

**RESOLUTION NO. 61-22**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND,  
CALIFORNIA, TO ABANDON AN OLD, UNUSABLE STORM DRAIN EASEMENT  
OWNED BY THE CITY OF RICHMOND ON THE PROPERTY OF 6065 GIANT  
HIGHWAY IN THE CITY OF RICHMOND, CONTRA COSTA COUNTY,  
CALIFORNIA AND AUTHORIZE QUITCLAIM OF SAID EASEMENT  
AND ACCEPT THE GRANT OF A NEW STORM DRAIN EASEMENT TO BE  
RECORDED WITHIN THE SAME PROPERTY**

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**WHEREAS**, the City received notice that action is necessary related to the vacation and dedication of a public storm drain easement related to the Pinole Point Phase 3 development; and

**WHEREAS**, the City will adopt this resolution to abandon an old, unusable storm drain easement owned by the City of Richmond on 6065 Giant Road, a parcel of 6.715 acres (Assessor's Parcel Number 405-030-060 & 061) in the City of Richmond, Contra Costa County, California as depicted in **Attachment 1**; and

**WHEREAS**, the City is providing authorization to quitclaim (**Attachment 2**) said easement in addition to accepting the grant of a new storm drain easement to be recorded within the same property; and

**WHEREAS**, City staff has reviewed and determined that there is no financial impact to the City of Richmond for adopting this resolution and the developer shall pay fees for processing the easement vacation and dedication and is required to record said documents with the County Recorder's office.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Richmond hereby abandons the title to the above-referenced easements.

**BE IT FURTHER RESOLVED** that the City Council of the City of Richmond hereby accepts the new fifteen-foot (15') storm drain easement as delineated by **Attachment 3** and authorizes the property owner to proceed with the storm drain easement recordation.

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I certify that the foregoing resolution was passed and adopted by the City Council of the City of Richmond at a regular meeting thereof held May 3, 2022, by the following vote:

AYES: Councilmembers Bates, Jimenez, Johnson III, McLaughlin, Vice Mayor Martinez, and Mayor Butt.  
NOES: None.  
ABSTENTIONS: None.  
ABSENT: Councilmember Willis.

PAMELA CHRISTIAN  
CLERK OF THE CITY OF RICHMOND  
(SEAL)

Approved:

THOMAS K. BUTT  
Mayor

Approved as to form:

DAVE ALESHIRE  
Interim City Attorney



State of California            }  
County of Contra Costa        }       : ss.  
City of Richmond                }

I certify that the foregoing is a true copy of **Resolution No. 61-22**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on May 3, 2022.

*Pamela Christian*  
Pamela Christian, Clerk of the City of Richmond

CLERK'S  
CERTIFICATE

I, Pamela Christian, City Clerk of the City of Richmond, do hereby certify as follows:

The foregoing resolution is a full, true and correct copy of **Resolution No. 61-22** duly adopted at a regular meeting of the City Council of said City duly and regularly held at the regular meeting place thereof on the 3<sup>rd</sup> day of May 2022, of which meeting all the members of said City Council had due notice and at which a majority thereof were present; and that at said meeting said resolution was adopted by the following vote:

AYES: Councilmembers Bates, Jimenez, Martinez, McLaughlin,  
Vice Mayor Johnson III, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: Councilmember Willis.

An agenda of said meeting was posted before said meeting at City Hall, 450 Civic Center Plaza in the City of Richmond, California, a location freely accessible to members of the public, and a brief description of said resolution appeared on said agenda.

Such agenda was further posted, and such meeting was conducted in accordance with and pursuant to Assembly Bill 361, issued by the Governor of the State of California on September 15, 2021, that allowed cities to continue to hold public meetings via teleconferencing.

I have carefully compared the foregoing with the original on file and of record in my office, and the foregoing is a full, true and correct copy of the original resolution adopted at said meeting.

Said resolution has not been amended, modified, or rescinded since the date of its adoption and the same is now in full force and effect.

Dated: May 9, 2022.

  
City Clerk of the City of Richmond

[SEAL]

**RECORDING REQUESTED BY:**

First American Title Insurance Company National  
Commercial Services

**MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:**

Space Above This Line for Recorder's Use Only

A.P.N.: Portion of 405-030-060 & 061

File No.:

**Quit Claim**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of **Richmond**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

The City of Richmond does hereby quit claim all interest in those certain public storm drain easements as offered for dedication and shown and so designated on that certain Parcel Map Entitled "Parcel Map Subdivision MS 755-04, Pinole Point Business Park – Phase 3, filed March 31, 2008 in Book 202 of Parcel Maps at Page 13.

By:

THE CITY OF RICHMOND, A MUNICIPAL CORPORATION OF THE COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**CITY  
QUITCLAIM**

A.P.N.: Portions of 405-030-060 & 061

No.: \_\_\_\_\_

Dated: December 14, 2021





# PARCEL MAP

SUBMISSION HS 735-04

PHASE 3

PINOLE POINT BUSINESS PARK - PHASE 3  
GEN. & SURVEYOR OF THE INCORPORATED REMAINDER PARCEL OF TRACT 644 (460 M 1)  
CITY OF RICHMOND - CONTRA COSTA COUNTY - CALIFORNIA

Engineers  
MILANI  
4071 Port Chicago  
Concord CA 94520-1122  
Phone: (925) 674-9082  
Fax: (925) 674-9279

JANUARY 2008

NEW LOTS, NEW EASEMENTS

SCALE: 1"=100'

