

EXHIBIT A

Recording requested by:
CITY OF PETALUMA

When recorded, return to:
Office of the City Clerk
11 English Street
Petaluma, CA 94952

**NOTICE OF LOT LINE ADJUSTMENT OF
PARCELS OF REAL PROPERTY**
(Government Code 66410)

NOTICE IS HEREBY GIVEN that pursuant to Government Code Section 66412(d), and upon application of the undersigned owner(s) of record, the following lot line adjustment is hereby approved by the City of Petaluma City Engineer.

All the real property described as follows. (Attach exhibit(s) for additional space, if necessary).

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

A portion of A.P. No. 007-163-008 is hereby transferred to and merged into A.P. No. 007-700-002, resulting in a new parcel of real property described as follows:

The Lands of the City of Petaluma, a municipal corporation, as described by deed recorded under Document Number 1996-0091069, Sonoma County Records, together with Exhibit "A".

The resulting remainder parcel of real property (Portion of A.P. No. 007-163-008) is described as follows:

The Lands of Vulcan Lands, Inc., a New Jersey Corporation, as described by deed recorded under Document Number 2017-021994, Sonoma County Records, excepting therefrom Exhibit "A".

We, as owner(s) of record, hereby acknowledge our consent to the above-described lot line adjustment.

Owners of Record

Approved by the City of Petaluma

City of Petaluma
Peggy Flynn, City Manager
A.P. No. 007-700-002

Jeff Stutsman, R.E. 79843
City Engineer

Date

Vulcan Lands, Inc., a New Jersey Corporation
Michael Linton, VP Properties & Land Development
Vulcan Materials, Western Division
A.P. No. 007-171-005 and 007-160-008

Approved for Technical Correctness on
Behalf of the City Engineer.

Mike Buti, P.L.S. 5092

Date

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE CITY OF PETALUMA, COUNTY OF SONOMA, STATE OF CALIFORNIA.

BEING A PORTION OF THE LANDS OF VULCAN LANDS, INC., A NEW JERSEY CORPORATION, RECORDED UNDER DOCUMENT NUMBER 2017-021994, SONOMA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT IN THE BOUNDARY LINE OF THE LANDS OF THE CITY OF PETALUMA, A MUNICIPAL CORPORATION, RECORDED UNDER DOCUMENT NUMBER 1996-0091069, SONOMA COUNTY RECORDS, BEING THE INTERSECTION OF THE COURSES NORTH 44°25'03" EAST, 110.36 FEET AND NORTH 17°30'00" EAST, 33.39 FEET, SHOWN MARKED BY A 1/2" IRON PIPE, STAMPED "LS 4419", ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 683 OF MAPS AT PAGES 13-14, SONOMA COUNTY RECORDS, THENCE SOUTH 46°57'54" EAST, 443.46 FEET (CALCULATED AS 443.55' PER SAID RECORD OF SURVEY) TO A BRASS NAIL & BRASS TAG, STAMPED "LS 4419", SET IN TOP OF A CONCRETE BLOCK WALL AS A WITNESS TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF SAID LANDS OF VULCAN LANDS, INC., AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 40°26'48" WEST, 320.63 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE NORTH 28°58'04" EAST, 37.89 FEET TO THE NORTHEASTERLY LINE OF SAID LANDS OF VULCAN LANDS, INC.; THENCE ALONG SAID LINE, NORTH 43°30'13" WEST, 37.30 FEET (CITED AS NORTH 43°08' WEST IN SAID DOCUMENT NUMBER 2017-021994) TO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID LANDS, BEING THE INTERSECTION OF THE HISTORIC SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHWESTERN PACIFIC RAILROAD, AS SAID LINE IS SHOWN ON SAID RECORD OF SURVEY, AND THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF JEFFERSON STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 803 OF MAPS AT PAGE 13, SONOMA COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY AND NORTHERLY LINE OF SAID LANDS, NORTH 72°56'22" WEST, 100.00 FEET (CITED AS NORTH 72°27' WEST, 100 FEET IN SAID DOCUMENT NUMBER 2017-021994) TO THE MOST NORTHERLY CORNER OF SAID LANDS; THENCE LEAVING SAID LINE, SOUTH 17°03'38" WEST, 60.87 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LANDS OF THE CITY OF PETALUMA, AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID LINE, SOUTH 60°09'00" EAST, 72.84 FEET AND SOUTH 54°15'30" EAST, 48.36 FEET TO A POINT SOUTH 28°58'04" WEST OF THE **POINT OF BEGINNING**; THENCE NORTH 28°58'04" EAST, 37.89 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9,348 SQUARE FEET MORE OR LESS.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS SOUTH 46°57'54" EAST (CALCULATED PER SAID RECORD OF SURVEY) BETWEEN FOUND 1/2" IRON PIPE AND BRASS NAIL & BRASS TAG MONUMENTS, BOTH STAMPED "LS 4417", AS SHOWN ON SAID RECORD OF SURVEY.

