

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PETALUMA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

LYING WITHIN LET 323, AS SAID LOT IS DELINEATED ON THAT CERTAIN MAP ENTITLED "ROWE'S MAP OF THE PETALUMA RANCHO", RECORDED IN BOOK 8 OF MAPS, PAGE 15, SONOMA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON PIPE AND TAG, AT A FENCE CORNER, MARKING THE COMMON CORNER OF LOTS 257, 258, 324 AND 333, AS DELINEATED ON SAID MAP (FROM WHICH A SET 1/2" IRON PIPE AND TAG, MARKING THE COMMON CORNER OF LOTS 324, 333, 325 AND 332, BEARS SOUTH 54° 33' EAST, 2173.82 FEET); THENCE ALONG THE COMMON LINE OF LOTS 324 AND 257, SOUTH 35° 27' WEST, 2006.40 FEET TO A SET 1/2" IRON PIPE AND TAG; THENCE CONTINUING ALONG SAID COMMON LOT LINE, SOUTH 35° 27' WEST, 3206.13 FEET TO A SET 1/2" IRON PIPE AND TAG, MARKING THE COMMON CORNER OF LOTS 235, 236, 323 AND 366; THENCE ALONG THE COMMON LINE OF LOTS 235 AND 323, SOUTH 35° 30' 10" WEST, 1893.88 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LAKEVILLE HIGHWAY; THENCE CONTINUING SOUTH 35° 30' 10" WEST, 60.00 FEET TO A SET 2" IRON PIPE AND TAG MARKED "L.S. 3218", ON THE SOUTHWESTERLY LINE OF SAID HIGHWAY; THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING, AND ALONG SAID HIGHWAY LINE, SOUTH 55° 25' 50" EAST, 2186.11 FEET TO A SET 1/2" IRON PIPE AND TAG, AT A FENCE CORNER POST; THENCE LEAVING SAID HIGHWAY LINE AND ALONG THE COMMON LINE OF LOTS 323 AND 322, SOUTH 35° 21' 50" WEST, 5189.29 FEET TO A SET 2" IRON PIPE AND TAG, MARKED "L.S. 3218", ON TOP OF THE EXISTING DIKE; THENCE CONTINUING ALONG SAID LINE, SOUTH 35° 21' 50" WEST, 375.00 FEET TO A POINT ON THE ORDINARY HIGH WATER MARK OF THE PETALUMA RIVER, AS DETERMINED BY PHOTOGRAMMETRIC METHODS, FROM PHOTOGRAPHY DATED MAY 24, 1965; THENCE ALONG SAID HIGH WATER MARK, SOUTH 75° 45' WEST, 250.00 FEET; THENCE NORTH 86° 00' WEST, 545.00 FEET; THENCE NORTH 67° 15' WEST, 310.00 FEET; THENCE NORTH 49° 15' WEST, 125.24 FEET; THENCE NORTH 30° 30' WEST, 370.00 FEET; THENCE NORTH 6° 00' WEST, 220.00 FEET; THENCE NORTH 13° 00' EAST, 490.00 FEET; THENCE NORTH 30° 15' EAST, 700.00 FEET; THENCE NORTH 16° 00' EAST, 230.00 FEET; THENCE NORTH 1° 14' 50" EAST, 284.85 FEET; THENCE LEAVING SAID ORDINARY HIGH WATER MARK, NORTH 35° 30' 10" EAST, 20.00 FEET TO A 2" IRON PIPE AND TAG, MARKED "L.S. 3218", SET IN A 6" X 6" BEVEL TOP FENCE POST; THENCE ALONG THE COMMON LOT LINE OF LOTS 230 AND 323, NORTH 35° 30' 10" EAST, 4102.84 FEET TO THE POINT OF BEGINNING.

ALL 1/2" IRON PIPE MONUMENTS WITH TAGS MENTIONED BEAR THE INSCRIPTION, "HOGAN, SCHUCH & ASSOC., L.S. 2798"; BASIS OF BEARING: THE NORTHWESTERLY LINE OF SAID LOTS 324 AND 366, HOLDING RECORD BEARING OF NORTH 35° 27' EAST, FROM A CUMMAY IN JUNE, 1965, BY E. R. JACOBSON, L. S. 3218.

EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE DEED FROM PAUL ALVIN SILOACO AND EMMA INEZ SILOACO, HIS WIFE, TO JIM BLOHMAM AND JEANETTE BLOHMAM, HIS WIFE, AS JOINT TENANTS, DATED OCTOBER 21, 1965 AND RECORDED OCTOBER 28, 1965 IN LIBER 2165 OF OFFICIAL RECORDS, PAGE 893, RECORDER'S SERIAL NO. J-68545, SONOMA COUNTY RECORDS.

