

**Please return to:**

City of Stockton  
 Community Development Department  
 Planning & Engineering Services Div.  
 425 North El Dorado Street  
 Stockton CA 95202

Doc #: 2024-077318  
 09/11/2024 01:38:16 PM  
 Page: 1 of 9 Fee: \$46.00  
 Steve J. Bestolarides  
 San Joaquin County Recorders  
 Paid By: SHOWN ON DOCUMENT



**LLA 24-02**

**CERTIFICATE OF LOT LINE ADJUSTMENT**

WHEREAS, BSA PROPERTY MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY and JAMES FRITZGERALD KELLY have requested a lot line adjustment between:

All that real property situated in the City of Stockton, County of San Joaquin, State of California, described as follows:

SEE ATTACHED EXHIBIT A

THE LOTS AFTER ADJUSTMENT ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT C

WHEREAS, the land from one parcel is added to the adjacent parcel, and a greater number of parcels than originally existed is not thereby created;

WHEREAS, no additional lots or building sites are created;

WHEREAS, the lot line adjustment will not result in the creation of an additional substandard lot, or in a decrease in size of an existing substandard lot;

NOW THEREFORE, the City Engineer and Director of Community Development of the City of Stockton duly recognize the appropriateness of and approve said lot line adjustment pursuant to the authority of the Subdivision Map Act (Government Code Section 66412) and the Stockton Municipal Code Section 16-200.020.

  
 ERIC ALVAREZ, R.C.E. C 57830

PUBLIC WORKS DEPARTMENT  
 CITY ENGINEER  
 CITY OF STOCKTON

(Registration Expiration Date: 6/30/26)

Date: 6/25/24

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Joaquin )

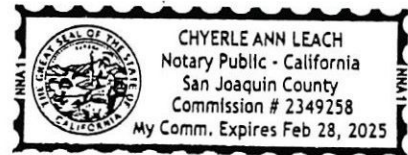
On June 25, 2024 before me, Chyerle Ann Leach, Notary Public  
(insert name and title of the officer)

personally appeared Eric Alvarez,  
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 *Chyerle Ann Leach* (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT – EXISTING PARCELS**

ALL BEING SITUATE IN THE CITY OF STOCKTON, THE COUNTY OF SAN JOAQUIN, THE STATE OF CALIFORNIA AND BEING DESCRIBED AS FOLLOWS:

**EXISTING PARCEL A**

ALL OF PARCEL 200-L, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 3, 1989, IN BOOK 16 OF PARCEL MAPS AT PAGE 79, SAN JOAQUIN COUNTY RECORDS.

**EXISTING PARCEL B**

ALL OF PARCEL 200-K, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 3, 1989, IN BOOK 16 OF PARCEL MAPS AT PAGE 79, SAN JOAQUIN COUNTY RECORDS.

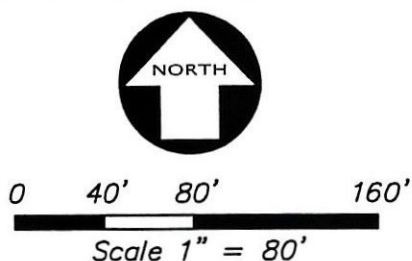
ALL AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