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS ~ LAND PLANNERS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312, PETALUMA, CA 94952
TEL 707-762-3122 FAX 707-762-3239
LLA No.1 Transfer Parcel_Vulcan to COP_Ex A

THE PURPOSE OF THIS DEED IS FOR A LOT LINE ADJUSTMENT FOR THE COMBINATION OF THE LANDS OF VULCAN LANDS, INC., A NEW JERSEY CORPORATION, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 2017-021994, SONOMA COUNTY RECORDS, WITH A PORTION OF THE LANDS OF THE CITY OF PETALUMA, A MUNICIPAL CORPORATION, AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NUMBER 1996-0091069, SONOMA COUNTY RECORDS.

THIS DEED IS PURSUANT TO LOT LINE ADJUSTMENT APPLICATION NO. PLLL 23-?????? ON FILE IN THE OFFICE OF THE CITY OF PETALUMA PLANNING DEPARTMENT. IT IS THE EXPRESS INTENT OF THE SIGNATORIES HERETO THAT THE RECORDATION OF THIS DEED EXTINGUISHES ANY UNDERLYING PARCELS OR PORTIONS OF PARCELS.

DEAN J. BARBERIO, PLS 8659

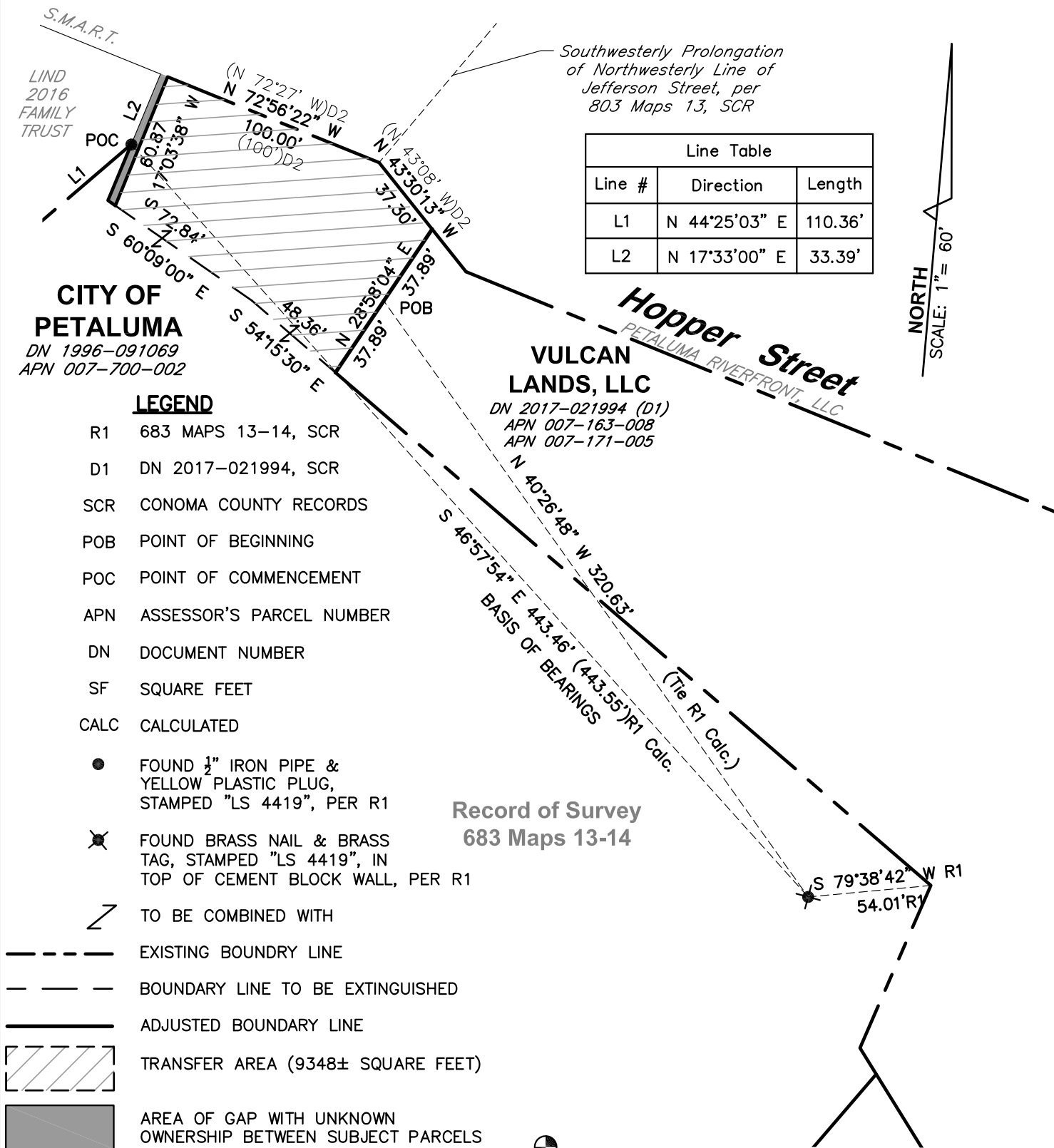
DATE

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LLA No.1 Transfer Parcel_Vulcan to COP_Ex A