SEE SHEET 1 FOR CONTRACTS

SEE SHEETS 2 FOR CANAL, EASEMENT & EXISTING EASEMENTS

ALL EXISTING EASEMENTS ARE INDICATED ON SHEET 2

DATE: 01/08/08

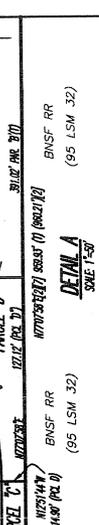
GRAPHIC SCALE

1" = 100'

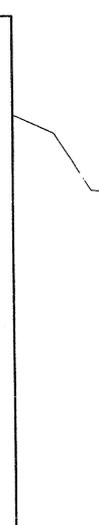


NOTES  
SEE SHEET 4

10' CONCRETE MANDATORY (1)



DETAIL A  
SCALE: 1"=50'



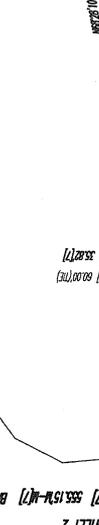
PARCEL C  
(460 M 1)



PARCEL B  
(95 LSM 32)



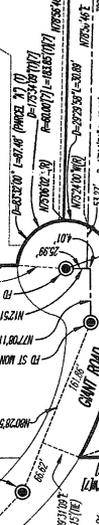
PARCEL A  
(95 LSM 32)



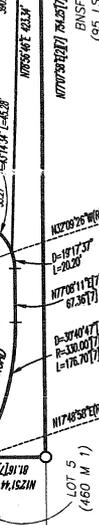
PARCEL D  
(95 LSM 32)



PARCEL E  
(95 LSM 32)



PARCEL F  
(95 LSM 32)



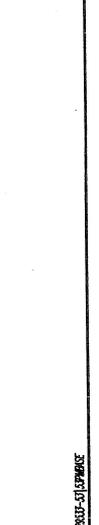
PARCEL G  
(95 LSM 32)



PARCEL H  
(95 LSM 32)



PARCEL I  
(95 LSM 32)



PARCEL J  
(95 LSM 32)



PARCEL K  
(95 LSM 32)



PARCEL L  
(95 LSM 32)

SEE SHEET 4

SEE SHEET 2

SEE SHEET 1

SEE SHEET 3

SEE SHEET 4

202-55-5599

202-15

ATTACHMENT 2



**RECORDING REQUESTED BY:**

First American Title Insurance Company National  
Commercial Services

**MAIL TAX STATEMENT**

**AND WHEN RECORDED MAIL DOCUMENT TO:**

Space Above This Line for Recorder's Use Only

A.P.N.: Portion of 405-030-060

File No.:

**GRANT OF EASEMENT**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
  - computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
  - unincorporated area;  City of **Richmond**, and
- EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LIT PINOLE PHASE 2 OWNER LP, A DELAWARE LIMITED PARTNERSHIP

does hereby GRANT to:

THE CITY OF RICHMOND, A MUNICIPAL CORPORATION OF THE COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA

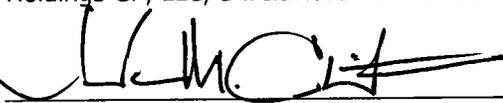
A non-exclusive storm drainage easement, together with the right of ingress and egress, for the construction, operation and maintenance of storm drain improvements and related appurtenances over, across, under and through portions of the following described real property in the City of Richmond, County of Contra Costa, State of California:

SEE ATTACHED EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF the party has executed this Grant of Easement effective as of the date set forth below.

**LIT PINOLE PHASE 2 OWNER LP**, a Delaware limited partnership

- By: LIT Pinole Phase 2 Owner GP, LLC, a Delaware limited liability company, its general partner
- By: LIT Pinole Phase 2 Venture, LLC, a Delaware limited liability company, its sole member
- By: LIT Industrial Limited Partnership, a Delaware limited partnership, its manager
- By: LIT Holdings GP, LLC, a Delaware limited liability company, its general partner

By: 

Name: JOHN M. CLINTON

Title: SENIOR VICE PRESIDENT OF LIT

Date: 10/25/2021

Date: 08/05/2021

A.P.N.: Portion of 405-030-060

File No.: \_\_\_\_

Dated: August 5, 2021

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 TEXAS ) SS

COUNTY OF DALLAS )

On October 25, 2021 before me, Laurie Weaver, Notary Public, personally appeared John M. Clinton

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 <sup>Texas</sup> ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*This area for official notarial seal.*

Laurie Weaver  
Notary Signature

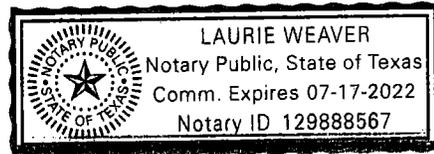


EXHIBIT "A"  
LEGAL DESCRIPTION  
54 INCH STORM DRAINAGE EASEMENT

PORTION OF NEW PARCEL "B" – PLN 17-380 (2018-0036503)

A RIGHT OF WAY FOR PUBLIC STORM DRAIN PURPOSES OVER, ACROSS, UNDER AND THROUGH A PORTION OF NEW PARCEL "B" AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN NOTICE OF DECISION FOR A LOT LINE ADJUSTMENT PLN 17-380 RECORDED MARCH 09, 2018, SERIES NO. 2018-0036503-00.