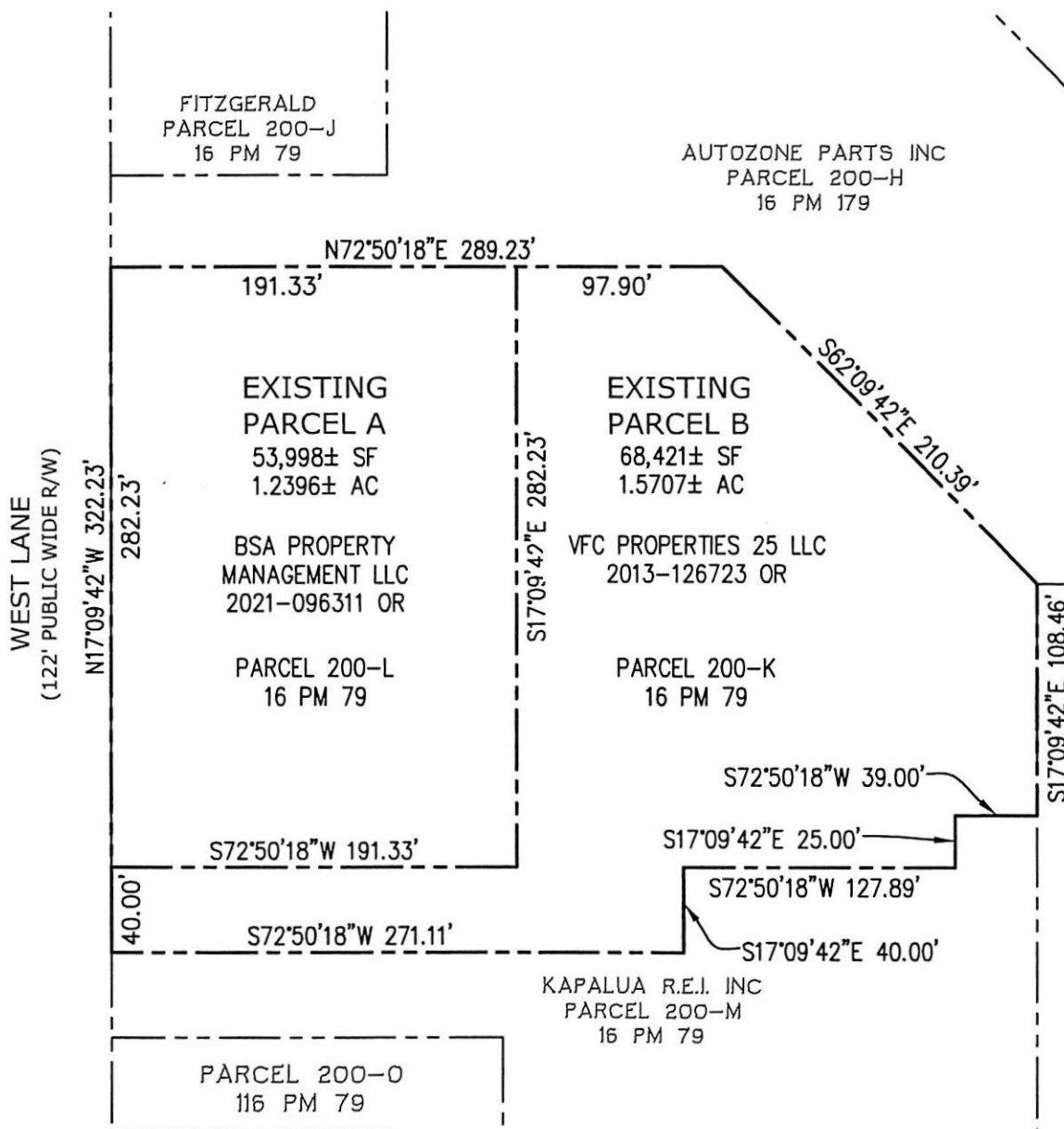
  
GARY K. LAMB, P.L.S. 6627

06-11-24  
DATE



**LEGEND**

AC ACRES  
M MAPS  
OR OFFICIAL RECORD  
OR SQUARE FEET



250 Cherry Lane, Suite 107, 208  
Manteca, CA 95337

Phone: (209) 328-1123  
www.kierwright.com

**KIER+WRIGHT**

**EXHIBIT "B "**  
**LOT LINE ADJUSTMENT**  
**EXISTING PARCELS**

STOCKTON,

CA.

DATE	JUNE, 2024
SCALE	1" = 80'
BY	GKL
JOB NO.	A24099
SHEET	1 OF 3



**COS LLA 24-02**  
**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT – ADJUSTED PARCELS**

ALL BEING SITUATE IN THE CITY OF STOCKTON, THE COUNTY OF SAN JOAQUIN, THE STATE OF CALIFORNIA AND BEING DESCRIBED AS FOLLOWS:

**ADJUSTED PARCEL A**

BEING A PORTION OF PARCEL 200-L, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 3, 1989, IN BOOK 16 OF PARCEL MAPS AT PAGE 79, SAN JOAQUIN COUNTY RECORDS, AND BEING DESCRIBED AS FOLLOWS:

**BEGINNING AT** THE NORTHWESTERLY CORNER OF SAID PARCEL 200-L;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH 72° 50' 18" EAST, 133.83 FEET;

THENCE LEAVING SAID LINE, SOUTH 17° 09' 42" EAST, 282.23 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 200-L;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 72° 50' 18" WEST, 133.83 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST LANE (A 122-FOOT-WIDE PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 200-L, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 17° 09' 42" WEST, 282.23 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 37,771 SQUARE FEET OR 0.8671 ACRES OF LAND, MORE OR LESS.