EXHIBIT "B"

LOT LINE ADJUSTMENT

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION
FOR GRAPHIC ILLUSTRATION AND INFORMATIVE PURPOSES ONLY



STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS ~ LAND PLANNERS ~ LANDSCAPE ARCHITECTS
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All the real property described as follows. (Attach exhibit(s) for additional space, if necessary).

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

A portion of A.P. No. 007-700-002 is hereby transferred to and merged into A.P. No. 007-163-008, resulting in a new parcel of real property described as follows:

The Lands of Vulcan Lands, Inc., a New Jersey Corporation, as described by deed recorded under Document Number 2017-021994, Sonoma County Records, together with Exhibit "A".

The resulting remainder parcel of real property (Portion of A.P. No. 007-700-002) is described as follows:

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We, as owner(s) of record, hereby acknowledge our consent to the above-described lot line adjustment.

Owners of Record

Approved by the City of Petaluma

Vulcan Lands, Inc., a New Jersey Corporation
Michael Linton, VP Properties & Land Development
Vulcan Materials, Western Division
A.P. No. 007-171-005 and 007-160-008

Jeff Stutsman, R.E. 79843
City Engineer

Date

City of Petaluma
Peggy Flynn, City Manager
A.P. No. 007-700-002

Approved for Technical Correctness on
Behalf of the City Engineer.

Mike Buti, P.L.S. 5092

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LEGAL DESCRIPTION

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COMMENCING AT AN ANGLE POINT IN THE BOUNDARY LINE OF SAID LANDS, BEING THE INTERSECTION OF THE COURSES NORTH 44°25'03" EAST, 110.36 FEET AND NORTH 17°30'00" EAST, 33.39 FEET, SHOWN MARKED BY A 1/2" IRON PIPE, STAMPED "LS 4419", ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 683 OF MAPS AT PAGES 13-14, SONOMA COUNTY RECORDS, THENCE SOUTH 46°57'54" EAST, 443.46 FEET (CALCULATED AS 443.55' PER SAID RECORD OF SURVEY) TO A BRASS NAIL & BRASS TAG, STAMPED "LS 4419", SET IN TOP OF A CONCRETE BLOCK WALL AS A WITNESS TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF SAID LANDS OF VULCAN LANDS, INC., AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 79°38'42" EAST, 54.01 FEET TO SAID ANGLE POINT, AND THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE ALONG THE EASTERLY AND NORTHEASTERLY LINES OF SAID LANDS AS SHOWN ON SAID RECORD OF SURVEY, SOUTH 18°34'00" WEST, 77.70 FEET AND SOUTH 36°45'00" EAST, 13.51 FEET; THENCE LEAVING SAID LINE, NORTH 54°49'09" WEST, 44.23 FEET AND NORTH 06°30'57" WEST, 106.38 FEET TO THE NORTHEASTERLY LINE OF SAID LANDS; THENCE ALONG SAID LINE, SOUTH 54°15'30" EAST, 79.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,454 SQUARE FEET MORE OR LESS.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS SOUTH 46°57'54" EAST (CALCULATED PER SAID RECORD OF SURVEY) BETWEEN FOUND 1/2" IRON PIPE AND BRASS NAIL & BRASS TAG MONUMENTS, BOTH STAMPED "LS 4417", AS SHOWN ON SAID RECORD OF SURVEY.

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THIS DEED IS PURSUANT TO LOT LINE ADJUSTMENT APPLICATION NO. PLLL 23-?????? ON FILE IN THE OFFICE OF THE CITY OF PETALUMA PLANNING DEPARTMENT. IT IS THE EXPRESS INTENT OF THE SIGNATORIES HERETO THAT THE RECORDATION OF THIS DEED EXTINGUISHES ANY UNDERLYING PARCELS OR PORTIONS OF PARCELS.

