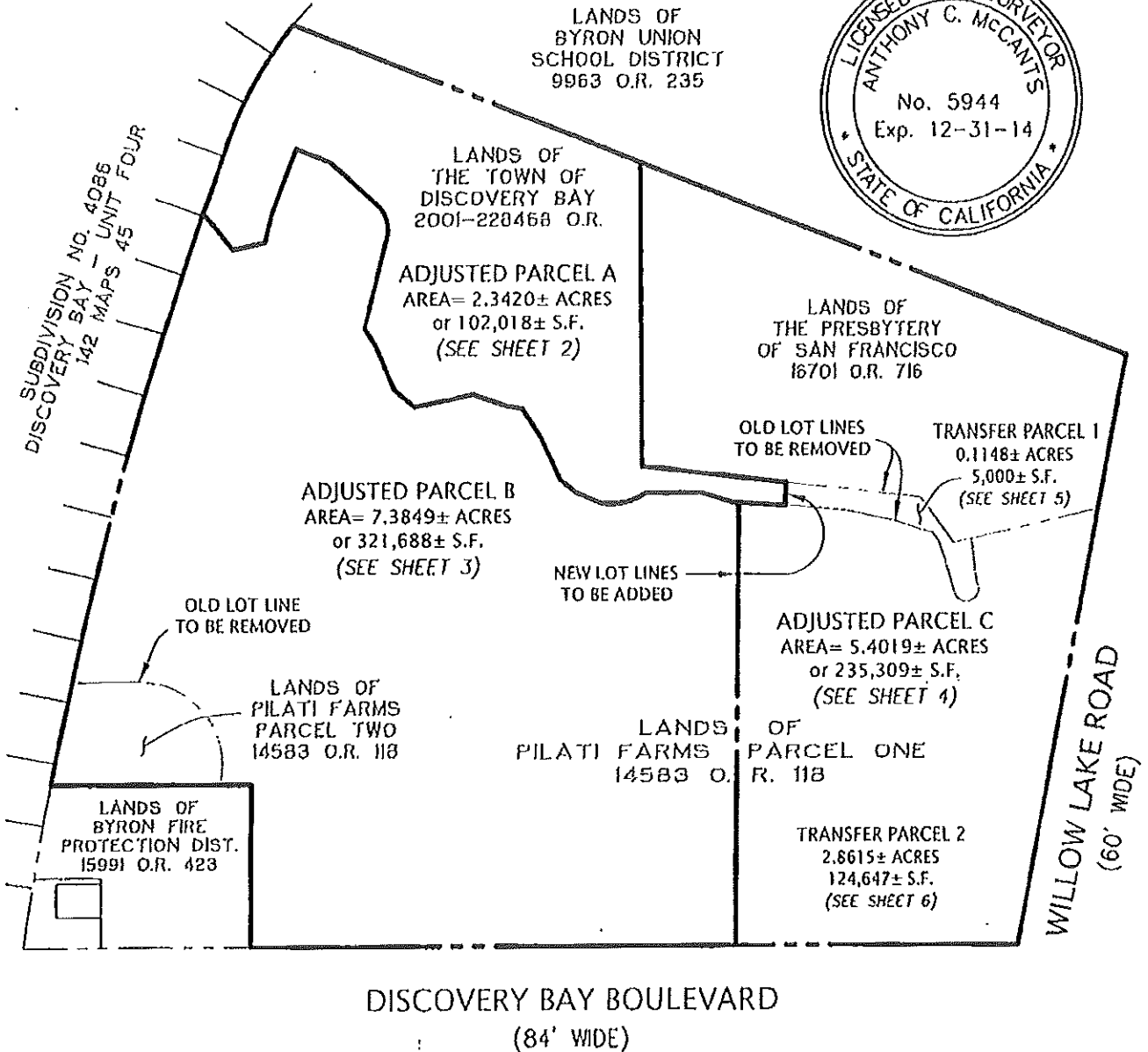


# INDEX SHEET

SCALE: 1" = 150'

0 75' 150' 300'  
Scale 1" = 150 ft



Z:\2005\A05530-3\survey\A05530-3-LLA-PD.dwg 12/17/2012 9:42:17 AM PST

 **KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road Phone (925) 245-8788  
Livermore, California 94551 Fax (925) 245-8796

**EXHIBIT "B"**  
**LOT LINE**  
**ADJUSTMENT**  
  
CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 150'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	1 OF 6



0 50' 100' 200'

Scale 1" = 100 ft

POINT OF BEGINNING  
ADJUSTED PARCEL A  
NORTHEAST CORNER  
2001-228468 O.R.