A STRIP OF PROPERTY FIFTEEN FEET (15') IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

**COMMENCING** AT POINT ON THE MOST NORTH WESTERLY CORNER OF SAID NEW PARCEL "B" (2018-0036503-00), SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID NEW PARCEL "B", THE FOLLOWING TWO (2) COURSES:

1. SOUTH 16° 38' 41" WEST 149.80 FEET
2. NORTH 69° 09' 47" WEST 18.80 FEET

**TO THE POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED REAL PROPERTY; THENCE, CONTINUING ALONG WESTERLY LINE OF SAID NEW PARCEL "B" THE FOLLOWING THREE (3) COURSES:

1. NORTH 69° 09' 47" WEST 15.00 FEET
2. SOUTH 20° 50' 13" WEST 73.84 FEET
3. SOUTH 15° 06' 50" EAST 50.24 FEET

THENCE LEAVING SAID WESTERLY LINE AND CONTINUING ALONG THE FOLLOWING TWO (2) COURSES:

1. NORTH 02° 15' 24" EAST 45.50 FEET
2. NORTH 20° 50' 13" WEST 71.39 FEET **TO THE POINT OF BEGINNING.**

THE SIDE LINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED TO TERMINATE ON THE WESTERLY LINE OF SAID NEW PARCEL "B".

CONTAINING 1,431 SQUARE FEET, MORE OR LESS.

**PARCEL 2:**

**COMMENCING** AT POINT ON THE WESTERLY LINE SAID NEW PARCEL "B" (2018-0036503-00), SAID POINT BEING A POINT THE NORTHERLY RIGHT-OF-WAY LINE OF GIANT ROAD; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID NEW PARCEL "B" (2018-0036503-00) NORTH 75° 36' 44" WEST 25.52 FEET **TO THE POINT OF BEGINNING.**

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 75 36' 44" WEST 15.34 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 02° 15' 24" EAST 131.51 FEET TO A POINT ON THE WESTERLY LINE OF SAID NEW PARCEL "B"; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 14° 23' 16" EAST 71.38 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 02° 15 24" WEST 204.52 **TO THE POINT OF BEGINNING.**

THE SIDE LINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED TO TERMINATE ON THE WESTERLY LINE OF SAID NEW PARCEL "B".

CONTAINING 2,520 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART THEREOF.

ALL BEARINGS CONTAINED HEREON ARE BASED UPON THE LINE BETWEEN TWO FOUND MONUMENTS ON THE WESTERN LINE OF PARCEL A AS SAID PARCEL IS SHOWN AND LIDESIGNATED ON THAT CERTAIN PARCEL MAP ENTITLED MS 79-19 FILED DECEMBER 8, 1979 IN BOOK 83 OF PARCEL MAPS AT PAGE4, CONTRA COSTA COUNTY RECORDS, TAKEN AS NORTH 12°51' 23" WEST.

**END OF DESCRIPTION**



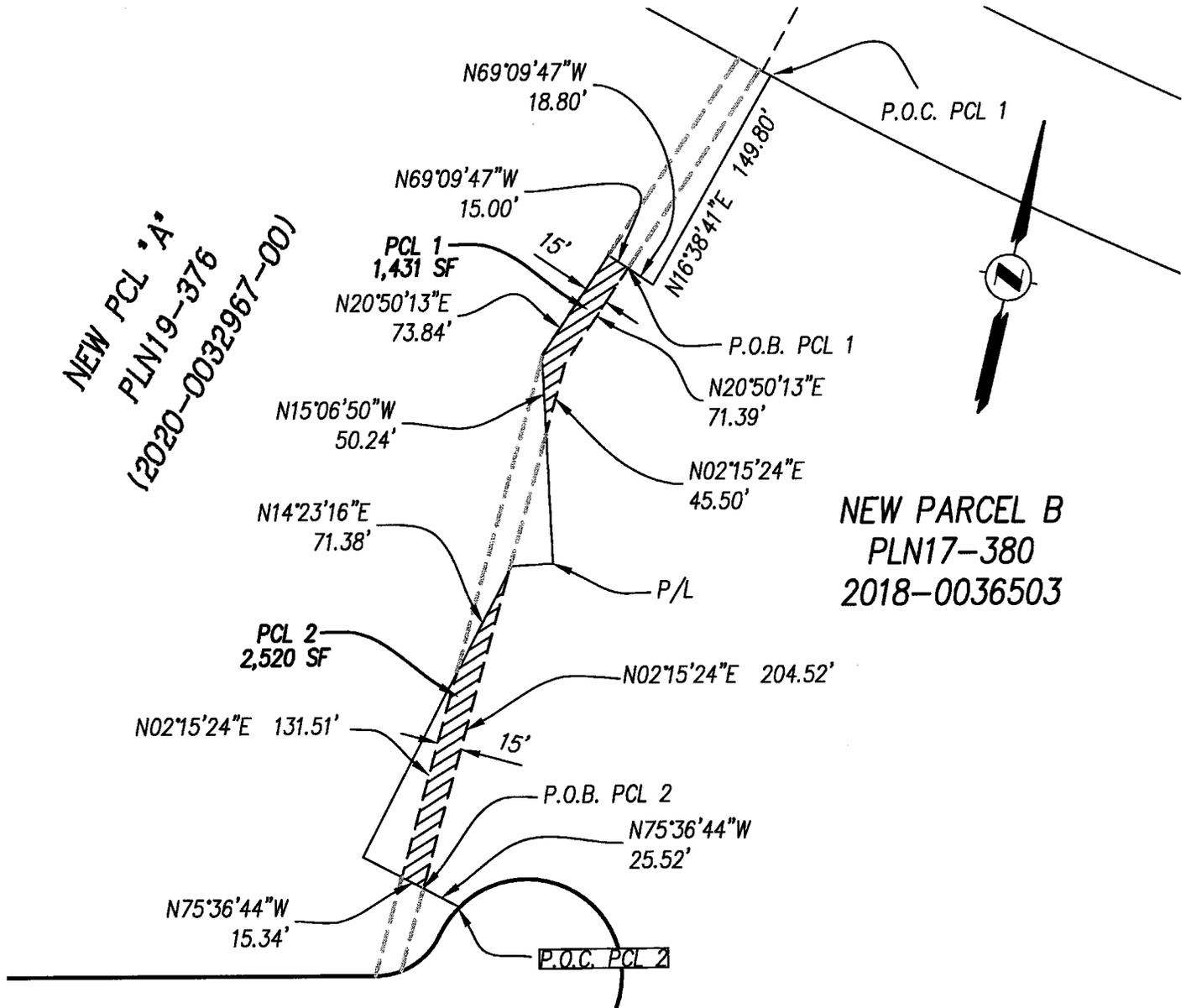
PREPARED BY: *Michael E. Milani* 12-15-21  
DATE

