

RESOLUTION NO. 2013-032

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK APPROVING LOT LINE ADJUSTMENTS BETWEEN CITY, COTATI-ROHNERT PARK SCHOOL DISTRICT AND RURAL CALIFORNIA BROADCASTING CORPORATION (APNs 143-040-082, 143-040-097, 143-040-118, 143-040-125 & 143-040-126)

WHEREAS, the City of Rohnert Park owns three properties referred to as Assessor's Parcel Numbers 143-040-097, 143-040-125 and 143-040-126; and

WHEREAS, two adjacent properties are owned by Cotati-Rohnert Park Unified School District and Rural California Broadcasting Corporation; and

WHEREAS, Assessor's Parcel Numbers 143-040-125 and 143-040-126 are included in the Option to Purchase and Purchase Agreement dated as of April 8, 2003 and amended September 14, 2004, between the City and Redwood Equities; and

WHEREAS, as is described in more detail in the staff report presented to the City Council, which is incorporated herein by this reference, staff approval of three lot line adjustments between the five above referenced properties (the "Lot Line Adjustments") assists in carrying out the said Option Agreement and resolves issues with encroachments; and

WHEREAS, pursuant to Government Code Section 65402, on February 14, 2013 the City Planning commission found the Lot Line Adjustments to be consistent with the City's General Plan for actions described in this resolution; and

WHEREAS, the approval and the provision of authorizing the Mayor to execute deeds do not have the potential to cause significant effects on the environment since the proposed activities do not change land uses but only transfer real estate title from and to the affected properties, and therefore, the activities are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guidelines which exempts activities that do not have the potential to cause significant effects on the environment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rohnert Park that it does hereby resolve, determine, find and order as follows:

Section 1. Approval of Lot Line Adjustments. The City Council of the City of Rohnert Park hereby approves the Lot Line Adjustments in substantially similar form as described and depicted on the deeds which are attached hereto and incorporated by this reference ("Deeds"), subject to minor modification by the City Manager and/or City Attorney.

Section 2. Execution of Deeds by City. The Mayor is hereby authorized and directed to execute the necessary Deeds on behalf of the City of Rohnert Park.

Section 3. Consistency with General Plan. Pursuant to Government Code Section 65402, the City Council hereby affirms and accepts the City Planning Commission's recommended finding that the actions described in this Resolution are consistent with the City's General Plan.

Section 4. City Clerk Authorization. The City Clerk of the city of Rohnert Park is hereby authorized and directed to cause a certified copy of this Resolution to be recorded with the Deeds.

DULY AND REGULARLY ADOPTED this 26th day of February, 2013.

CITY OF ROHNERT PARK

Pam Stafford
Pam Stafford, Mayor

ATTEST:

JoAnne Buergler
JoAnne Buergler, City Clerk

Attachments: Deeds



AHANOTU: AYE BELFORTE: ABSENT MACKENZIE: AYE CALLINAN: AYE STAFFORD: AYE
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

RECORDING REQUESTED BY:
Stewart Title of California
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
City of Rohnert Park
Attn: Richard F. Pedroncelli
130 Avram Ave.
Rohnert Park, CA 94928

TITLE ORDER NO. 7931-
ESCROW NO. 7903-472682
APN. 143-040-082 (portion of)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOT LINE ADJUSTMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: No consideration R & T 11911-Deed to public agency pursuant to LLA No. EN2013-013LLA

Monument Preservation Fee is:

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area: ☒ City of Rohnert Park, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cotati-Rohnert Park Unified School District, a public entity

hereby GRANT(S) to City of Rohnert Park, a municipal corporation

the following described real property in the City of Rohnert Park, County of Sonoma, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: February 21, 2013

Cotati-Rohnert Park Unified School District, a
public entity

STATE OF CALIFORNIA

BY: _____

COUNTY OF _____

On _____ before me,
_____ a Notary Public,
personally appeared _____

who proved to me on the basis of satisfactory evidence) to be the
person(s), whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit "A"
Portion of Cotati-Rohnert Park School District to be transferred to Lot 2

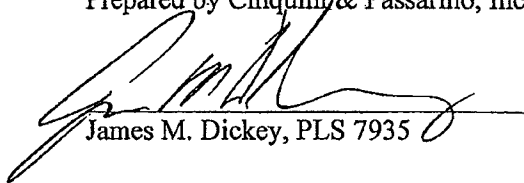
Lying within the State of California, County of Sonoma, City of Rohnert Park and being a portion of the lands of Cotati-Rohnert Park Unified School District as described by Deed recorded under Document Number 1988-070085 Official Records of Sonoma County, said portion being described as follows:

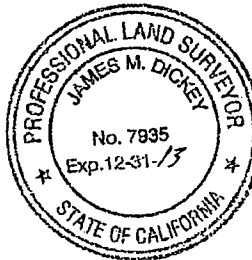
BEGINNING at the northwest corner of said lands of Cotati-Rohnert Park Unified School District, said corner also being the southwest corner of Lot 2 as shown on Parcel Map No. 180 filed in Book 736 of Maps, Pages 30 through 32, Sonoma County Records; thence along the common line of said lands of Cotati-Rohnert Park Unified School District and Lot 2, North 89°43'10" East 28.88 feet; thence leaving said common line, South 00°16'50" East 20.00 feet; thence parallel with said common line, South 89°43'10" West 26.11 feet to the easterly right of way line of Labath Avenue; thence along a non-tangent curve concave southwesterly of which the radius point bears South 64°13'28" West with a radius of 280.00 feet; through a central angle of 01°17'17", for an arc length of 6.29 feet to the point of intersection with the westerly line said lands of Cotati-Rohnert Park Unified School District; thence leaving said easterly right of way line, along said westerly line, North 00°16'50" West 14.35 feet to the POINT OF BEGINNING.

Containing 570 Square Feet more or less.

Being a portion of APN 143-040-082

Prepared by Cinquini & Passarino, Inc.


James M. Dickey, PLS 7935



2/20/2013
Date

APPROVED BY:
City of Rohnert Park

Marilyn Ponton, Director
City of Rohnert Park Development Services

Date

The purpose of this deed is for a lot line adjustment for the combination of a portion of the lands of Cotati-Rohnert Park Unified School District, as described by Document Number 1988-070085, Sonoma County Records, APN 143-040-082, with the lands of Rohnert Park District, as described by Document Number 2001-173231, Sonoma County Records, APN 143-040-125. This deed is pursuant to LLA EN2013-013LLA on file in the office of the City of Rohnert Park Development Services Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portion of parcels.

RECORDING REQUESTED BY:
Stewart Title of California
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Cotati-Rohnert Park Unified School District

TITLE ORDER NO. 7931-
ESCROW NO. 7903-472682
APN. 143-040-125 (portion of)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOT LINE ADJUSTMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: No consideration R & T 11922-Deed to a public agency Pursuant to
LLA No. EN2013-013LLA

Monument Preservation Fee is:

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area: ☒ City of Rohnert Park, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Rohnert Park, a municipal corporation

hereby GRANT(S) to Cotati-Rohnert Park Unified School District, a public entity

the following described real property in the City of Rohnert Park, County of Sonoma, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: February 20, 2013

City of Rohnert Park, a municipal corporation

By: _____

STATE OF CALIFORNIA

COUNTY OF _____

On _____ before me,
_____ a Notary Public,
personally appeared _____

who proved to me on the basis of satisfactory evidence) to be the
person(s), whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit "A"
Portion of Lot 2 to be transferred to Cotati-Rohnert Park School District

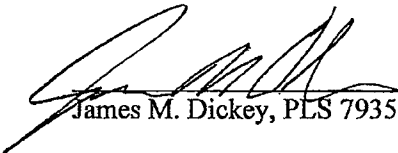
Lying within the State of California, County of Sonoma, City of Rohnert Park and being a portion of Lot 2 as shown on Parcel Map No. 180, filed for record in Book 736 of Maps, Pages 30 through 32, Sonoma County Records, said portion is more particularly described below:

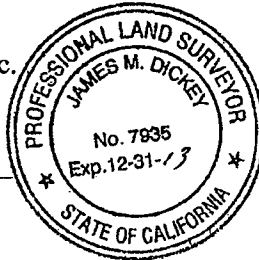
Commencing at the southwest corner of said Lot 2, said corner also being the northwest corner of the lands of Cotati-Rohnert Park Unified School District as described by Deed recorded under Document Number 1988-070085, Official Records of Sonoma County; thence along the common line of said Lot 2 and the lands of Cotati-Rohnert Park Unified School District, North 89°43'10" East 28.88 feet to the POINT OF BEGINNING; thence continuing along said common line, North 89°43'10" East 473.12 to the northeast corner of said lands of Cotati-Rohnert Park Unified School District; thence leaving said common line, North 00°16'50" West 5.00 feet; thence parallel with said common line, South 89°43'10" West 473.12 feet to a point that bears North 00°16'50" West 5.00 feet from said Point of Beginning; thence South 00°16'50" East 5.00 feet to the POINT OF BEGINNING.