R=382.00'  
D=19°02'30"  
L=126.95'

GENERAL EASTERLY LINE 2001-228468 O.R.  
S22°02'51"W 362.72'

ADJUSTED PARCEL A  
AREA=2.3420± ACRES  
or 102,018± S.F.

R=4,012.00'  
D=1°01'58"  
L=72.32'

N68°24'36"W  
66.34'  
L9

N41°49'08"E  
62.85'  
L10

N22°34'02"E(R)  
84.47'  
L11

R=32.02'  
D=67°10'08"  
L=37.54'

LANDS OF  
THE TOWN OF  
DISCOVERY BAY  
2001-228468 O.R.

LANDS OF  
THE PRESBYTERY  
OF SAN FRANCISCO  
16701 O.R. 716

SUBDIVISION NO. 4086  
DISCOVERY BAY-UNIT FOUR  
142 MAPS 45  
S19°49'02"W(R)

N50°22'07"E  
45.01'

S75°28'59"E  
84.47'  
L8

N10°23'28"W  
57.46'  
L5

N56°52'16"E(R)  
43.60'  
L4

N89°49'57"W 288.40'

GENERAL WESTERLY LINE  
2001-228468 O.R.

N88°49'11"W  
21.78'

LANDS OF  
PILATI FARMS  
14583 O. R. 118

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 17°14'10" E	33.37'
L2	N 22°56'17" E	26.26'
L3	N 40°33'33" E	19.33'
L4	N 58°11'36" E	33.47'
L5	N 9°04'03" E	14.87'
L6	N 19°05'40" E	34.99'
L7	N 38°58'09" E	25.10'
L8	N 58°16'52" E	20.62'
L9	N 21°55'49" E	35.40'
L10	N 76°06'58" W	27.10'
L11	N 11°05'50" W	31.74'

R=60.57'  
D=44°05'03"  
L=46.60'