DEAN J. BARBERIO, PLS 8659

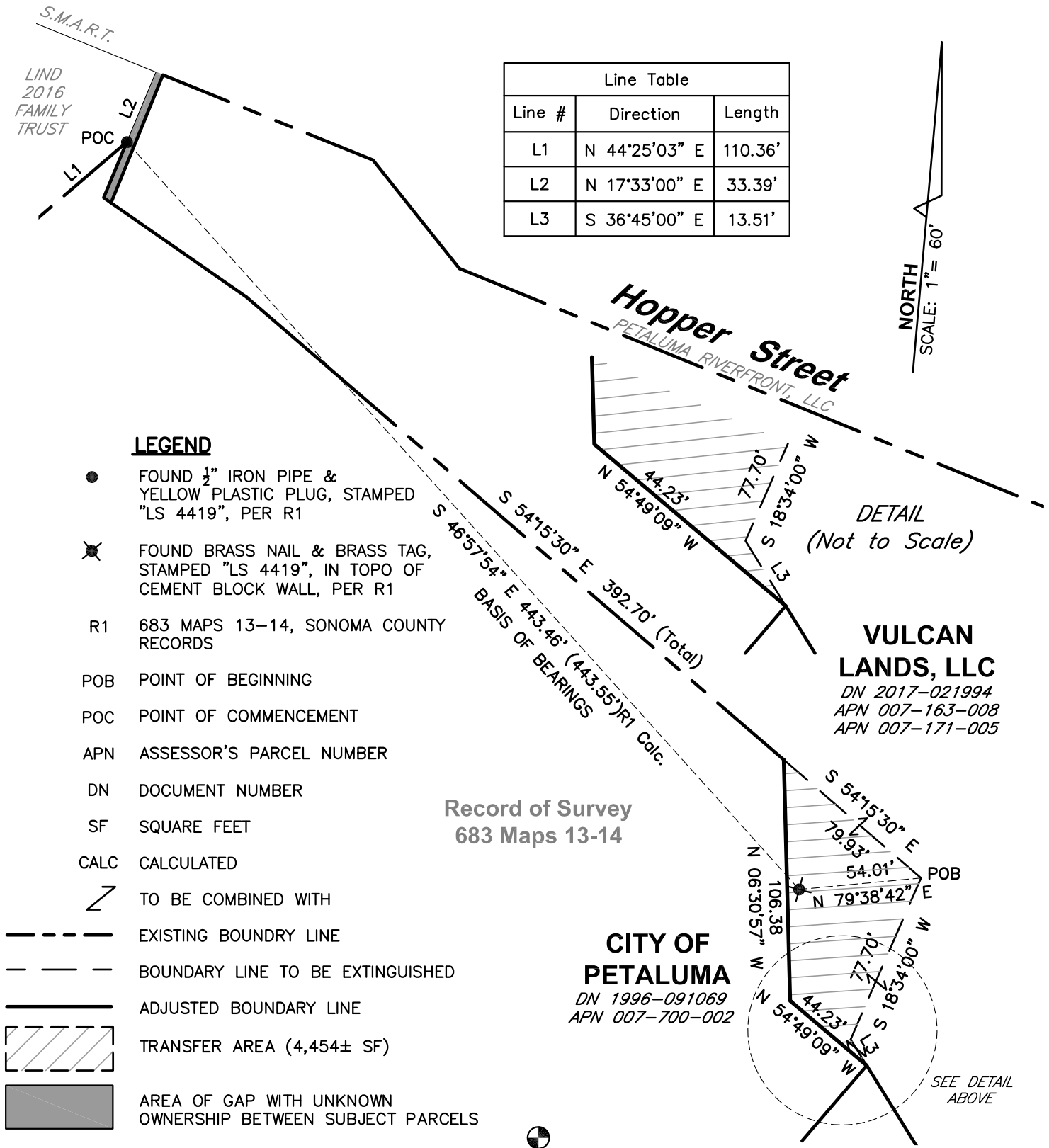
DATE

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS ~ LAND PLANNERS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312, PETALUMA, CA 94952
TEL 707-762-3122 FAX 707-762-3239
LLA No. 2 Transfer Parcel_COP to Vulcan_Ex A

EXHIBIT "B"