MICHAEL E. MILANI  
L.S. 5311 EXPIRES 12/31/23

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

A PORTION OF 405-030-060

EXHIBIT "B"

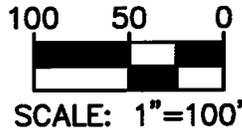


NEW PCL "A"  
 PLN19-376  
 (2020-0032967-00)

NEW PARCEL B  
 PLN17-380  
 2018-0036503

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL EASEMENT LIMITS



EASEMENT AREA

**PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 54 INCH STORM DRAIN EASEMENT**

PORTIONS OF NEW PARCEL "B" - PLN 17-380 (2018-0036503)

CITY RICHMOND - CONTRA COSTA COUNTY - CALIFORNIA



Planners - Engineers - Surveyors  
 2655 Stanwell Drive, Suite 105  
 Concord CA 94520  
 Phone: (925) 674-9082  
 Fax: (925) 674-9279

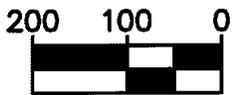
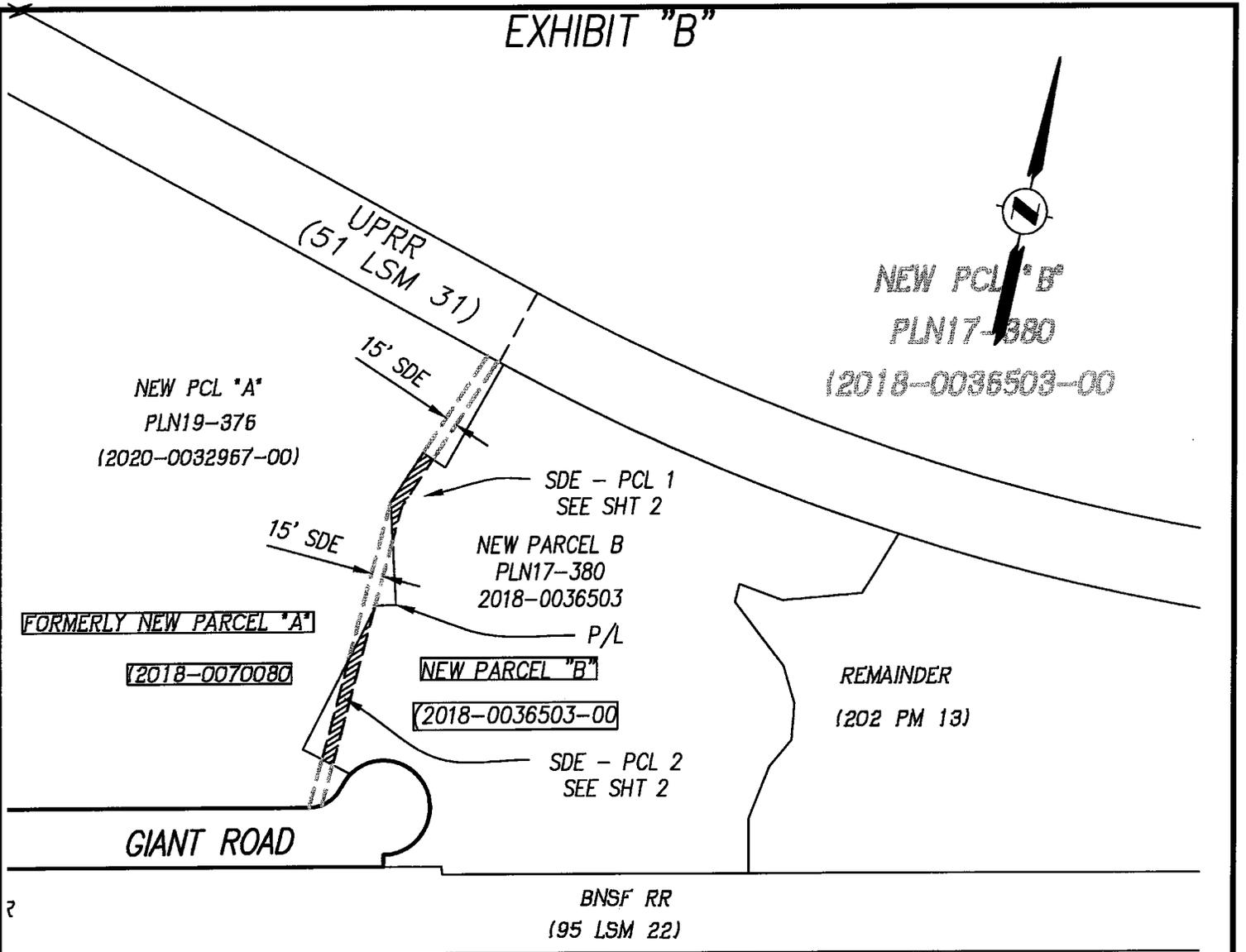
*Michael E. Milani* 12-15-21  
 FOR MILANI & ASSOCIATES DATE  
 MICHAEL E. MILANI  
 LS 5311 EXP. 12/31/23