**ADJUSTED PARCEL B**

BEING A PORTION OF PARCEL 200-L, AND ALL OF PARCEL 200-K, AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 3, 1989, IN BOOK 16 OF PARCEL MAPS AT PAGE 79, SAN JOAQUIN COUNTY RECORDS, AND BEING DESCRIBED AS FOLLOWS:

**COMMENCING AT** THE NORTHWESTERLY CORNER OF SAID PARCEL 200-L;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 200-L, NORTH 72° 50' 18" EAST, 133.83 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCELS 200-L & 200-K, NORTH 72° 50' 18" EAST, 155.40 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 200-K;

THENCE ALONG THE GENERAL EASTERLY LINE OF SAID PARCEL 200-K, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 62° 09' 42" EAST, 210.39 FEET,
- 2) SOUTH 17° 09' 42" EAST, 108.46 FEET,
- 3) SOUTH 72° 50' 18" WEST, 39.00 FEET,
- 4) SOUTH 17° 09' 42" EAST, 25.00 FEET,
- 5) SOUTH 72° 50' 18" WEST, 127.89 FEET, AND
- 6) SOUTH 17° 09' 42" EAST, 40.00 FEET, SOUTHEAST CORNER OF SAID PARCEL 200-K.

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 200-K, SOUTH 72° 50' 18" WEST, 271.11 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST LANE (A 122-FOOT-WIDE PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 200-K, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 17° 09' 42" WEST, 40.00 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 200-L;

THENCE LEAVING SAID LINE AND RIGHT-OF-WAY, ALONG THE SOUTHERLY LINE OF SAID PARCEL 200-L, NORTH 72° 50' 18" EAST, 133.83 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 17° 09' 42" WEST, 282.23 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 84,648 SQUARE FEET OR 1.9432 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT D, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

  
GARY K. LAMB, P.L.S. 6627

06-11-24  
DATE



**COS LLA 24-02**  
**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT – TRANSFER PARCEL**

ALL BEING SITUATE IN THE CITY OF STOCKTON, THE COUNTY OF SAN JOAQUIN, THE STATE OF CALIFORNIA AND BEING DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 200-L, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 3, 1989, IN BOOK 16 OF PARCEL MAPS AT PAGE 79, SAN JOAQUIN COUNTY RECORDS, AND BEING DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 200-L;**

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH 72° 50' 18" EAST, 133.83 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 72° 50' 18" EAST, 57.50 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, SOUTH 17° 09' 42" EAST, 282.23 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, SOUTH 72° 50' 18" WEST, 57.50 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 17° 09' 42" WEST, 282.23 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 16,227 SQUARE FEET OR 0.3725 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT D, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