LOT LINE ADJUSTMENT

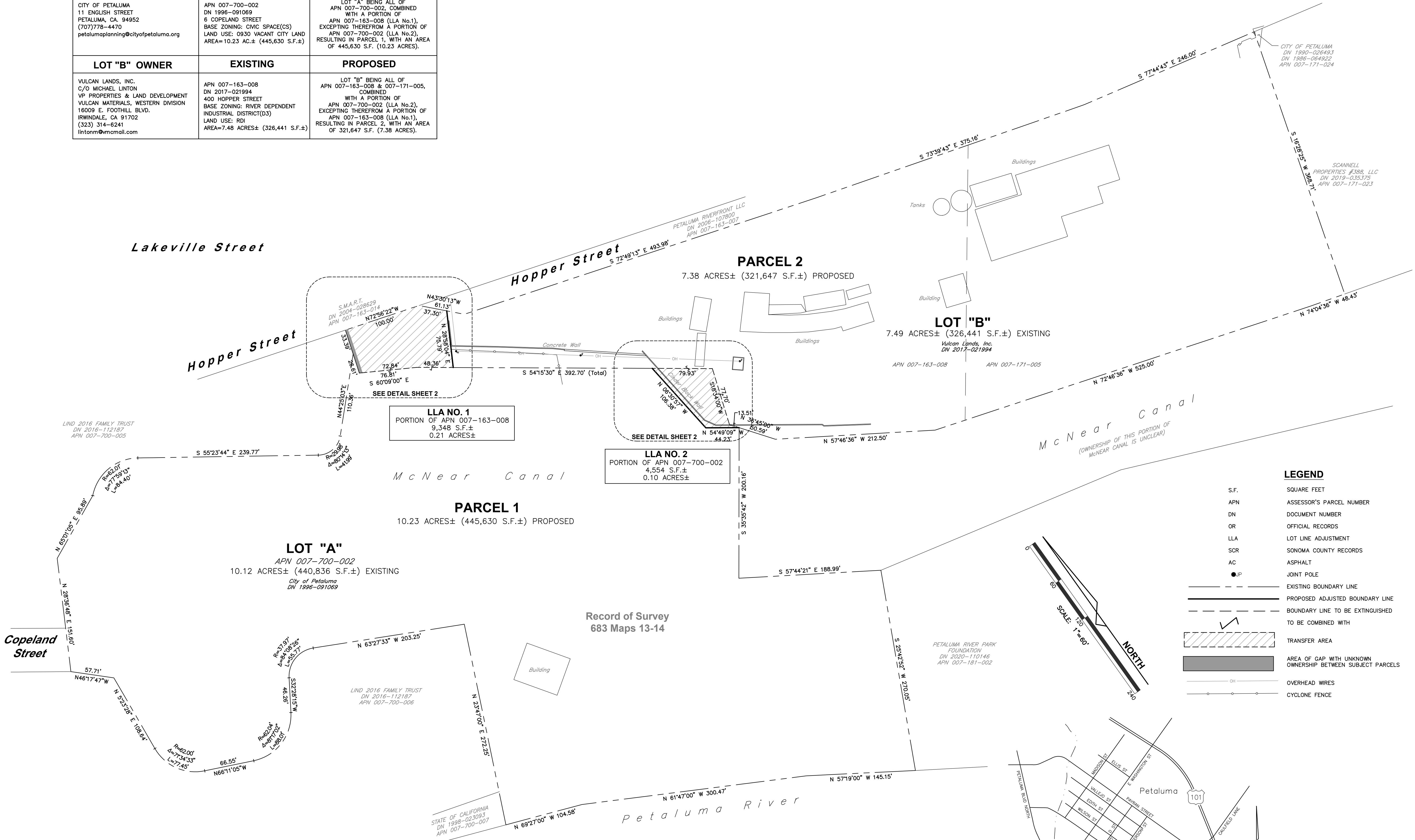
SEE EXHIBIT "A" FOR LEGAL DESCRIPTION
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CIVIL ENGINEERS ~ LAND SURVEYORS ~ LAND PLANNERS ~ LANDSCAPE ARCHITECTS

PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CA 94952
707-762-3122 FAX 707-762-3239

LOT "A" OWNER	EXISTING	PROPOSED
CITY OF PETALUMA 111 ENGLISH STREET PETALUMA, CA 94952 (707)778-4470 petalumaplanning@cityofpetaluma.org	APN 007-700-002 DN 1996-091069 6 COPELAND STREET BASE ZONING: CMVC SPACE(CS) LAND USE: 0930 VACANT CITY LAND AREA=10.23 AC.± (445,630 S.F.±)	LOT "A" BEING ALL OF APN 007-700-002, COMBINED WITH A PORTION OF APN 007-163-008 (LLA No.1), EXCEPTING THEREFROM A PORTION OF APN 007-700-002 (LLA No.2), RESULTING IN PARCEL 1, WITH AN AREA OF 445,630 S.F. (10.23 ACRES).
LOT "B" OWNER	EXISTING	PROPOSED
VULCAN LANDS, INC. C/O MICHAEL LINTON VP PROPERTIES & LAND DEVELOPMENT VULCAN MATERIALS, WESTERN DIVISION 16009 E. Foothill Blvd. IRVINDALE, CA 91702 (323) 314-6241 lintonm@vmcmail.com	APN 007-163-008 DN 2017-021994 400 HOPPER STREET BASE ZONING: RIVER DEPENDENT INDUSTRIAL DISTRICT(D3) LAND USE: RDI AREA=7.48 ACRES± (326,441 S.F.±)	LOT "B" BEING ALL OF APN 007-163-008 & 007-171-005, COMBINED WITH A PORTION OF APN 007-700-002 (LLA No.2), EXCEPTING THEREFROM A PORTION OF APN 007-163-008 (LLA No.1), RESULTING IN PARCEL 2, WITH AN AREA OF 321,647 S.F. (7.38 ACRES).