Containing 2,366 Square Feet more or less

Being a portion of APN 143-040-125

Prepared by Cinquini & Passarino, Inc.


James M. Dickey, PLS 7935



2/20/2013
Date

APPROVED BY:
City of Rohnert Park

Marilyn Ponton, Director
City of Rohnert Park Development Services

Date

The purpose of this deed is for a lot line adjustment for the combination of a portion of the lands of Rohnert Park District, as described by Document Number 2001-173231, Sonoma County Records, APN 143-040-125, with the lands of Cotati-Rohnert Park Unified School District, as described by Document Number 1988-070085, Sonoma County Records, APN 143-040-082. This deed is pursuant to LLA EN2013-013LLA on file in the office of the City of Rohnert Park Development Services Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portion of parcels.

1360 North Dutton Avenue, Suite 150, Santa Rosa, CA 95401

Tel: (707) 542-6268 Fax: (707) 542-2106

www.cinquinipassarino.com

CPI No.: 6475-12

Page 1 of 1

RECORDING REQUESTED BY:
Stewart Title of California
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Rural California Broadcasting Corporation

TITLE ORDER NO. 7931-
ESCROW NO. 7903-472682
APN. 143-040-125 (portion of)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOT LINE ADJUSTMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: No consideration R & T 11911-Deed to public agency pursuant to LLA No. EN2013-014LLA

Monument Preservation Fee is:

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area: ☒ City of Rohnert Park, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Rohnert Park, a municipal corporation

hereby GRANT(S) to Rural California Broadcasting Corporation, a California non-profit public benefit corporation
the following described real property in the City of Rohnert Park, County of Sonoma, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: February 21, 2013

The City of Rohnert Park, a municipal corporation

STATE OF CALIFORNIA

BY: _____

COUNTY OF _____

On _____ before me,
_____ a Notary Public,
personally appeared _____

who proved to me on the basis of satisfactory evidence) to be the
person(s), whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit "A"

Portion of Lot 2 to be transferred to Rural California Broadcasting Corporation

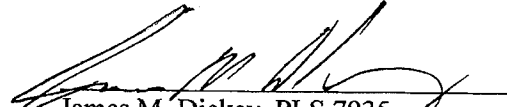
Lying within the State of California, County of Sonoma, City of Rohnert Park and being a portion of Lot 2 as shown on Parcel Map No. 180, filed for record in Book 736 of Maps, Pages 30 through 32, Sonoma County Records, said portion is more particularly described below:

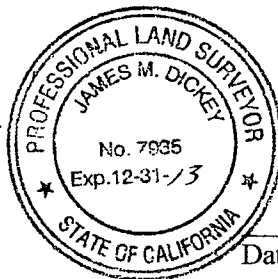
Commencing at the southwest corner of said Lot 2 as shown on said Parcel Map; thence along the south line of said Lot 2, North 89°43'10" East 502.00 feet to a point on the south line of said Lot 2 which is also the northeast corner of the lands the Cotati-Rohnert Park Unified School District as described by Deed recorded under Document Number 1988-070085 Official Records of Sonoma County and the POINT OF BEGINNING; thence continuing along said south line of Lot 2, North 89°43'10" East 264.76 feet to a point on the south line of said Lot 2 and being the northwest corner of the Remaining lands as shown on said Parcel Map; thence leaving said south line, North 00°16'50" West 5.00 feet; thence parallel with said south line of Lot 2, South 89°43'10" West 264.76 feet to a point which bears North 00°16'50" West 5.00 feet from the Point of Beginning, thence South 00°16'50" East 5.00 feet to the POINT OF BEGINNING.

Containing 1,324 Square Feet more or less

Being a portion of APN 143-040-125

Prepared by Cinquini & Passarino, Inc.


James M. Dickey, PLS 7935



Date

2/13/2013

APPROVED BY:
City of Rohnert Park

Marilyn Ponton, Director
City of Rohnert Park Development Services

Date

The purpose of this deed is for a lot line adjustment for the combination of a portion of the lands of Rohnert Park District, as described by Document Number 2001-173231, Sonoma County Records, APN 143-040-125, with the lands of Rural California Broadcasting Corporation, as described by Document Number 2006-041455, Sonoma County Records, APN 143-040-118. This deed is pursuant to LLA EN2013-014LLA on file in the office of the City of Rohnert Park Development Services Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portion of parcels.