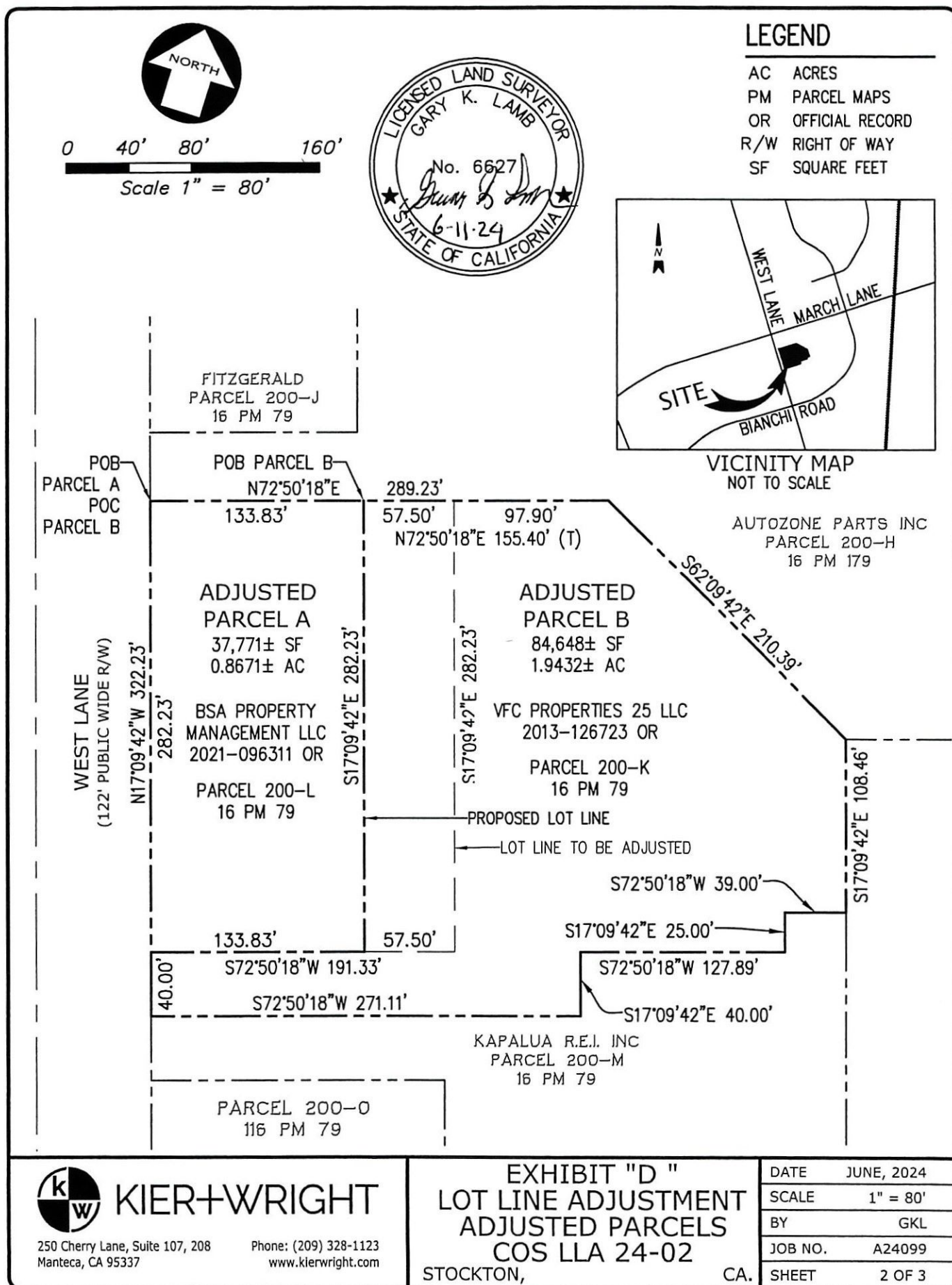
DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