SURVEY NOTES

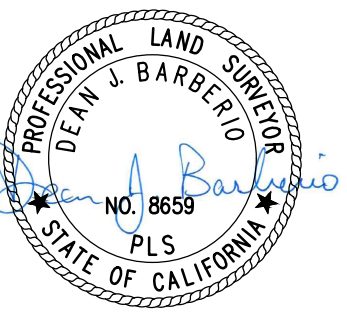
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN MARCH 2023.
- HORIZONTAL DATUM: RECORD OF SURVEY FILED IN BOOK 683 OF MAPS, AT PAGES 13-14, SONOMA COUNTY RECORDS, AND A BOUNDARY RETRACEMENT SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN MARCH 2023. A RECORD OF SURVEY IS IN PROGRESS AND WILL BE SUBMITTED TO THE SONOMA COUNTY PERMIT AND RESOURCE DEPARTMENT FOR REVIEW.
- CONDITION OF TITLE GUARANTEE PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY UNDER ORDER NUMBER 081202922-JJ, GUARANTEE NO. A04040-C16-144792 (APN 007-163-008 & 007-171-005), DATED MARCH 17, 2023, WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING.

NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL TIES SHOWN HEREON ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
- MEASURED EQUALS RECORD UNLESS OTHERWISE SHOWN.