PARCEL TWO:

LYING PARTIALLY WITHIN LOT 323, AS SAID LOT IS DELINEATED ON THAT CERTAIN MAP ENTITLED ROWE'S MAP OF THE PETALUMA RANCHO, RECORDED IN BOOK 8 OF MAPS, PAGE 15, SONOMA COUNTY RECORDS, FURTHER DELINEATED ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 100 OF MAPS, PAGE 83, SONOMA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ONE-HALF INCH IRON PIPE AND TAG, AT A FENCE CORNER MARKING THE COMMON CORNER OF LOTS 257, 258, 324 AND 333, AS DELINEATED ON SAID MAP (FROM WHICH A ONE-HALF INCH IRON PIPE AND TAG, MARKING THE COMMON CORNER OF LOTS 324, 333, 325, 332, BEARS SOUTH 54° 33' EAST, 2173.82 FEET); THENCE ALONG THE COMMON LINE OF LOTS 324 AND 257, SOUTH 35° 27' WEST, 2006.40 FEET TO A ONE-HALF INCH IRON PIPE AND TAG; THENCE CONTINUING ALONG SAID COMMON LOT LINE, SOUTH 35° 27' WEST, 3206.13 FEET TO A ONE-HALF INCH IRON PIPE AND TAG, MARKING THE COMMON CORNER OF LOTS 235, 236, 323 AND 366; THENCE ALONG THE COMMON LINE OF LOTS 235 AND 323, SOUTH 35° 30' 10" WEST, 1893.88 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LAKEVILLE HIGHWAY; THENCE CONTINUING SOUTH 35° 30' 10" WEST, 60.00 FEET TO A 2 INCH IRON PIPE AND TAG, MARKED "L.S. 3218", ON THE SOUTHWESTERLY LINE OF SAID HIGHWAY; THENCE ALONG SAID HIGHWAY LINE, SOUTH 55° 25' 50" EAST, 2186.11 FEET TO A ONE-HALF INCH IRON PIPE AND TAG, AT A FENCE CORNER POST, THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING AND ALONG SAID HIGHWAY LINE, SOUTH 35° 21' 50" WEST, ALONG THE LINE COMMON TO LOTS 323 AND 322, 5189.29 FEET TO A 2 INCH IRON PIPE AND TAG, MARKED "L.S. 3218", ON THE TOP OF THE EXISTING DIKE; THENCE CONTINUING ALONG SAID LINE, SOUTH 35° 21' 50" WEST, 375.00 FEET TO A POINT ON THE ORDINARY HIGH WATER OF THE PETALUMA RIVER, AS DETERMINED BY PHOTOGRAMMETRIC METHODS, FROM PHOTOGRAPHY, DATED MAY 24, 1965; THENCE ALONG SAID HIGH WATERMARK, SOUTH 75° 45' WEST, 250.00 FEET; THENCE NORTH 86° 00' WEST, 545.00 FEET; THENCE NORTH 67° 15' WEST, 310.00 FEET; THENCE NORTH 49° 15' WEST, 125.24 FEET; THENCE LEAVING SAID ORDINARY HIGH WATER LINE, NORTH 35° 21' 50" EAST, 6077.51 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID HIGHWAY; THENCE ALONG SAID LINE, SOUTH 55° 25' 50" EAST, 1054.42 FEET TO THE POINT OF BEGINNING.

ALL ONE-HALF INCH IRON PIPE MONUMENTS WITH TAGS MENTIONED BEAR THE INSCRIPTION R. S. HOGAN, L.S.: 2798, BASIS OF BEARING: THE NORTHWESTERLY LINE OF SAID LOTS 324 AND 366, HOLDING RECORD BEARING OF NORTH 35° 27' EAST.

PARCEL THREE:

BEING A PORTION OF THE PETALUMA RANCHO, AND BEING A PORTION OF THE GEORGE CAMPBELL RANCH AS WAS SET APART AUGUST 25, 1880 BY THE SUPERIOR COURT OF THE COUNTY OF SONOMA TO GEORGE D. CAMPBELL, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 12 FEET FROM THE WEST BANK OF THE CREEK WHICH CROSSES THE COUNTY ROAD AND RUNS TO PETALUMA CREEK, AND IN THE LINE FENCE ERECTED BY SAID GEORGE D. CAMPBELL, WHICH FORMS THE EASTERLY SIDE LINE OF THE LAND SET OFF TO LUCY J. CAMPBELL AND CHARLES J. CAMPBELL, BY THE AFORESAID COURT, AND WHICH IS AT THE INTERSECTION OF THE SAID FENCE WITH THE SOUTHERLY LINE OF THE COUNTY ROAD RUNNING FROM PETALUMA TO LAKEVILLE; THENCE RUNNING EASTERLY AND ALONG THE LINE OF THE SAID COUNTY ROAD TO THE LANDS OF J.B. LEWIS, AND THENCE SOUTHERLY AND ALONG THE LINE OF THE LANDS OF SAID LEWIS TO PETALUMA CREEK; THENCE WESTERLY FOLLOWING THE MEANDERINGS OF SAID PETALUMA CREEK TO THE LANDS OF JOHN D. ELLIS (FORMERLY GEORGE D. CAMPBELL PREMISES); THENCE NORTHERLY AND ALONG THE LINE OF THE LANDS OF SAID ELLIS TO SAN FRANCISCO AND NORTH PACIFIC RAILWAY COMPANY; THENCE EASTERLY TO THE RAILROAD BRIDGE; THENCE NORTHERLY ALONG THE BANK OF THE CREEK 6 TO 12 FEET FROM THE INSIDE OF THE WEST BANK THEREOF, AND ALONG THE FENCE ERECTED BY GEORGE D. CAMPBELL BEFORE REFERRED TO, TO THE COUNTY ROAD AND THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM, THAT PORTION AS DESCRIBED IN THE QUITCLAIM DEED FROM THE CITY OF PETALUMA TO LYDIA MASCIORINI, ET AL, RECORDED AUGUST 9, 1972 IN BOOK 2653 OF OFFICIAL RECORDS, PAGE 478, SONOMA COUNTY RECORDS.

