

June 28, 2023

EXHIBIT "A"

POLICE SERVICE DISTRICT FORMATION—BALL SUBDIVISION

DESCRIPTION

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

BEING ALL OF THE LAND DESCRIBED IN THE DOCUMENT TITLED "EXHIBIT B" AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS DOCUMENT NUMBER 2018-0204931 IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, ON MONDAY, DECEMBER 24, 2018, TOGETHER WITH ALL OF THE LAND DESCRIBED IN THE DOCUMENT TITLED " EXHIBIT B" AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS DOCUMENT NUMBER 2018-0204930 IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, ON MONDAY, DECEMBER 24, 2018, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE MOST SOUTHERLY CORNER OF "SUBDIVISION 5153," SAID "SUBDIVISION 5153," FILED ON SEPTEMBER 13, 1979, IN BOOK 229 OF MAPS AT PAGE 38 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA; **THENCE** ALONG THE SOUTHEASTERLY BOUNDARY OF SAID "SUBDIVISION 5153," IN A GENERAL NORTHEASTERLY DIRECTION, AN APPROXIMATE TOTAL DISTANCE OF 2206.72 FEET TO A POINT BEING THE MOST EASTERLY CORNER OF SAID "SUBDIVISION 5153," SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF LOT 9 OF THE "HEMME SUBDIVISION," SAID "HEMME SUBDIVISION," FILED ON MARCH 4, 1895 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA; **THENCE** ALONG THE BOUNDARY OF LOT 9 AND LOT 10 OF SAID "HEMME SUBDIVISIONS" 148.90 FEET TO THE MOST NORTHWESTERLY CORNER OF "SUBDIVISION 2951," SAID "SUBDIVISION 2951," FILED ON JULY 18, 1962 IN BOOK 88 OF MAPS AT PAGE 15 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA; **THENCE** LEAVING SAID "HEMME SUBDIVISION," AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID "SUBDIVISION 2951," IN A GENERAL SOUTHEASTERLY DIRECTION AN APPROXIMATE TOTAL DISTANCE OF 1421.65 FEET TO A POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID "SUBDIVISION 2951," SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF CAMILLE AVENUE; **THENCE** ALONG THE NORTHWESTERLY RIGHT OF WAY OF CAMILLE AVENUE SOUTH 48° 26'49" WEST 32.45 FEET; **THENCE** LEAVING THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF CAMILLE AVENUE IN THE SOUTHEASTERLY DIRECTION SOUTH 40° 32'52" EAST, 40 FEET TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF CAMILLE AVENUE; **THENCE** ALONG THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF CAMILLE AVENUE NORTH 48° 07'08" E 34.18 FEET TO A POINT OF THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO ADELIN NOLAN, RECORDED ON JULY 11, 1951 IN BOOK 1791 OF OFFICIAL RECORDS AT PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA; **THENCE** SOUTHEASTERLY ALONG SAID NORTHWESTERLY BOUNDARY OF SAID NOLAN DEED AN APPROXIMATE TOTAL DISTANCE OF 414.77 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF "SUBDIVISION 2604," SAID "SUBDIVISION 2604," FILED ON MAY 21, 1958 IN BOOK 69 OF MAPS AT PAGE 40 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA; **THENCE** LEAVING SAID NORTHWESTERLY BOUNDARY OF SAID NOLAN DEED AND ALONG THE NORTHWESTERLY BOUNDARY OF SAID "SUBDIVISION 2604," IN A SOUTHWESTERLY DIRECTION AN APPROXIMATE DISTANCE OF 314.37

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FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF "PARCEL MAP 25-89," SAID "PARCEL MAP 25-89," FILED ON DECEMBER 28, 1990, IN BOOK 150 OF PARCEL MAPS, AT PAGE 18 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID "PARCEL MAP 25-89," SOUTHWESTERLY 130.52 FEET TO A POINT BEING THE MOST NORTHERNLY CORNER OF THE LANDS DESCRIBED IN THE DEED TO EAST BAY REGIONAL PARK DISTRICT, THEREAFTER WRITTEN AS "EBRPD," RECORDED ON JULY 25, 1991, SERIES NUMBER 91-146436 AND RECORDED IN BOOK 16757 OF OFFICIAL RECORDS AT PAGE 176 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, **THENCE** ALONG THE WESTERLY BOUNDARY OF SAID DEED TO "EBRPD" SOUTHWESTERLY 90.02 FEET TO A POINT BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN THE DEED TO "EBRPD" RECORDED ON NOVEMBER 12, 1997, SERIES NUMBER 97-0220901 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, THENCE ALONG THE WESTERLY BOUNDARY OF SAID DEED TO "EBRPD" IN A GENERAL SOUTHWESTERLY DIRECTION AN APPROXIMATE DISTANCE OF 1555.39 FEET TO THE WEST LINE OF THE RANCHO SAN RAMON AS SHOWN ON THE MAP OF THE "HEMME SUBDIVISION" SAID "HEMME SUBDIVISION," FILED ON MARCH 4, 1895 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA; THENCE ALONG THE WEST LINE OF RANCHO SAN RAMON OF SAID "HEMME SUBDIVISION" 2422.67 FEET **TO THE POINT OF BEGINNING.**

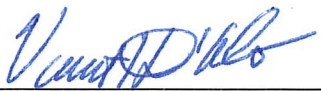
CONTAINING AN AREA OF 60.7 ACRES, MORE OR LESS.

AFFECTING ASSESSOR'S PARCEL NO.: 198-170-006 & 198-170-008

ATTACHED HERETO IS A PLAT ENTITLED EXHIBIT "B" FOR REFERENCE ONLY.

END OF DESCRIPTION

PREPARED BY:



VINCENT J. D'ALO
LS 4210



JUNE 30, 2023
DATE

June 28, 2023

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