof shall inure to the benefits of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties hereto.

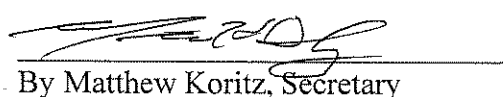
The undersigned executed this instrument on the 11th day of March 2009 (Date).

CA - STATION LANDING DEVELOPMENT COMPANY L.L.C.

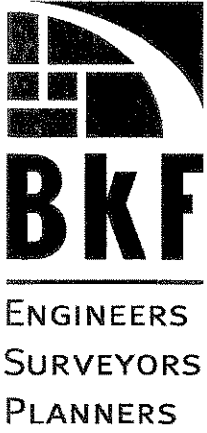
(Signature)


By Jon Gold, Vice President

(Signature)


By Matthew Koritz, Secretary

(see attached notary)



October 6, 2009
BKF Job No: 20075054-11

**EASEMENT DESCRIPTION
OFFER OF DEDICATION FOR
SIDEWALK AND PUBLIC UTILITY EASEMENT
(OAK ROAD)**

All that certain real property situate in the unincorporated area of the County of Contra Costa, State of California, and described as follows:

BEING a portion of Parcel One as said parcel is described in the Grant Deed to CA-Station Landing Development Company, L.L.C., recorded July 24, 2007, as Document Number 2007-0212037-00 (2007-212037), Contra Costa County Records, said portion more particularly described as follows:

BEGINNING at the northwesterly terminus of that certain course described as "North 43°40'18" West 89.02 feet" in said Grant Deed (2007-212037), said course being also on the westerly right of way line of Oak Road (right of way varies) as said road is shown on that certain Record of Survey filed June 8, 1990, in Book 94 of Licensed Surveyors' Maps at Page 36, Contra Costa County Records;

THENCE southerly along said westerly right of way line the following two courses: 1) South 43°40'18" East 89.02 feet; 2) along a curve to the right having a radius of 300.00 feet through a central angle of 00°37'59", an arc distance of 3.31 feet to a point on a curve, concave southwesterly, having a radius of 30.00 feet, from which the center bears South 46°57'41" West;

THENCE leaving said westerly right of way line northwesterly along said curve through a central angle of 38°14'05", an arc distance of 20.02 feet to the beginning of a reverse curve;

THENCE along said reverse curve having a radius of 50.00 feet through a central angle of 37°09'03", an arc distance of 32.42 feet;

THENCE North 44°07'21" West 99.92 feet;

THENCE along a curve to the right having a radius of 50.00 feet through a central angle of 39°55'23", an arc distance of 34.84 feet;

THENCE North 04°11'58" West 31.19 feet;

THENCE along a curve to the left having a radius of 30.00 feet through a central angle of 21°38'38", an arc distance of 11.33 feet to said westerly right of way line and a point on a curve, concave northeasterly, having a radius of 400.00 feet, from which the center bears North 64°09'24" East;

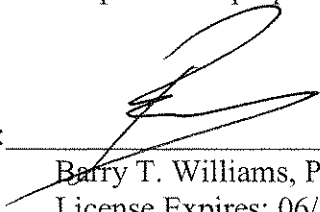
October 6, 2009
BKF Job No: 20075054-11
Offer of Dedication for
Sidewalk and Public Utility Easement
(Oak Road)

THENCE along said westerly right of way line and said curve through a central angle of 17°49'42", an arc distance of 124.47 feet to the **POINT OF BEGINNING**.

Containing an area of 3,099 square feet, more or less.

A plat showing the above described easement is attached hereto and made a part hereof as Exhibit "B".

This description was prepared from record information for BKF Engineers.

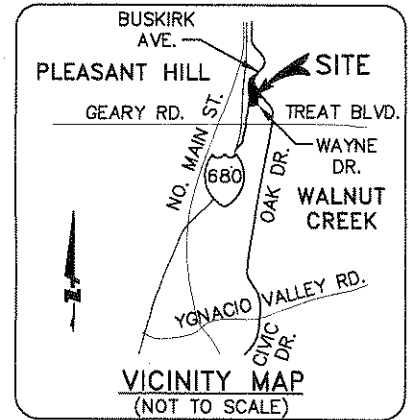
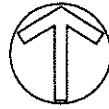
By: 
Barry T. Williams, P.L.S No.6711
License Expires: 06/30/10

Dated: 10/6/09



CA-STATION LANDING
DEV CO LLC
PARCEL ONE
2007-212037 O.R.