PARCEL FOUR:

BEING ALL OF THE LANDS OF L. MASCIORINI, ET AL, DESCRIBED IN BOOK 1908 AT PAGE 115 OF OFFICAL RECORDS OF SONOMA COUNTY LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LAKEVILLE HIGHWAY FROM WHICH A 2" DIAMETER IRON PIPE FOUND MARKING THE WESTERLY LINE OF THE LANDS OF SILOACO AS SHOWN ON THE MAP RECORDED IN BOOK 100 OF MAPS, AT PAGE 83, SONOMA COUNTY RECORDS, BEARS SOUTH 54° 33' EAST, 2173.82 FEET; THENCE SOUTH 35° 27' WEST, 2006.40 FEET TO A POINT OF BEGINNING, SOUTH 26° 00' WEST 14.32 FEET, MORE OR LESS, TO A 1/2" DIAMETER IRON PIN SET; THENCE CONTINUING, SOUTH 26° 00' WEST 63.72 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 49° 00' WEST 100.00 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 60° 50' WEST 85.00 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 45° 25' WEST 64.00 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 42° 41' 30" WEST 83.00 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 71° 16' 30" WEST 171.60 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 52° 56' 30" WEST 79.20 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 39° 21' 30" WEST 340.80 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 38° 26' 30" WEST 481.80 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 47° 26' 30" WEST 184.80 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 41° 46' 30" WEST 105.60 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 25° 56' 30" WEST 52.80 FEET TO A 1/2" DIAMETER IRON PIN SET ON THE NORTHERLY LINE OF THE FORMER RIGHT OF WAY OF NORTHWESTERN PACIFIC RAILROAD; THENCE SOUTH 25° 49' 30" WEST 80.00 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE NORTH 64° 10' 30" WEST ALONG THE SOUTHERLY LINE OF SAID FORMER RAILROAD RIGHT OF WAY 359.97 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE SOUTH 33° 43' 30" WEST ALONG AN EXISTING FENCE LINE 1852.60 FEET TO A 1/2" DIAMETER IRON PIN SET; THENCE CONTINUING SOUTH 33° 43' 30" WEST 30.69 FEET, MORE OR LESS, TO PETALUMA CREEK AT THE COMMON CORNER OF THE LANDS OF THE CITY OF PETALUMA DESCRIBED IN BOOK 2595 AT PAGE 48 OF OFFICAL RECORDS OF SONOMA COUNTY, AND THE SAID LANDS OF L. MASCIORINI, ET AL., DESCRIBED IN SAID BOOK 1908 AT PAGE 115 OF OFFICAL RECORDS OF SONOMA COUNTY.

PARCEL FIVE:

BEING AN EASEMENT FOR SEWER CONSTRUCTION AND MAINTENANCE PURPOSES OVER AND ALONG A PORTION OF THE LANDS OF L. MASCIORINI, ET AL, DESCRIBED IN BOOK 1908 AT PAGE 115 OF OFFICAL RECORDS OF SONOMA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AN EASEMENT FOR SEWER CONSTRUCTION AND MAINTENANCE PURPOSES OVER AND ALONG A STRIP OF LAND 30.0 FEET IN WIDTH LYING 15.0 FEET ON EACH SIDE OF THE LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LANDS OF MASCIORINI, ET AL, FROM WHICH THE SOUTHEASTERLY CORNER OF THE LANDS OF HARCOURT, BRACE & WORLD, INC. BEARS SOUTH 38° 34' 30" WEST 22.90 FEET; THENCE ON A CURVE TO THE RIGHT FROM A TANGENT WHICH BEARS SOUTH 64° 10' 30" EAST WITH A RADIUS OF 2.005 FEET, THROUGH A CENTRAL ANGLE OF 131°18' 48" FOR A DISTANCE OF 465.88 FEET TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1995 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES18' 48" FOR A DISTANCE OF 483.56 FEET; THENCE SOUTH 64 DEGREES 10' 30" EAST 650.0 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE LANDS OF FRATES DESCRIBED IN BOOK 405 AT PAGE 292 OF OFFICAL RECORDS OF SONOMA COUNTY, FROM WHICH THE NORTHWESTERLY CORNER THEREOF, ON THE SOUTHERLY LINE OF THE FORMER RIGHT OF WAY OF THE NORTHWESTERN PACIFIC RAILROAD COMPANY, BEARS NORTH 35° 40' EAST ALONG SAID LINE 25.24 FEET, TOGETHER WITH AN EASEMENT FOR CONSTRUCTION PURPOSES 10.0 FEET IN WIDTH LYING NORTHERLY OF, ADJACENT TO, AND CONTINUOUS ALONG THE NORTHERLY LINE OF THE ABOVE DESCRIBED 30 FOOT WIDE EASEMENT; ALSO TOGETHER WITH AN EASEMENT FOR CONSTRUCTION PURPOSES 10.0 FEET IN WIDTH LYING SOUTHERLY OF, ADJACENT TO AND CONTINUOUS ALONG THE SOUTHERLY LINE OF THE ABOVE DESCRIBED 30.0 FOOT WIDE EASEMENT.