1360 North Dutton Avenue, Suite 150, Santa Rosa, CA 95401

Tel: (707) 542-6268 Fax: (707) 542-2106

www.cinquinipassarino.com

CPI No.: 6475-12

Page 1 of 1

RECORDING REQUESTED BY:
Stewart Title of California
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
City of Rohnert Park
Attn: Richard F. Pedroncelli
130 Avram Ave.
Rohnert Park, CA 94928

TITLE ORDER NO. 7931-
ESCROW NO. 7903-17943
APN. 143-040-126 (portion of)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOT LINE ADJUSTMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: No consideration R & T 11911-Deed to public agency pursuant to LLA No. EN2013-015LLA

Monument Preservation Fee is:

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area: ☒ City of Rohnert Park, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Rohnert Park, a municipal corporation

hereby GRANT(S) to City of Rohnert Park, a municipal corporation

the following described real property in the City of Rohnert Park, County of Sonoma, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: February 21, 2013

The City of Rohnert Park, a municipal corporation

STATE OF CALIFORNIA

BY: _____

COUNTY OF _____

On _____ before me,
_____ a Notary Public,
personally appeared _____

who proved to me on the basis of satisfactory evidence) to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit "A"
Portion of APN 143-040-126 to be transferred to APN 143-040-097

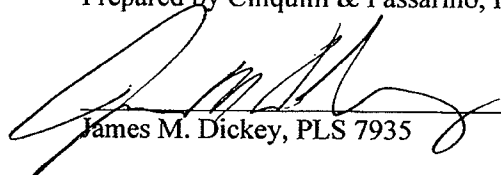
Lying within the State of California, County of Sonoma, City of Rohnert Park and being a portion of Lot 3 as shown on Parcel Map No. 180, filed for record in Book 736 of Maps, Pages 30 through 32, Sonoma County Records, said portion is more particularly described as follows:

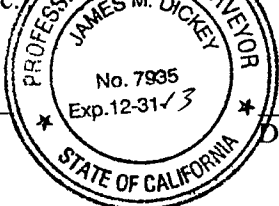
Commencing at ¾" iron pipe tagged LS 4760 marking the southeast corner of corner of said Lot 3; thence North 0°17'44" East 75.42 feet along the east line of said Lot 3 to a brass tag set in concrete stamped RCE 20160 marking an angle point and the POINT OF BEGINNING; Thence leaving said east line, North 0°17'44" East 9.17 feet; thence North 89°53'00" West 9.50 feet; thence North 00°08'35" East 31.82 feet; thence North 89°59'35" East 7.37 feet; thence North 0°07'42" East 20.01 feet to a brass tag set in concrete stamped RCE 20160 marking an angle point in said east line; thence along the east line of said Lot 3, South 89°33'55" East 29.92 feet; thence continuing along said line, South 0°02'51" West 60.05 feet; thence continuing along said line, South 88°27'39" West 27.92 feet to the POINT OF BEGINNING.

Containing 2,030 Square Feet more or less

Being a portion of APN 143-040-126

Prepared by Cinquini & Passarino, Inc.


James M. Dickey, PLS 7935



Date 2/13/2013

APPROVED BY:
City of Rohnert Park

Marilyn Ponton, Director
City of Rohnert Park Development Services

Date

THE PURPOSE OF THIS DEED IS FOR A LOT LINE ADJUSTMENT FOR THE COMBINATION OF A PORTION OF THE LANDS OF THE CITY OF ROHNERT PARK, AS DESCRIBED BY DOCUMENT NUMBER 2001-173231, SONOMA COUNTY RECORDS, APN 143-040-126, WITH THE LANDS OF THE CITY OF ROHNERT PARK, BEING LOT 1 OF ROHNERT PARK PARCEL MAP NO. 164, FILED IN BOOK 569 OF MAPS, PAGES 20 THROUGH 21, SONOMA COUNTY RECORDS, APN 143-040-097. THIS DEED IS PURSUANT TO LLA EN2013-015LLA ON FILE IN THE OFFICE OF THE CITY OF ROHNERT PARK DEVELOPMENT SERVICES DEPARTMENT. IT IS THE EXPRESS INTENT OF THE SIGNATORS HERETO THAT THE RECORDATION OF THIS DEED EXTINGUISHES ANY UNDERLYING PARCELS OR PORTION OF PARCELS.

1360 North Dutton Avenue, Suite 150, Santa Rosa, CA 95401
Tel: (707) 542-6268 Fax: (707) 542-2106
www.cinquinipassarino.com
CPI No.: 6509-12