DATE: DECEMBER 2021

SCALE: AS SHOWN

ATTACHMENT 2  
 SHEET 2 OF 2 SHEETS

EXHIBIT "B"



SCALE: 1"=200'

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL
- EASEMENT LIMITS



EASEMENT AREA

**PLAT TO ACCOMPANY LEGAL DESCRIPTION  
54 INCH STORM DRAIN EASEMENT**

PORTIONS OF NEW PARCEL "B" - PLN 17-380 (2018-0036503)

CITY RICHMOND - CONTRA COSTA COUNTY - CALIFORNIA



Planners - Engineers - Surveyors  
2655 Stanwell Drive, Suite 105  
Concord CA 94520  
Phone: (925) 674-9082  
Fax: (925) 674-9279



*Michael E. Milani* 12-15-21  
FOR MILANI & ASSOCIATES DATE  
MICHAEL E. MILANI  
LS 5311 EXP. 12/31/23

DATE: DECEMBER 2021

SCALE: AS SHOWN

ATTACHMENTS  
SHEET 1 OF 2 SHEETS

**RECORDING REQUESTED BY:**

First American Title Insurance Company National  
Commercial Services

**MAIL TAX STATEMENT**

**AND WHEN RECORDED MAIL DOCUMENT TO:**

Space Above This Line for Recorder's Use Only

A.P.N.: Portion of 405-030-061

File No.:

**GRANT OF EASEMENT**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of **Richmond**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Pinole Point Owner LLC, a Delaware Limited Liability Company

does hereby GRANT to:

THE CITY OF RICHMOND, A MUNICIPAL CORPORATION OF THE COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA

A non-exclusive storm drainage easement, together with the right of ingress and egress, for the construction, operation and maintenance of storm drainage improvements and related appurtenances over, across, under and through portions of the following described real property in the City of Richmond, County of Contra Costa, State of California:

SEE ATTACHED EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF the party has executed this Grant of Easement effective as of the date set forth below.

PINOLE POINT OWNER LLC,  
a Delaware limited liability company

By: Pinole Point Acquisitions Partners LLC,  
a Delaware limited liability company,  
its sole member



Date: 12/02/2021

A.P.N.: Portion of 405-030-061

File No.: \_\_\_\_

Dated: August 5, 2021

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 CA ) SS

COUNTY OF Contra Costa )

On 01-11-2022 before me, Amy L. Palmer, Notary Public, personally appeared George Clever

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.

*This area for official notarial seal.*

Amy L. Palmer  
Notary Signature

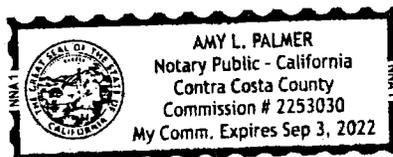


EXHIBIT "A"  
LEGAL DESCRIPTION  
54 INCH STORM DRAINAGE EASEMENT

PORTION OF NEW PARCEL "A" – PLN 19-376 (2020-0032967-00)

A RIGHT OF WAY FOR PUBLIC STORM DRAIN PURPOSES OVER, ACROSS, UNDER AND THROUGH A PORTION OF NEW PARCEL "A" AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN NOTICE OF DECISION FOR A LOT LINE ADJUSTMENT PLN 19-376 RECORDED FEBRUARY 21, 2020, SERIES NO. 2020-0032967-00.

A STRIP OF PROPERTY FIFTEEN FEET (15') IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

**COMMENCING** AT POINT ON THE MOST NORTH EASTERLY CORNER OF SAID NEW PARCEL "A" (2020-0032567-00), SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID NEW PARCEL "A", THE FOLLOWING TWO (2) COURSES:

1. SOUTH 16° 38' 41" WEST 149.80 FEET
2. NORTH 69° 09' 47" WEST 18.80 FEET

**TO THE POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED REAL PROPERTY; THENCE, CONTINUING ALONG SAID EASTERLY LINE OF SAID NEW PARCEL "A" NORTH 69° 09' 47" WEST 15.00 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 20° 50' 13" EAST 147.41 FEET TO A POINT ON THE NORHTERLY LINE OF SAID NEW PARCEL "A" (2020-0032967-00); THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 74° 07' 22" EAST 15.06 FEET; THENCE, LEAVING SAID NORTHERLY LINE SOUTH 20° 50' 13" WEST 148.71 FEET **TO THE POINT OF BEGINNING.**

CONTAINING 2,221 SQUARE FEET, MORE OR LESS.

**PARCEL 2:**

**COMMENCING** AT POINT ON THE EASTERLY LINE SAID NEW PARCEL "A" (2020-0032967-00), SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GIANT ROAD; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID NEW PARCEL "A" (2020-0033967-00) THE FOLLOWING TWO COURSES:

1. NORTH 75° 36' 44" WEST 68.50 FEET
2. NORTH 14° 23' 16" EAST 128.57 FEET

**TO THE POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED REAL PROPERTY; THENCE, LEAVING SAID EASTERLY LINE NORTH 02° 15' 24" EAST 204.27 FEET TO A POINT ON THE EASTER LINE OF SAID NEW PARCEL "A" (2020-0032967-00); THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 15° 58' 53" EAST 47.93 FEET; THENCE, LEAVING SAID EASTERLY LINE SOUTH 02° 15' 24" WEST 88.96 FEET TO A POINT ON THE EASTERLY LINE OF

SAID NEW PARCEL "A" (2020-0032967-00); THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 14°23' 16" WEST 71.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,199 SQUARE FEET, MORE OR LESS.

