

**Recorded at the request of:**

Contra Costa County Public Works Department  
Engineering Services  
255 Glacier Drive  
Martinez, CA 94553

**Return to:**

Contra Costa County Public Works Department  
Records Section  
255 Glacier Drive  
Martinez, CA 94553

**Area:** Richmond

**Road:** Parr Boulevard

**Co. Road No.:** 0564C

**Development No.:** DP17-3045

**APN:** 408-130-018, 408-130-039, & 408-130-041

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**RELINQUISHMENT OF ABUTTER'S RIGHTS**

Scannell Properties #601, LLC, the undersigned, being the present title owner of record of the herein described parcels of land, do hereby relinquish abutter's rights of access along Parr Boulevard, to **Contra Costa County**, a political subdivision of the State of California and its successors or assigns, along 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 relinquishment of abutter's rights.

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

The undersigned executed this instrument on June 9, 2025 (Date).

Scannell Properties #601, LLC

(Signature) 

(Printed Name) Marc Pflieger

(Title) Manager

(See attached notary)

**ACKNOWLEDGEMENT OF RELINQUISHMENT  
OF ABUTTER'S RIGHTS**

STATE OF INDIANA        )  
  ) SS:  
COUNTY OF MARION     )

Before me, a Notary Public in and for the above State and County, personally appeared Marc Pflieger, Manager of SCANNELL PROPERTIES #601, LLC, a Delaware limited liability company, known to me to be the same person who signed and acknowledged that he signed the foregoing instrument as such Manager of said limited liability company for and on behalf of the limited liability company.

Witness by hand and Notarial Seal this 9<sup>th</sup> day of June, 2025.

Julie G. Troha  
Signature

Julie G. Troha  
Printed

JULIE G. TROHA Notary Public - Seal Hamilton County - State of Indiana Commission Number NP0699028 My Commission Expires May 20, 2033
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My Commission Expires: 5/20/33

My County of Residence: Hamilton

DATE: APRIL 16, 2025  
FILE: 5143103.50

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**ABUTTER'S RIGHTS VEHICULAR ACCESS RESTRICTION**  
**PARCEL ONE - SCANNELL PROPERTIES #601, LLC**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN AN UNINCORPORATED AREA OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA OVER THE LANDS OF SCANNELL PROPERTIES #601, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JANUARY 25, 2024, IN DOCUMENT NUMBER 2024-0007878 CONTRA COSTA COUNTY RECORDS, AND BEING A PORTION OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING ABUTTER'S RELINQUISHMENT OF RIGHTS FOR REMOVING VEHICULAR ACCESS ALONG PARR BOULEVARD, EXCEPT AT EXISTING DRIVEWAY, THE SAID LINES ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A:**

**BEGINNING** AT THE MOST SOUTHEASTERLY CORNER OF SAID LANDS OF SCANNELL PROPERTIES #601, LLC, ALSO BEING THE INTERSECTION OF THE COURSES DESCRIBED AS "NORTH 43°47'37" WEST" AND "NORTH 88°54'02" WEST" AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY RS NO. 3559" FILED DECEMBER 12, 2012 IN BOOK 146 OF LICENSED SURVEYORS' MAPS, PAGE 35, CONTRA COSTA COUNTY RECORDS; THENCE LEAVING SAID POINT OF BEGINNING, SOUTH 88°54'02" EAST, A DISTANCE OF 100.47 FEET ALONG THE SOUTHERLY LINE OF SAID LANDS;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 84°17'52" EAST, A DISTANCE OF 26.92 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 88°56'48" EAST, A DISTANCE OF 249.90 FEET TO THE DRIVEWAY AND **POINT OF TERMINUS OF PARCEL A.**

**PARCEL B:**

**BEGINNING** AT THE MOST SOUTHEASTERLY CORNER OF SAID LANDS, ALSO BEING THE INTERSECTION OF THE COURSES DESCRIBED AS "NORTH 01°05'58" EAST" AND "NORTH 88°56'48" WEST" AS SHOWN ON SAID MAP; THENCE LEAVING SAID POINT OF BEGINNING, NORTH 88°56'48" WEST, A DISTANCE OF 69.89 FEET ALONG THE SOUTHERLY LINE OF SAID LANDS TO THE DRIVEWAY AND **POINT OF TERMINUS OF PARCEL B.**

BASIS OF BEARINGS FOR THESE PARCEL DESCRIPTIONS IS THAT CERTAIN MAP "RECORD OF SURVEY RS NO. 3559" FILED DECEMBER 12, 2012 IN BOOK 146 OF LICENSED SURVEYORS' MAPS, PAGE 35, CONTRA COSTA COUNTY RECORDS.

SEE EXHIBIT "B" ATTACHED AND MADE A PART HEREOF

PREPARED BY:  
CSW/STUBER-STROEH ENGINEERING GROUP, INC.



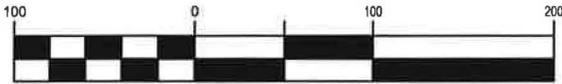
JOSH WOELBING, PLS 9387  
DATE: APRIL 16, 2025



**LEGEND**

-  BOUNDARY
-  BOUNDARY OFFSET
-  CENTERLINE
-  OLD BOUNDARY
-  ABUTTER'S RELINQUISHMENT OF RIGHTS
- POINT OF BEGINNING POB
- POINT OF TERMINUS POT

Graphic Scale (in feet)



1 inch = 100 ft.



RICHMOND PARKWAY  
(R/W VARIES)

LANDS OF SCANNELL  
PROPERTIES #601, LLC  
DOC - 2024-0007878  
8.62 ± AC

PARCEL ONE

S88°56'48"E  
249.90'

S88°56'48"E  
65.53'

POT PARCEL A

POB  
PARCEL B

N43°47'37"W  
50.90'

POB PARCEL A

S88°54'02"E  
100.47'

(OLD RECORD COURSE)  
N84°17'55"W 28.41'  
(NEW COURSE IS  
S84°17'52"E 26.92')

PARR BOULEVARD  
(R/W VARIES)

SCANNELL PROPERTIES #304, LLC  
(OFFER OF DEDICATION TO  
CONTRA COSTA COUNTY)  
DOC - 2022-0149902  
0.62±AC

N88°56'48"W  
69.89'

POT PARCEL B

DRIVEWAY ACCESS  
TO PARR BLVD

**CSW ST2**

**CSW/Stuber-Stroeh Engineering Group, Inc.**

Civil & Structural Engineers | Surveying & Mapping | Environmental Planning  
Land Planning | Construction Management

504 Redwood Blvd, Suite 310  
Novato, CA 94947

tel: 415.883.9850  
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<http://www.cswst2.com>

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Rev. -

Job No. 5143103.50

Date: 04/16/25

Scale: 1" = 100'

**EXHIBIT 'B'**  
**ABUTTER'S RIGHTS - PARCEL ONE**  
**PLAT TO ACCOMPANY LEGAL**

UNINCORPORATED RICHMOND CONTRA COSTA CALIFORNIA