PARCEL SIX:

BEGINNING AT A 3/4 INCH IRON PIPE MONUMENT TAGGED RLS 5493, MARKING THE INTERSECTION OF OTHE SOUTHERLY RIGHT-OF- WAY LINE OF SATE HIGHWAY ROUTE 116, KNOWN AS LAKEVILLE HIGHWAY AND THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 231, SAID POINT OF BEGINNING ALSO BEING THE NORTHWESTERLY CORNER AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "LANDS OF RICHARD AND FAITH GRAY" RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 466 OF MAPS, MAP NO. 41 ON JANUARY 9, 1991, THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 54° 30' 48" EAST, 2154.19 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS OF RICHARD AND FAITH GRAY, SAID EASTERLY LINE ALSO BEING THE WESTERLY EASEMENT LINE OF A 90 FOOT DRAINAGE EASEMENT RECORDED IN BOOK 208 OF OFFICAL RECORDS AT PAGE 913 OF SAID COUNTY, THENCE SOUTH 26° 00' 00" WEST 78.06 FEET, THENCE SOUTH 49° 00'00" WEST 100.00 FEET, THENCE SOUTH 80° 50' 00" WEST 85.00 FEET, THENCE SOUTH 45° 25' 00" WEST 64.00 FEET, THENCE SOUTH 42° 41' 30" WEST 83.00 FEET, THENCE SOUTH 71° 16' 30" WEST 171.60 FEET, THENCE SOUTH 52° 56' 30" WEST 79.20 FEET, THENCE SOUTH 39° 21' 30" WEST 340.80 FEET, THENCE SOUTH 38° 26' 30" WEST 205.22 FEET, THENCE LEAVING SAID EASTERLY LINE, NORTH 54° 10' 25" WEST 601.61 FEET, THENCE NORTH 09° 00' 48" WEST 147.40 FEET, THENCE NORTH 35° 59' 13" EAST 247.48 FEET, THENCE NORTH 54° 00' 47" WEST 320.21 FEET, THENCE NORTH 35° 59' 14" EAST 135.54 FEET, THENCE NORTH 54° 00' 48" WEST 629.59 FEET, THENCE NORTH 08° 44' 58" WEST 419.99 FEET TO THE NORTHEASTERLY LINE OF SAID LANDS OF RICHARD AND FAITH GRAY, THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 36° 23' 57" EAST 365.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONFIGURATION PURSUANT TO LIA 03--0078 DATED FEBRUARY 19, 2004, AND DISCLOSED BY GRANT DEED DATED FEBRUARY 10, 2004 AND RECORDED FEBRUARY 19, 2004 AS DOCUMENT NO. 2004022478, SONOMA COUNTY RECORDS.

PARCEL SEVEN:

AN EASEMENT FOR PUBLIC AND PRIVATE ACCESS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 23, AS SAID LOT IS SHOWN ON THE OFFICAL PLATS OF OAKMEAD NORTH BAY PARK, UNIT 3, RECORDED IN THE OFFICE OF THE RECORDER OF SONOMA COUNTY, CALIFORNIA, IN BOOK 359 OF MAPS, PAGE 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

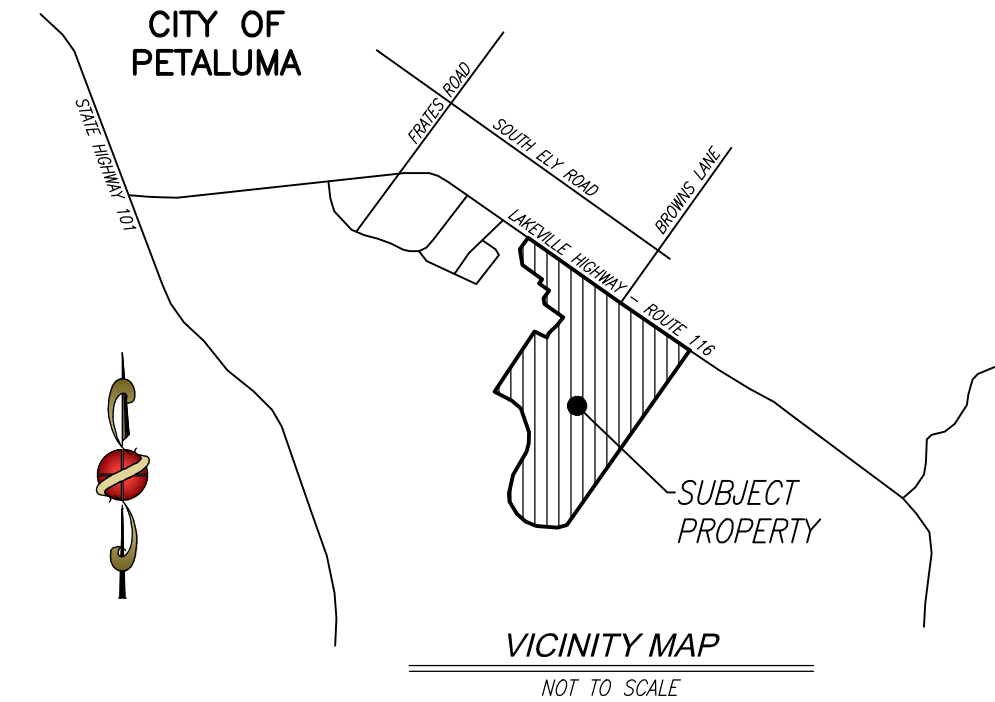
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23, THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 36° 16' 53" WEST 70.00 FEET, THENCE LEAVING SAID EASTERLY LINE, NORTH 54° 31' 54" WEST 258.27 FEET MORE OR LESS, TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 57.00 FEET, SAID POINT ALSO LYING ON THE WESTERLY LINE OF SAID LOT 23 AND ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF OLYMPIA DRIVE AS SHOWN ON SAID MAP OF OAKMEAD NORTH BAY UNIT 3, THENCE NORTHEASTERLY ALONG THE ARC OF THE CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 30° 27' 45" EAST 65.80 FEET TO A POINT OF REVERSE CURVE, THENCE ALONG THE NORTHEAST HAVING A RADIUS OF 57.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF THE CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 01° 58' 25" WEST 5.60 FEET TO THE NORTHERLY LINE OF SAID LOT 23, THENCE ALONG SAID NORTHERLY LINE, SOUTH 54° 31' 54" EAST 268.40 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALTA / NSPS LAND TITLE SURVEY