GRAPHIC SCALE

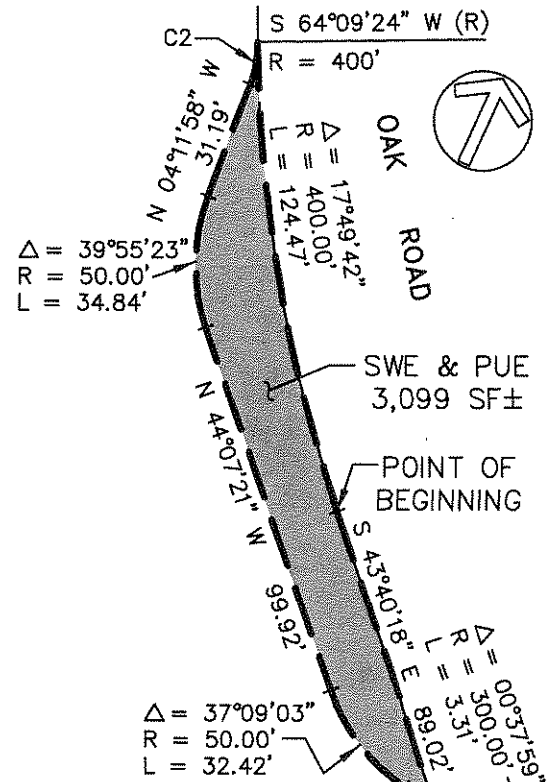


SIDEWALK EASEMENT &
PUBLIC UTILITY EASEMENT
SEE DETAIL

OAK ROAD
(RIGHT OF WAY VARIES)
N 43°40'18" W
89.02'

PROPOSED
BUILDING

CA-STATION LANDING
DEVELOPMENT COMPANY LLC
PARCEL ONE
2007-212037 O.R.



DETAIL

NOT TO SCALE

CURVE TABLE:

C1	$\Delta = 38^{\circ}14'05''$
	$R = 30.00'$
	$L = 20.02'$
C2	$\Delta = 21^{\circ}38'38''$
	$R = 30.00'$
	$L = 11.33'$

BUSKIRK AVENUE
(RIGHT OF WAY VARIES)

CA-STATION LANDING
DEVELOPMENT COMPANY LLC
PARCEL ONE
2007-212038 O.R.

PROPOSED
PARKING GARAGE

EXISTING
BUILDING

PMI PLAZA LLC
2002-456040 O.R.

COUNTY OF CONTRA COSTA

EXHIBIT "B"



2737 NORTH MAIN STREET
SUITE 200
WALNUT CREEK, CA 94597
925-940-2200
925-940-2299 (FAX)

Subject PLAT TO ACCOMPANY
OFFER OF DEDICATION

Job No. 20075054-11

By MLM Date 10/06/09 Chkd. BTW

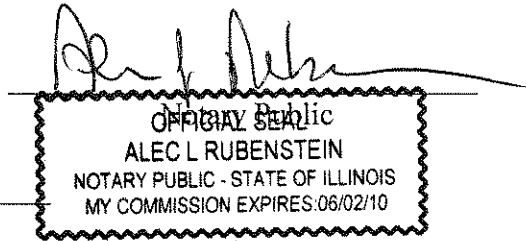
SHEET 1 OF 1

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) ss:
COUNTY OF DUPAGE)

On March 2, 2009, before me, Alec L. Rubenstein, a Notary Public for the State of Illinois, personally appeared Matthew Koritz, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



My Commission Expires: 6/2/10

ACKNOWLEDGMENT

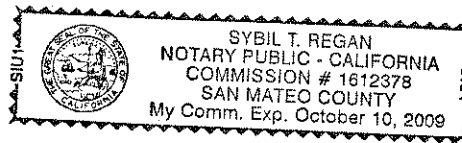
State of California
County of SAN MATEO)

On March 11, 2009 before me, Sybil T. Regan, Notary Public
(insert name and title of the officer)

personally appeared Jon Gold, Vice President of CA-Station Landing Development Company, L.L.C.,
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.



Signature Sybil T. Regan (Seal)