**PARCEL 3:**

**COMMENCING** AT POINT ON THE EASTERLY LINE SAID NEW PARCEL "A" (2020-0032967-00), SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GIANT ROAD; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID NEW PARCEL "A" (2020-0033967-00) NORTH 75° 36' 44" WEST 25.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL PROPERTY; THENCE, LEAVING SAID EASTERLY LINE SOUTH 02° 15' 24" WEST 53.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GIANT ROAD; THENCE CONTINUING ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF FORTY-FIVE FEET (45') WHOSE CENTER BEARS NORTH 34° 02' 12" WEST, THROUGH A CENTRAL ANGLE OF 21° 10' 24"; THENCE SOUTH 77° 08' 11" WEST 0.11 FEET; THENCE, LEAVING SAID NORTHERLY LINE NORTH 02° 15' 24" EAST 63.76 FEET TO A POINT ON THE EASTERLY LINE OF SAID NEW PARCEL "A" (2020-0032967-00); THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 75°36' 44" EAST 15.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 887 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART THEREOF.

ALL BEARINGS CONTAINED HEREON ARE BASED UPON THE LINE BETWEEN TWO FOUND MONUMENTS ON THE WESTERN LINE OF PARCEL A AS SAID PARCEL IS SHOWN AND LIDESIGNATED ON THAT CERTAIN PARCEL MAP ENTITLED MS 79-19 FILED DECEMBER 8, 1979 IN BOOK 83 OF PARCEL MAPS AT PAGE4, CONTRA COSTA COUNTY RECORDS, TAKEN AS NORTH 12°51' 23" WEST.

**END OF DESCRIPTION**

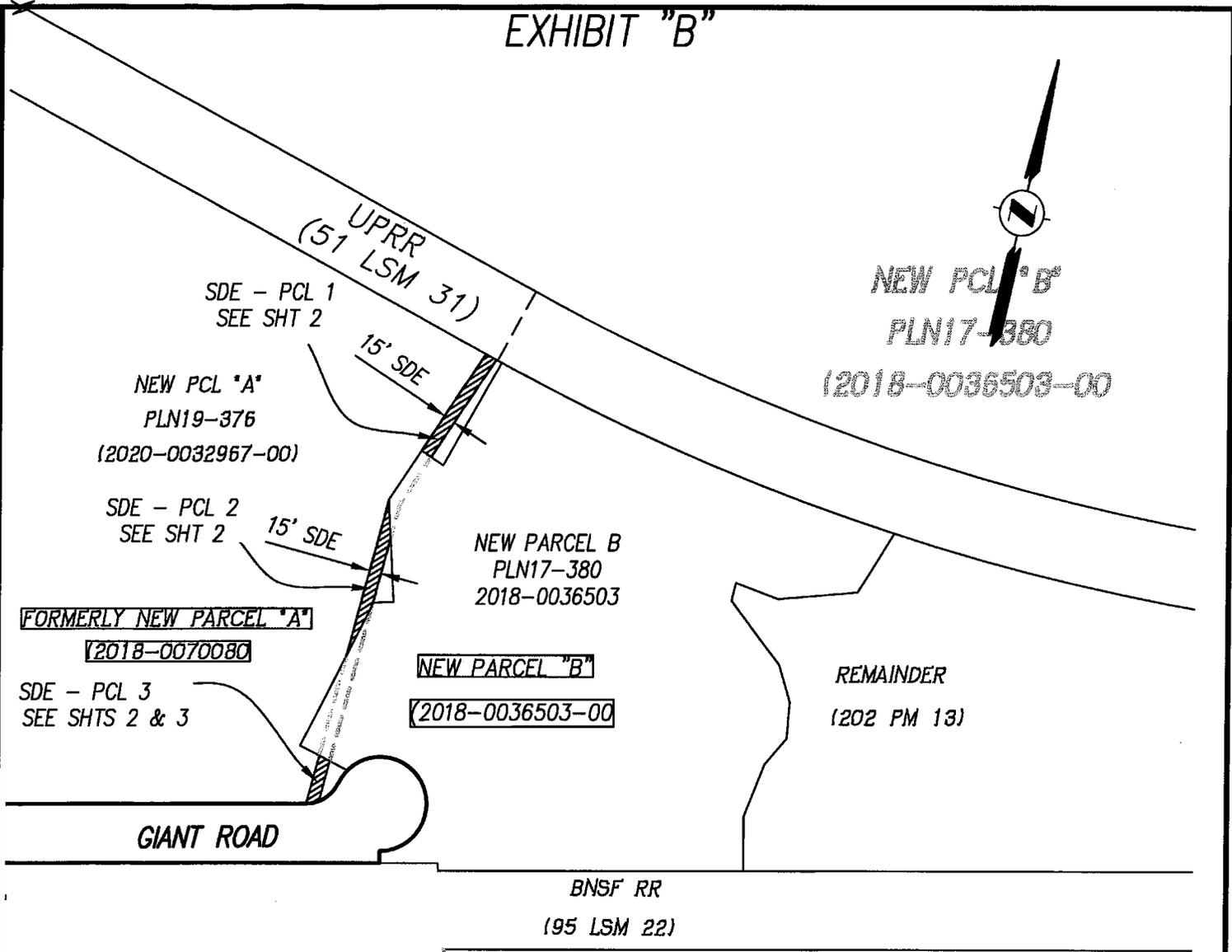


PREPARED BY: *Michael E. Milani* 12-15-21  
DATE  
MICHAEL E. MILANI  
L.S. 5311 EXPIRES 12/31/23