VICINITY MAP
NOT TO SCALE



REVISIONS	BY

LOT LINE ADJUSTMENT APPLICATION EXHIBIT

LANDS OF CITY OF PETALUMA & VULCAN LANDS, LLC

6 COPELAND STREET & 400 HOPPER STREET EXTENSION

PETALUMA CALIFORNIA

APN 007-700-002 & 007-163-008

STEVEN J. LAFRANCHI & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS

LAND PLANNERS - LANDSCAPE ARCHITECTS

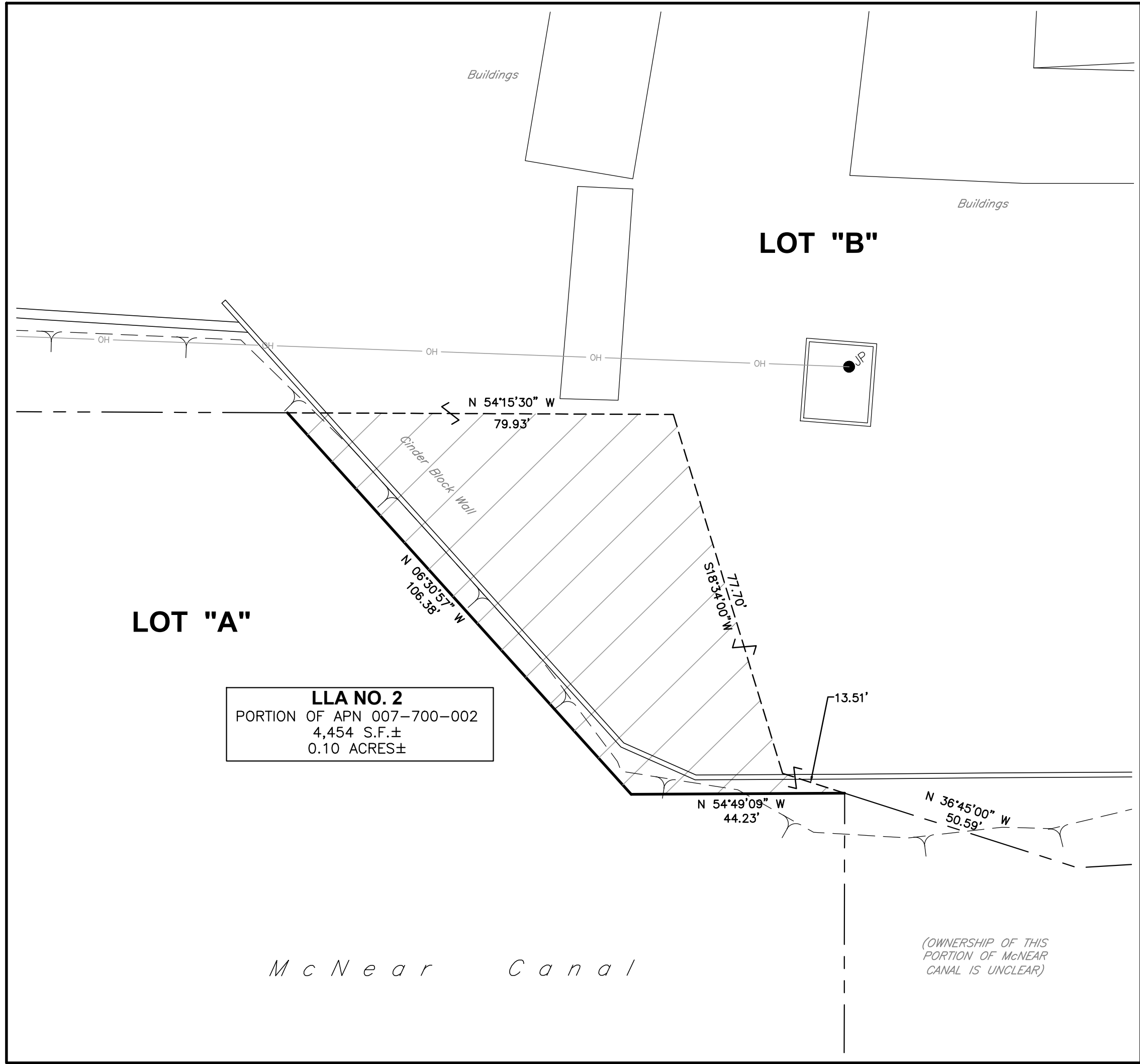
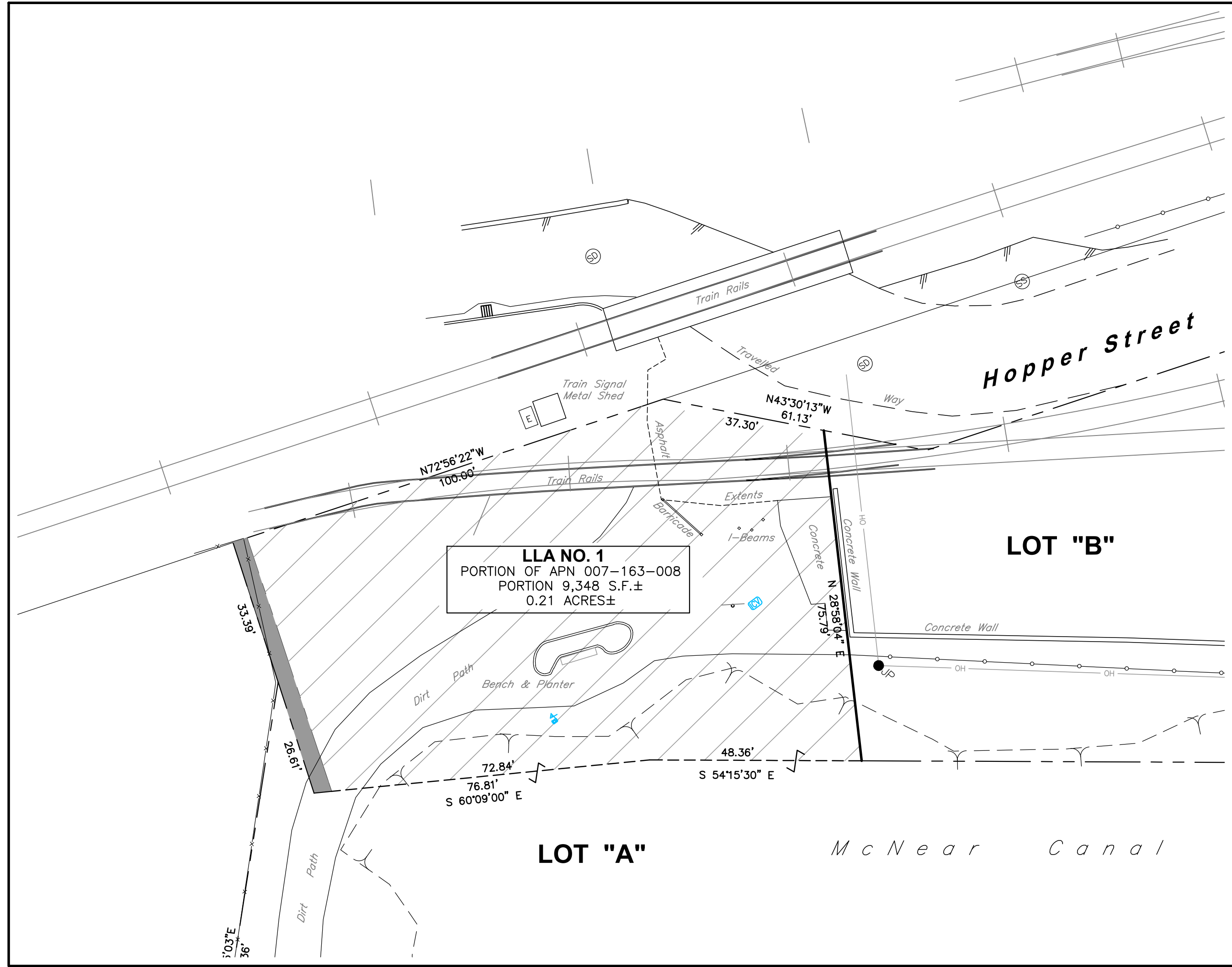
PETALUMA THEATRE SQUARE