PORTIONS OF APN: 068-010-023, 024, 025 & 033

NOTES:

1. THE ADDRESS OF THE SUBJECT PROPERTY IS 4233, 4402, 4014 LAKEVILLE HIGHWAY, PETALUMA, CA. 94954.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED PCD (PLANNED COMMUNITY DISTRICTS) BY THE SONOMA COUNTY ZONING MAP AND IS SUBJECT TO THE FOLLOWING PER SONOMA COUNTY ZONING ORDINANCE:
 - a. FRONT SETBACK: BY PERMIT
 - b. SIDE SETBACK: BY PERMIT
 - c. REAR SETBACK: BY PERMIT
 - d. MAX BLDG HEIGHT: BY PERMIT
3. THE GROSS AREA OF SUBJECT PROPERTY IS: 429.1 ACRES, MORE OR LESS, CALCULATED FROM RECORD DATA.
4. THE AREA OF THE SUBJECT POND IS: 784,264 SQ. FT. (18.00 ACRES) MORE OR LESS, CALCULATED FROM MEASURED DATA FROM THE TOP OF THE BANK.
5. THE AREAS FOR THE SOLAR LEASE, ACCESS LEASE, AND UTILITY LEASE TO BE DETERMINED.
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THE SUBJECT PROPERTY LIES WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE AE (AREA WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED - ELEVATION = 10) AS SHOWN ON FIRM NO. 06097C1002G, EFFECTIVE OCTOBER 02, 2015.
8. THE AVERAGE WATER HEIGHT IN THE SUBJECT POND IS ±14.5 FEET.