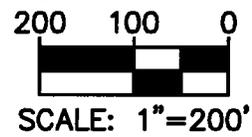
THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

A PORTION OF 405-030-061

EXHIBIT "B"



NEW PCL \*B\*  
 PLN17-380  
 (2018-0036503-00)



- LEGEND**
- P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - (R) RADIAL
  - EASEMENT LIMITS
  - EASEMENT AREA



**PLAT TO ACCOMPANY LEGAL DESCRIPTION  
 54 INCH STORM DRAIN EASEMENT**

PORTIONS OF NEW PARCEL "A" - PLN 19-376 (2020-0032567-00)

**CITY RICHMOND - CONTRA COSTA COUNTY - CALIFORNIA**



Planners - Engineers - Surveyors  
 2655 Stanwell Drive, Suite 105  
 Concord CA 94520  
 Phone: (925) 674-9082  
 Fax: (925) 674-9279

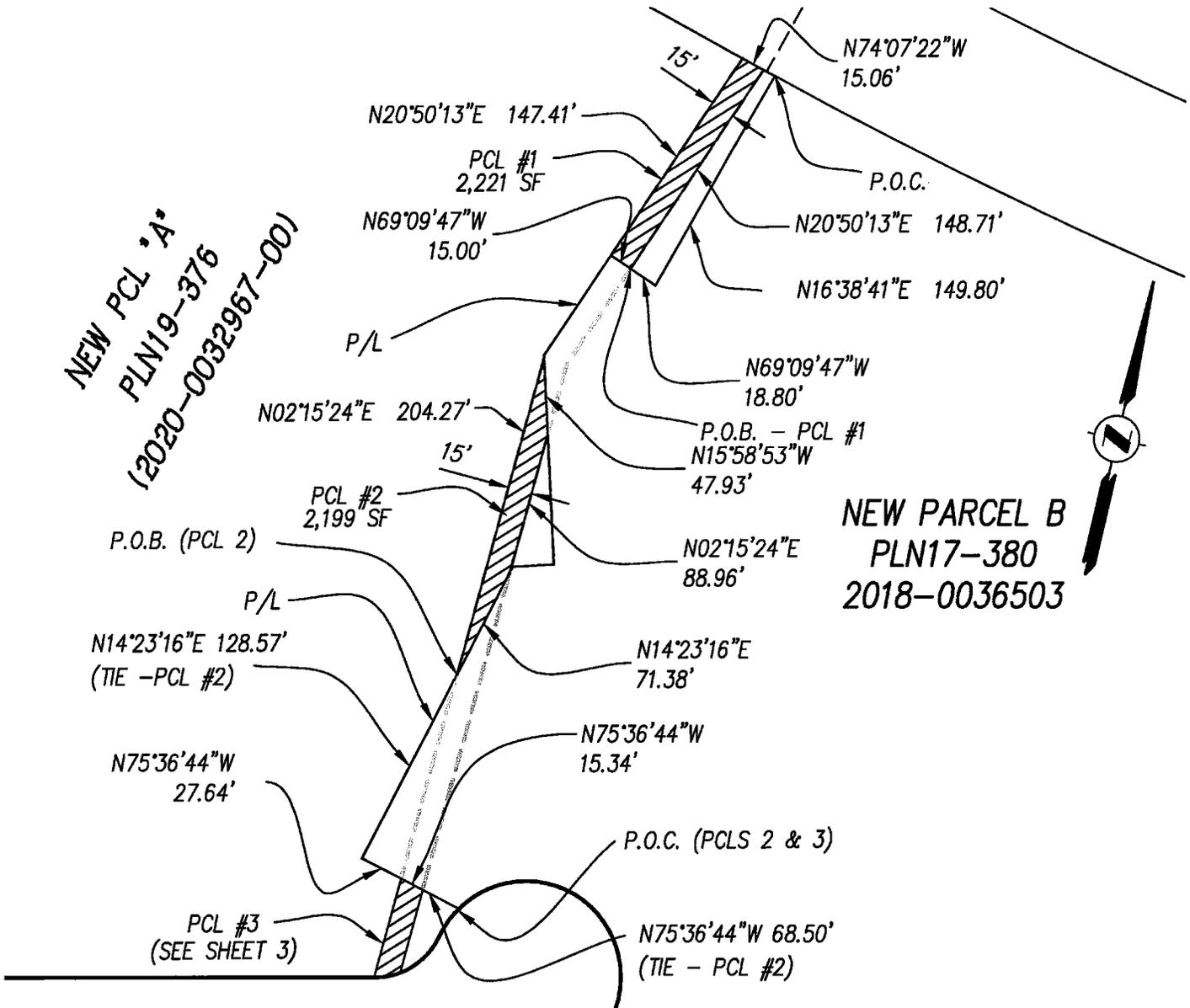
*Michael E. Milani* 12-15-21  
 FOR MILANI & ASSOCIATES DATE  
 MICHAEL E. MILANI  
 LS 5311 EXP. 12/31/23