S7°12'14"W 140.08'  
49.53'  
L1  
N00°48'17"E  
N4°06'23"E

Z:\2005\A05530-3\survey\A05530-3-LLA--PD.dwg 12/17/2012 9:42:17 AM PST

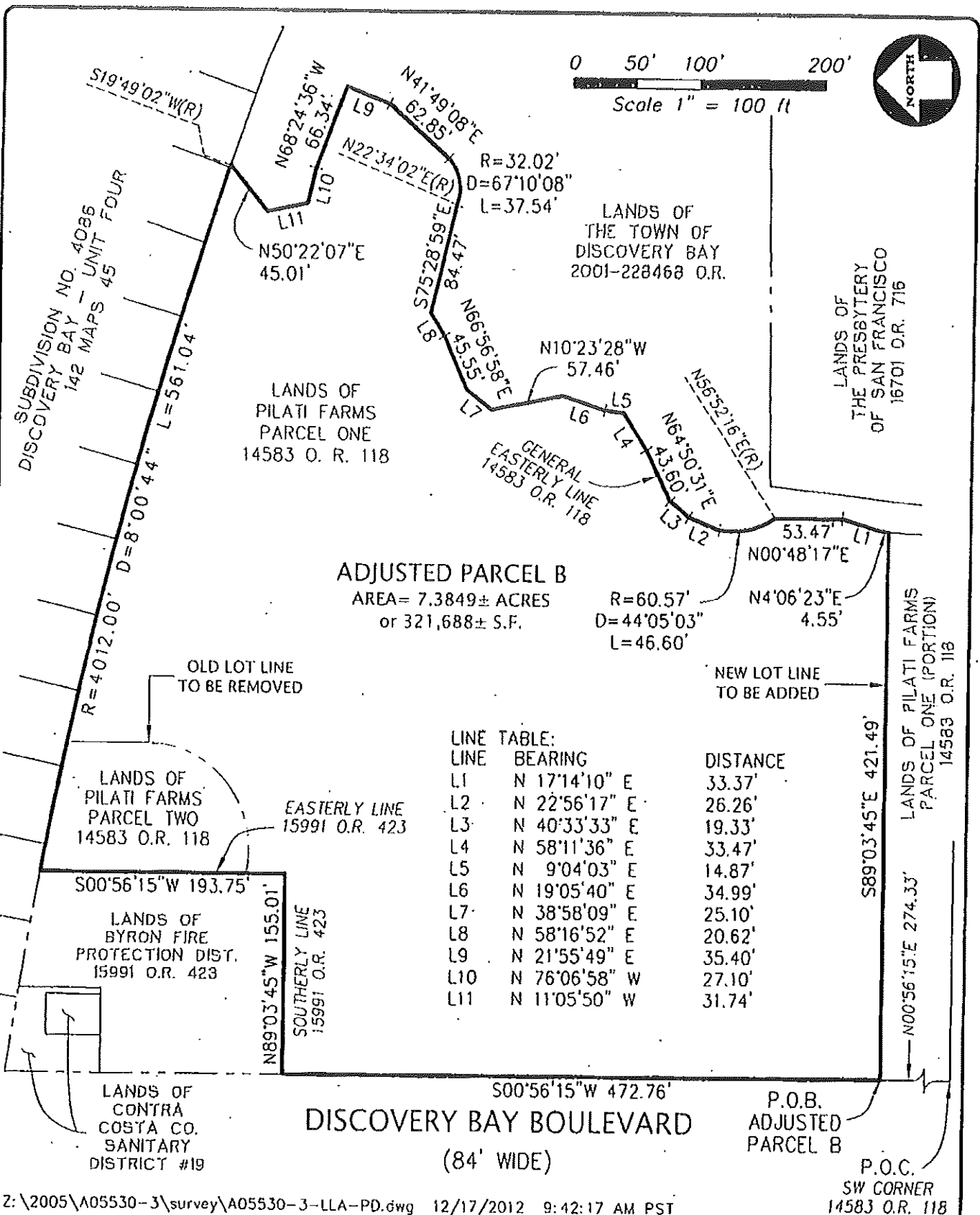
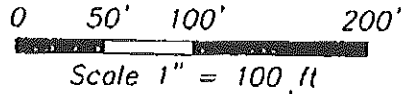


**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road Phone (925) 245-8788  
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "B"  
LOT LINE  
ADJUSTMENT

CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 100'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	2 OF 6



**ADJUSTED PARCEL B**  
 AREA= 7.3849± ACRES  
 or 321,688± S.F.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 17°14'10" E	33.37'
L2	N 22°56'17" E	26.26'
L3	N 40°33'33" E	19.33'
L4	N 58°11'36" E	33.47'
L5	N 9°04'03" E	14.87'
L6	N 19°05'40" E	34.99'
L7	N 38°58'09" E	25.10'
L8	N 58°16'52" E	20.62'
L9	N 21°55'49" E	35.40'
L10	N 76°06'58" W	27.10'
L11	N 11°05'50" W	31.74'

Z:\2005\A05530-3\survey\A05530-3-LLA-PD.dwg 12/17/2012 9:42:17 AM PST

 **KIER & WRIGHT**  
 CIVIL ENGINEERS & SURVEYORS, INC.  
 2850 Collier Canyon Road Phone (925) 245-8788  
 Livermore, California 94551 Fax (925) 245-8796

**EXHIBIT "B"**  
**LOT LINE**  
**ADJUSTMENT**  
 CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 100'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	3 OF 6

**EXHIBIT A**

**Conclusion**

Overall, commercial development is not considered feasible in today's market. It's difficult to quantify land values due to the lack of sales over the past few years. The economy and unemployment for the Bay Area has been improving over the past year however uncertainty remains in today's market and buyers are either sitting on the sidelines waiting for the bottom to hit, or simply not able to obtain financing and make purchases. Marketing times have increased for commercial land and it is our opinion that it will be at least three to five years before significant activity by owner-users and investors returns to the east Contra Costa County market. The current positive trends in economic conditions and unemployment bodes well for the subject. The subject site is well located with good access and visibility and the long-term outlook for the subject property remains good.

**SITE DESCRIPTION**

The subject is located at the Northeast corner of Discovery Bay Boulevard and Willow Lake Road in the Town of Discovery Bay in the State of California. The Contra Costa County Assessor identifies the site as Parcel Number's 008-200-014-2 and 011-8. A copy of the plat map is included below.