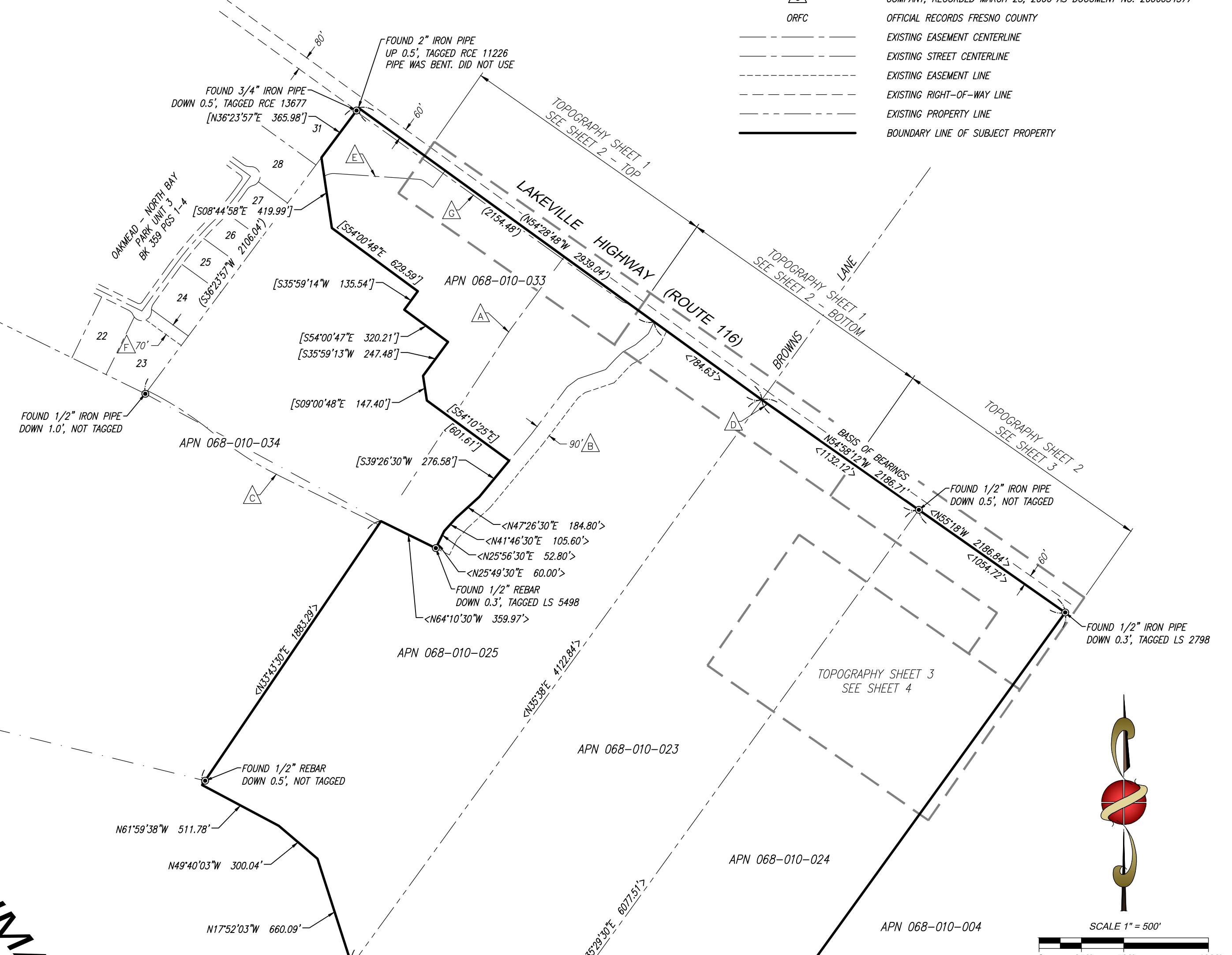
PETALUMA CREEK

THIS PROPERTY IS SUBJECT TO:

- EXCEPTIONS AS NOTED IN A PRELIMINARY TITLE REPORT BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 22000330582, DATED JUNE 16, 2022.
3. ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC. (GENERIC TITLE DISCLOSURE)
 4. RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF PETALUMA CREEK/RIVER AND ELLIS CREEK. (GENERIC TITLE DISCLOSURE)
 5. ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF SAID LAND LYING WITHIN THE BANKS OF PETALUMA CREEK/RIVER AND ELLIS CREEK AND ANY CHANGES IN THE BOUNDARY LINES OF SAID LAND THAT HAVE OCCURRED OR MAY HEREAFTER OCCUR FROM NATURAL CAUSES. (GENERIC TITLE DISCLOSURE)
 6. AN EASEMENT FOR UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC AND THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED OCTOBER 21, 1998 IN BOOK 1622 OF OFFICAL RECORDS, PAGE 410, SERIAL NO. F-55181. (PLOTTED HEREON AS "A")
 7. AN OIL AND GAS LEASE DATED FEBRUARY 22, 1964 AND RECORDED MAY 15, 1964 IN BOOK 2044 OF OFFICAL RECORDS, PAGE 994, SERIAL NO. H-90579. (NOT PLOTTABLE)
 9. AN EASEMENT FOR PURPOSES OF REMOVING DEBRIS AND VEGETATIVE GROWTH GRANTED TO SONOMA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED JANUARY 10, 1968 IN BOOK 2308 OF OFFICAL RECORDS, PAGE 973. (PLOTTED HEREON AS "B")
 11. MATTERS AS CONTAINED IN AN INSTRUMENT ENTITLED "GRANT OF EASEMENT", RECORDED JANUARY 22, 1973 IN BOOK 2729 OF OFFICAL RECORDS, PAGE 225, SERIAL NO. N-14876. (PLOTTED HEREON AS "C")
 14. AN EASEMENT FOR UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED JUNE 15, 1999 AS DOCUMENT NO. 1999076925. (PLOTTED HEREON AS "D")
 15. AN EASEMENT FOR PRIVATE ROAD RESERVED BY DAVID MARTINELLI, ET AL, RECORDED FEBRUARY 19, 2004 AS DOCUMENT NO. 2004022478. (PLOTTED HEREON AS "E")
 16. MATTERS AS CONTAINED IN AN INSTRUMENT ENTITLED "INDIVIDUAL GRANT DEED", RECORDED FEBRUARY 19, 2004 AS DOCUMENT NO. 2004022478. (PLOTTED HEREON AS "E")
 17. MATTERS AS CONTAINED IN AN INSTRUMENT ENTITLED "GRANT OF EASEMENT", RECORDED OCTOBER 13, 2005 AS DOCUMENT NO. 2005152854. (PLOTTED HEREON AS "F")
 18. AN EASEMENT FOR UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED MARCH 23, 2006 AS DOCUMENT NO. 2006034377. (PLOTTED HEREON AS "G")

LEGEND

- MONUMENT FOUND AND ACCEPTED AS NOTED
- < > RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 180 OF MAPS, PAGE 5, SONOMA COUNTY RECORDS
- () RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 466 OF MAPS AT PAGE 41, SONOMA COUNTY RECORDS
- [] DATA PURSUANT TO LIA 03--0078 DATED FEBRUARY 19, 2004, AND DISCLOSED BY GRANT DEED DATED FEBRUARY 10, 2004 AND RECORDED FEBRUARY 19, 2004 AS DOCUMENT NO. 2004022478, SONOMA COUNTY RECORDS
- △ AN EASEMENT FOR UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC AND THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED OCTOBER 21, 1998 IN BOOK 1622 OF OFFICAL RECORDS, PAGE 410, SERIAL NO. F-55181
- △ AN EASEMENT FOR PURPOSES OF REMOVING DEBRIS AND VEGETATIVE GROWTH GRANTED TO SONOMA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED JANUARY 10, 1968 IN BOOK 2308 OF OFFICAL RECORDS, PAGE 973
- △ MATTERS AS CONTAINED IN AN INSTRUMENT ENTITLED "GRANT OF EASEMENT", RECORDED JANUARY 22, 1973 IN BOOK 2729 OF OFFICAL RECORDS, PAGE 225, SERIAL NO. N-14876
- △ AN EASEMENT FOR UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED JUNE 15, 1999 AS DOCUMENT NO. 1999076925
- △ AN EASEMENT FOR PRIVATE ROAD RESERVED BY DAVID MARTINELLI, ET AL, RECORDED FEBRUARY 19, 2004 AS DOCUMENT NO. 2004022478
- △ MATTERS AS CONTAINED IN AN INSTRUMENT ENTITLED "GRANT OF EASEMENT", RECORDED OCTOBER 13, 2005 AS DOCUMENT NO. 2005152854
- △ AN EASEMENT FOR UTILITY PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, RECORDED MARCH 23, 2006 AS DOCUMENT NO. 2006034377
- ORFC OFFICAL RECORDS FRESNO COUNTY
- EXISTING EASEMENT CENTERLINE
- EXISTING STREET CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- BOUNDARY LINE OF SUBJECT PROPERTY



