

EXHIBIT "A"
BOUNDARY LEGAL DESCRIPTION

A PORTION OF LOT 6 IN BLOCK 3, AS DESIGNATED ON A MAP ENTITLED "MAP NO. 2 OF WALNUT HEIGHTS" IN VOLUME 10 OF MAPS, PAGE 245, CONTRA COSTA COUNTY RECORDS, CALIFORNIA, SAID PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST SOUTHERLY POINT OF SAID LOT 6 IN BLOCK 3 AS DESCRIBED IN THE "MAP NO. 2 OF WALNUT HEIGHTS", SAID POINT BEING THE CENTERLINE OF WALNUT BOULEVARD AS SHOWN IN THE RECORD OF SURVEY MAP 10 LSM 44 RECORDED JUNE 6, 1946 CONTRA COSTA COUNTY RECORDS, CALIFORNIA; THENCE LEAVING SAID POINT OF BEGINNING ALONG THE CENTERLINE OF WALNUT BOULEVARD NORTH 51° 48' 54" WEST 249.88 FEET; THENCE LEAVING SAID CENTERLINE OF WALNUT BOULEVARD ALONG THE BOUNDARY OF SAID LOT 6 NORTH 17° 47' 27" EAST 196.03 FEET TO THE SOUTHERLY BOUNDARY OF PARCEL B AS SHOWN IN PARCEL MAP MS 199-67 RECORDED IN BOOK 2 OF PARCEL MAPS AT PAGE 12 DECEMBER 5, 1967 CONTRA COSTA COUNTY RECORDS, CALIFORNIA; THENCE LEAVING SAID LOT 6, ALONG SAID PARCEL B OF 2 PM 12, NORTH 49° 47' 26" EAST 135.45 FEET TO A FOUND IRON PIPE AS SHOWN IN SAID PARCEL MAP 2 PM 12; THENCE NORTH 70° 20' 01" EAST 131.90 FEET TO A FOUND IRON PIPE AS SHOWN IN THE RECORD OF SURVEY MS 110-63 RECORDED JULY 3, 1963, IN BOOK 22 OF LSM AT PAGE 42 CONTRA COSTA COUNTY RECORDS, CALIFORNIA; THENCE LEAVING SAID BOUNDARY OF PARCEL B OF 2 PM 12, ALONG SAID PARCEL B OF 22 LSM 42 SOUTH 57° 17' 47" EAST 104.24 FEET TO A FOUND IRON PIPE AS SHOWN IN PARCEL MAP MS 110-63; THENCE ALONG SAID BOUNDARY OF PARCEL B 22 LSM 42, ALONG SAID PARCEL B OF 22 LSM 42 NORTH 67° 34' 55" EAST 177.03 FEET TO A FOUND IRON PIPE AS SHOWN IN PARCEL MAP 22 LSM 42; THENCE LEAVING SAID BOUNDARY SOUTH 35° 16' 33" WEST 593.05 FEET TO THE POINT OF BEGINNING

CONTAINING 2.88 ACRES MORE OR LESS.

EXHIBIT "B"
ATTACHED HERETO AND MADE A PART HEREOF

PREPARED BY:



DANIEL DRUMMOND, LS 6333

4/17/24

DATE