140 SECOND STREET, SUITE 312

PETALUMA, CA 94952

(707) 762-3122 FAX (707) 762-2329

DATE:	2023.04.12
SCALE:	1"= 60'
DESIGN:	
DRAWN:	JTG DJB
CHECK:	SJL
JOB:	Petaluma Theatre Square
JOB No:	232366
SHEET	



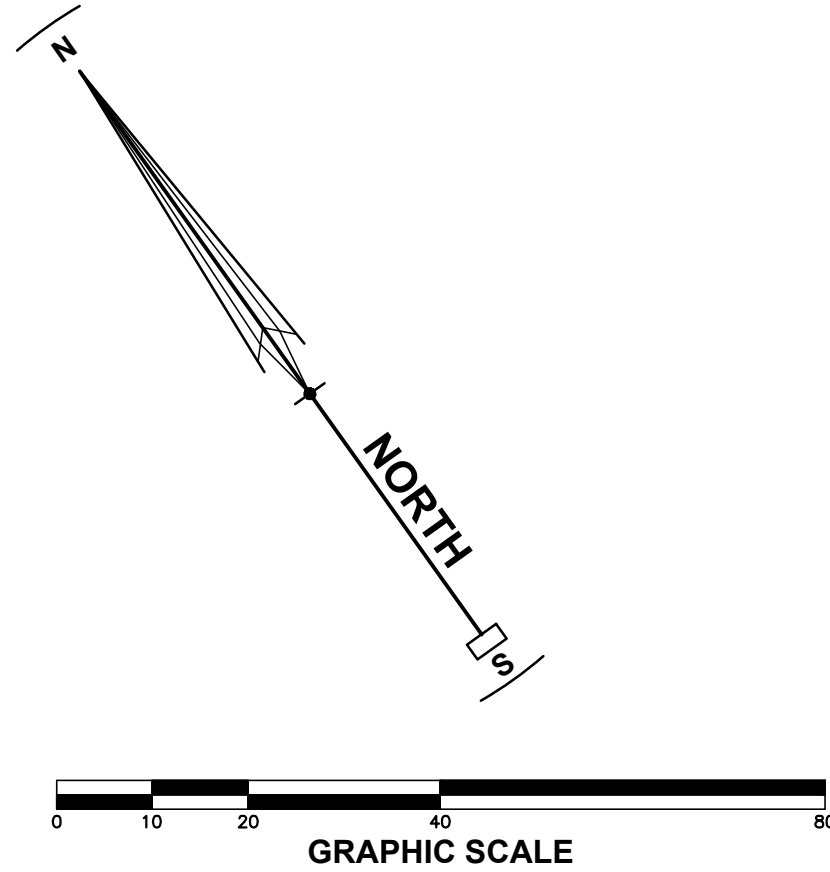
LEGEND	
S.F.	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBER
DN	DOCUMENT NUMBER
OR	OFFICIAL RECORDS
LLA	LOT LINE ADJUSTMENT
SCR	SONOMA COUNTY RECORDS
AC	ASPHALT
●IP	JOINT POLE
x	HOSE BIB
■	IRRIGATION CONTROL VALVE
■	SIGN
■	DROP INLET
■	ELECTRIC SIGNAL VAULT
■	SANITARY SEWER MANHOLE
■	STORM DRAIN MANHOLE
---	EXISTING BOUNDARY LINE
---	PROPOSED ADJUSTED BOUNDARY LINE
---	BOUNDARY LINE TO BE EXTINGUISHED
---	TO BE COMBINED WITH
---	TRANSFER AREA
---	AREA OF GAP BETWEEN SUBJECT PARCELS
OH	OVERHEAD WIRES
---	CYCLONE FENCE
---	EDGE OF PAVEMENT
---	WIRE FENCE
---	TOP OF BANK

SURVEY NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN MARCH 2023.
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NOTES

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PETALUMA CALIFORNIA	
APN 007-700-002 & 007-163-008	

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PETALUMA, CA 94954	
(707) 762-3122 FAX (707) 762-2339	

DATE:	2023.04.12
SCALE:	1"= 20'
DESIGN:	
DRAWN:	JTG DJB
CHECK:	SUL
JOB:	Petaluma City of McNear OP LIA
JOB No:	232366
SHEET	