BASIS OF BEARINGS:

THE WEST RIGHT-OF-WAY LINE OF LAKEVILLE HIGHWAY - ROUTE 116 BEARS N 54° 58' 12" W PER STATE PLANE GPS USED DURING THE SURVEY OF THE SUBJECT PROPERTY.

ZONING:

THE PROPERTY IS ZONED PCD (PLANNED COMMUNITY DISTRICTS)

SURVEYOR'S STATEMENT

TO STEWART TITLE GUARANTY COMPANY AND THE CITY OF PETALUMA:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(B)(1), 8, 11(A), 13, 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 8, 2023.

DATE OF PLAT OR MAP: FEBRUARY 15, 2023

ILEY MICHAEL BALLINGER, PLS #788 EXP. 12/31/2024
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA
IBALLINGER@PRECISIONENG.NET



PLANNING ● SURVEYING ● CIVIL ENGINEERING
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PROJECT TITLE: ELLIS CREEK/WATER RECYCLING FACILITY
ALTA/NSPS LAND TITLE SURVEY
SHEET DESCRIPTION: BOUNDARY
CITY OF: PETALUMA
COUNTY OF: SONOMA

PREPARED FOR:
WHITE PINE RENEWABLES
1808 WEDEMEYER ST. SUITE 219
SAN FRANCISCO, CA. 94129
(313) 205-2577

REVISIONS

NO.	DESCRIPTION

DRAWN BY: SF

CHECKED BY: IMB

DATE: 02-15-2023

SHEET NUMBER:

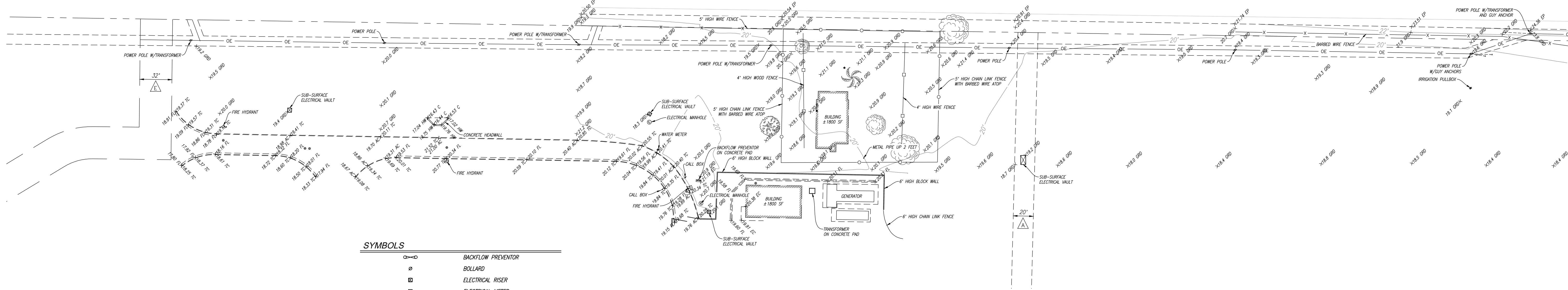
1 OF 4

JOB NUMBER:

22-340

SEE THIS SHEET TOP

LAKEVILLE HIGHWAY (ROUTE 116)

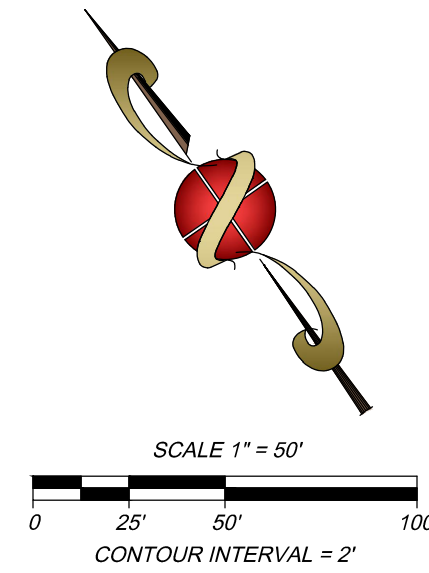


SYMBOLS

	BACKFLOW PREVENTOR
	BOLLARD
	ELECTRICAL RISER
	ELECTRICAL METER
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	POLE GUY ANCHOR
	HOSE BIB
	IRRIGATION PULLBOX
	LAMP POST
	POWER POLE
	POWER POLE WITH TRANSFORMER
	SEWER CLEANOUT
	SERVICE POLE
	SIGN
	STANDPIPE WITH GATE VALVE
	WATER METER
	WATER VALVE
	TREE
	OVERHEAD WIRES
	WOOD FENCE
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	WATER PIPE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE
BP	BOTTOM OF POND
C	CONCRETE
CUL	CULVERT
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FL	FLOWLINE
GRD	GROUND
HW	HEADWALL
SF	SQUARE FEET
TC	TOP OF CURB
TD	TOP OF DIKE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
	SEE LEGEND ON SHEET 1