DATE: DECEMBER 2021

SCALE: AS SHOWN

ATTACHMENT 2  
 SHEET 9 OF 3 SHEETS

EXHIBIT "B"

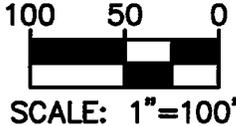


NEW PCL "A"  
 PLN19-376  
 (2020-0032967-00)

NEW PARCEL B  
 PLN17-380  
 2018-0036503

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL EASEMENT LIMITS



EASEMENT AREA

**PLAT TO ACCOMPANY LEGAL DESCRIPTION  
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*Michael E. Milani* 12-15-21  
 FOR MILANI & ASSOCIATES DATE  
 MICHAEL E. MILANI  
 LS 5311 EXP. 12/31/23

DATE: DECEMBER 2021

SCALE: AS SHOWN

ATTACHMENTS  
 SHEET 2 OF 3 SHEETS

EXHIBIT "B"

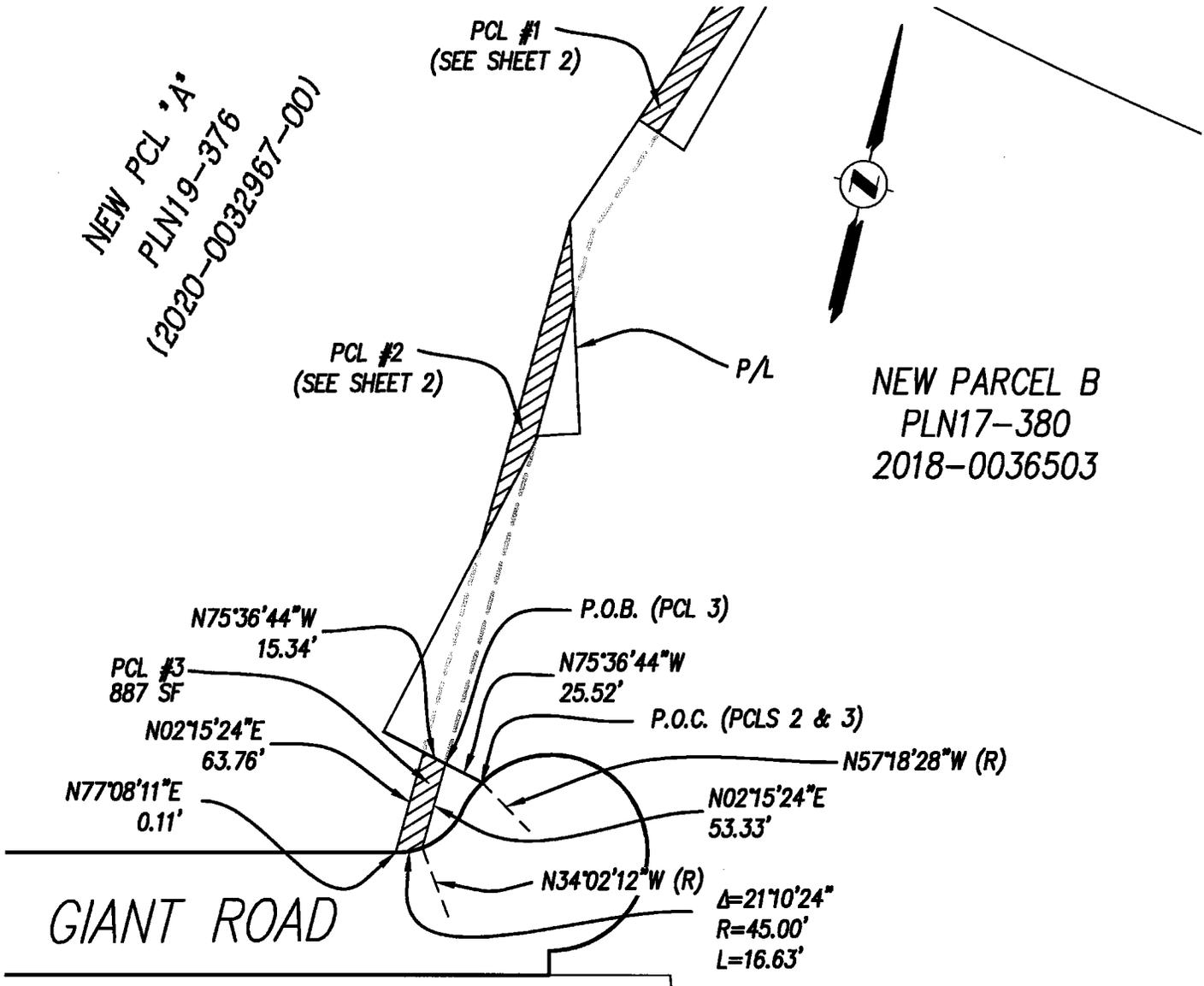
NEW PCL "A"  
 PLN19-376  
 (2020-0032967-00)

PCL #1  
 (SEE SHEET 2)

PCL #2  
 (SEE SHEET 2)



NEW PARCEL B  
 PLN17-380  
 2018-0036503

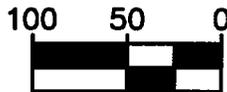


GIANT ROAD

BNSF RR

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL EASEMENT LIMITS



SCALE: 1"=100'



EASEMENT AREA



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 FOR MILANI & ASSOCIATES DATE  
 MICHAEL E. MILANI  
 LS 5311 EXP. 12/31/23

DATE: DECEMBER 2021

SCALE: AS SHOWN

ATTACHMENT 2  
 SHEET 3 OF 3 SHEETS