



EXHIBIT 'A'

Legal Description

Lands of BHDC Petaluma River Place LLC To the City of Petaluma

All that real property situated in the City of Petaluma, lying within the County of Sonoma, State of California and being a portion of the lands of BHDC Petaluma River Place LLC, a California limited liability company as described in that Grant Deed filed for record April 3, 2023 under Document No. 2023-013878, Official Records of the County of Sonoma and being more particularly described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe, tagged RCE 5948, shown as set on that Record of Survey of the lands of Hein Bros Basalt Rock Company, Inc, as said Record of Survey was filed for record September 10, 1980, in Book 311 of Maps at Pages 17-18, Sonoma County Records, said point being at the southerly terminus of that course recited as S 09°00'38" W 42.45 feet; thence from said **POINT OF BEGINNING**, along said boundary, North 09°00'38" East, for a distance of 42.45 feet; thence, North 83°59'22" West, for a distance of 100.00 feet; thence, North 65°03'22" West, for a distance of 71.78 feet; thence, South 88°38'38" West, for a distance of 243.10 feet; thence, South 81°10'38" West, for a distance of 93.94 feet; thence, South 81°16'38" West, for a distance of 85.00 feet to the westerly boundary of said lands of BHDC Petaluma River Place LLC; thence, along said westerly boundary, South 00°44'14" West, for a distance of 362.74 feet to a point on the easterly boundary of Parcel One, as said parcel is described in said Grant Deed to BHDC Petaluma River Place LLC; thence, along a non tangent curve to the right, from a tangent that bears, South 34°37'32" West, with a radius of 270.00 feet, through a central angle of 14°02'06", for a distance of 66.14 feet to a point on the southeasterly boundary of said Parcel One; thence, along said southeasterly boundary, North 59°50'32" East, for a distance of 266.26 feet to a point on the easterly boundary of that Irrevocable Offer of Dedication of Public Right of Way to the City of Petaluma filed for record October 17, 2022 under Document No. 2022-066364, Official Records of the County of Sonoma; thence, along said easterly boundary, the following courses: North 86°27'59" West, for a distance of 17.09 feet; thence, along a tangent curve to the right, with a radius of 10.00 feet, through a central angle of 34°38'23", for a distance of 6.05 feet; thence, along a compound curve to the right, with a radius of 80.00 feet, through a central angle of 34°08'48", for a distance of 47.68 feet; thence, North 17°40'48" West, for a distance of 13.80 feet; thence, along a tangent curve to the right, with a radius of 464.00 feet, through a central angle of 10°45'53", for a distance of 87.18 feet; thence, along a reverse curve to the left, with a radius of 534.00 feet, through a central angle of 08°34'55" for a distance of 79.98 feet; thence, North 15°29'50" West, for a distance of 7.31 feet; thence, leaving said easterly boundary of that Irrevocable Offer of Dedication of Public Right of Way to the City of Petaluma along a tangent curve to the right, with a radius of 15.00 feet, through a central angle of 117°16'48", for a distance of 30.70 feet; thence, along a reverse curve to the left, with a radius of 105.00 feet, through a central angle of 18°16'12"; for a distance of 33.48 feet; thence, North 83°30'47" East, for a distance of 16.27 feet; thence, along a tangent



curve to the left, with a radius of 35.00 feet, through a central angle of 49°05'44", for a distance of 29.99 feet; thence, along a reverse curve to the right, with a radius of 45.00 feet, through a central angle of 49°05'44"; for a distance of 38.56 feet; thence, North 83°30'47" East, for a distance of 30.19 feet; thence, along a tangent curve to the right, with a radius of 95.00 feet, through a central angle of 43°36'55", for a distance of 72.32 feet; thence, along a reverse curve to the left, with a radius of 65.00 feet, through a central angle of 28°36'54"; for a distance of 32.46 feet; thence, South 81°29'13" East, for a distance of 70.39 feet; thence, along a tangent curve to the right, with a radius of 195.00 feet, through a central angle of 08°33'39", for a distance of 29.14 feet; thence, along a reverse curve to the left, with a radius of 305.00 feet, through a central angle of 13°39'47"; for a distance of 72.73 feet; thence, along a reverse curve to the right, with a radius of 495.00 feet, through a central angle of 11°58'23"; for a distance of 103.44 feet; thence, along a reverse curve to the left, with a radius of 105.00 feet, through a central angle of 08°30'12"; for a distance of 15.58 feet; thence, South 06°52'50" West, for a distance of 23.89 feet to a point on said southeasterly boundary of Parcel One, as said parcel is described in said Grant Deed to BHDC Petaluma River Place LLC ; thence, along a non tangent curve to the right, from a tangent that bears, North 83°11'23" East, with a radius of 860.00 feet, through a central angle of 01°57'40", for a distance of 29.44 feet; thence, North 84°22'42" East, for a distance of 155.15 feet to an angle point in said Parcel One; thence along the boundary of said Parcel One, North 81°59'22" West for a distance of 235.63 feet to the Point of Beginning of the hereinabove described parcel of land.

Containing 73,021 Sq. Ft. (1.68 Ac.) of land, more or less

Basis of Bearings: Record of Survey of the lands of Hein Bros Basalt Rock Company, Inc, as said Record of Survey was filed for record September 10, 1980, in Book 311 of Maps at Pages 17-18, Sonoma County Records.

Prepared by:

BKF ENGINEERS

A blue ink signature of Ralph H. Thomas, written in a cursive style.

Dated: 6-2-2023

Ralph H. Thomas, PLS. No. 4760



LEGEND



RIGHT OF WAY DEDICATION
73,021 SF (1.68 AC)



RALPH H. THOMAS PLS 4760



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Subject LANDS OF BHDC RIVER PLACE LLC
TO THE CITY OF PETALUMA

Job No. 20221440

By AEG Date JUNE 2023 Chkd. RHT
SHEET 1 OF 2

EXHIBIT 'B'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	34°38'23"	10.00'	6.05'
C2	34°08'48"	80.00'	47.68'
C3	10°45'53"	464.00'	87.18'
C4	8°34'55"	534.00'	79.98'
C5	117°16'48"	15.00'	30.70'
C6	18°16'12"	105.00'	33.48'
C7	49°05'44"	35.00'	29.99'
C8	49°05'44"	45.00'	38.56'
C9	43°36'55"	95.00'	72.32'
C10	28°36'54"	65.00'	32.46'
C11	8°33'39"	195.00'	29.14'
C12	13°39'47"	305.00'	72.73'
C13	11°58'23"	495.00'	103.44'
C14	8°30'12"	105.00'	15.58'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N86°27'59"W	17.09'
L2	N17°40'48"W	13.80'
L3	N15°29'50"W	7.31'
L4	N83°30'47"E	16.27'
L5	N83°30'47"E	30.19'
L6	S81°29'13"E	70.39'
L7	S06°52'50"W	23.89'



Ralph H. Thomas 6-02-2023
RALPH H. THOMAS PLS 4760



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SHEET 2 OF 2