SEE THIS SHEET BOTTOM

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DRAWN BY: SF
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SHEET NUMBER:
2 OF 4

JOB NUMBER:
22-340

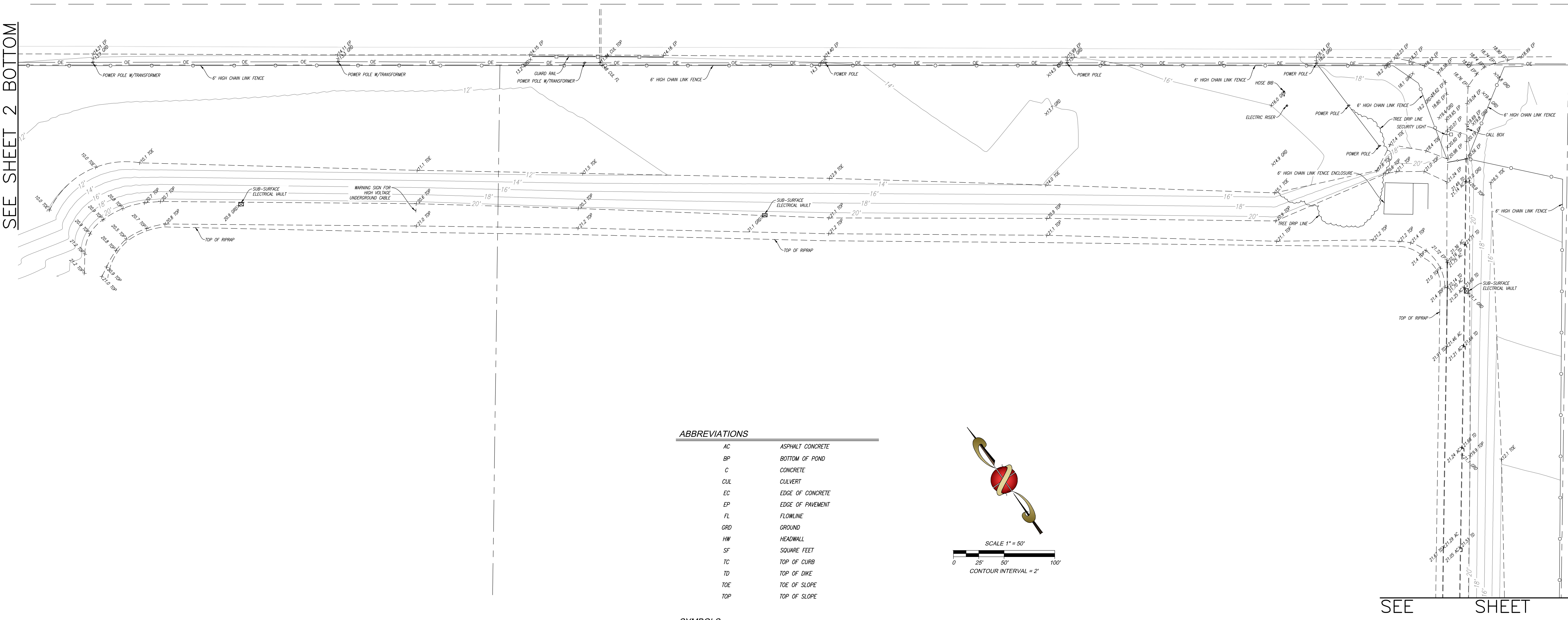
PROJECT TITLE: ELLIS CREEK WATER RECYCLING FACILITY
ALTARNS LAND TITLE SURVEY
SHEET DESCRIPTION: TOPOGRAPHY SHEET 1
CITY OF: PETALUMA
COUNTY OF: SONOMA

PRECISION
CIVIL ENGINEERING, INC.

PLANNING • SURVEYING • CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93771
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET

SEE SHEET 2 BOTTOM

LAKEVILLE HIGHWAY (ROUTE 116)

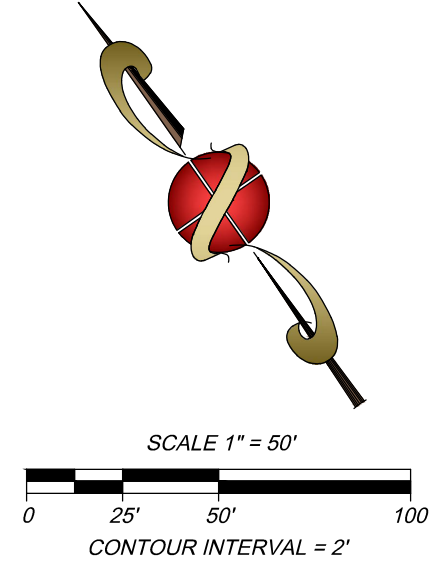


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	BARBED WIRE FENCE
	WATER PIPE
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	EXISTING RIGHT-OF-WAY LINE



SEE SHEET 4

REVISIONS