  
GARY K. LAMB, P.L.S. 6627

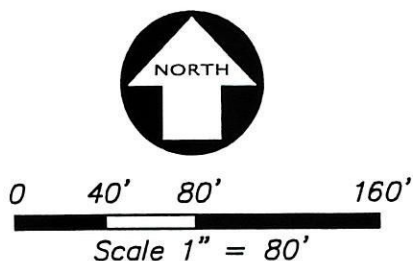
06-11-24  
DATE





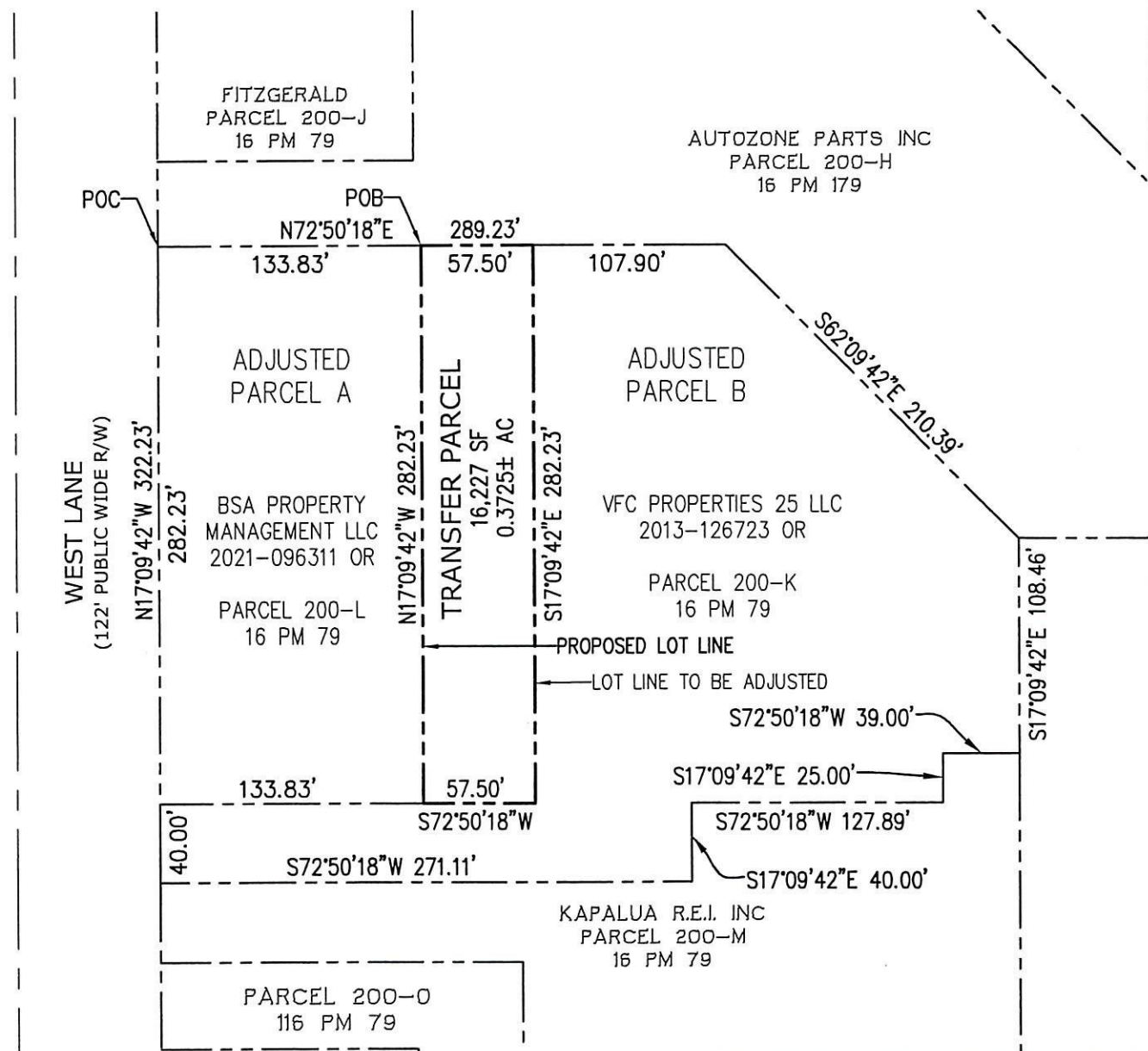






## LEGEND

AC ACRES  
M MAPS  
OR OFFICIAL RECORD  
OR SQUARE FEET



250 Cherry Lane, Suite 107, 208  
Manteca, CA 95337

Phone: (209) 328-1123  
www.kierwright.com

KIER+WRIGHT

EXHIBIT "D "  
LOT LINE ADJUSTMENT  
TRANSFER PARCELS  
COS LLA 24-02

STOCKTON,

CA.

DATE JUNE, 2024

SCALE 1" = 80'

BY GKL

JOB NO. A24099

SHEET 3 OF 3

Doc #: 2024-077319  
9/11/24 1:38 PM  
Steve J. Bestolarides  
San Joaquin County Recorders

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:

James Fitzgerald Kelly  
1110 Buchon Street  
San Luis Obispo, CA 93401

**GRANT DEED – LOT LINE ADJUSTMENT  
TRANSFER PARCEL**

The undersigned grantor(s) declare(s)  
Documentary transfer tax is: .00 R&T 11911

APN: Portion of 096-140-027

This Grant Deed is being recorded to perfect the legal description contained in that certain Lot Line Adjustment 24-02 recorded Sept. 11, 2024 as Document No. 077318, San Joaquin County Records.

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

BSA Property Management LLC, a California Limited Liability Company

hereby GRANT(S) TO: James Fitzgerald Kelly, a single man

the following real property, located in the City of Stockton, San Joaquin County California, as described in Exhibit 'A' and Exhibit 'B' attached hereto and made a part hereof

DATED: June 14, 2024

BSA Property Management LLC, a California Limited Liability Company

✓   
BY: Harinder S. Jhatu, Managing Member

BY:

copy

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Stanislaus

On 9/9/2024 before me, Sonia Mayorga, Notary Public  
(insert name and title of the officer)

personally appeared Harinder S. Jhatu,  
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.

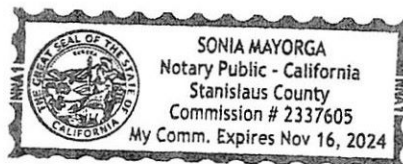
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT – TRANSFER PARCEL**

ALL BEING SITUATE IN THE CITY OF STOCKTON, THE COUNTY OF SAN JOAQUIN, THE STATE OF CALIFORNIA AND BEING DESCRIBED AS FOLLOWS:

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THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH 72° 50' 18" EAST, 133.83 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 72° 50' 18" EAST, 57.50 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, SOUTH 17° 09' 42" EAST, 282.23 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL;

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CONTAINING 16,227 SQUARE FEET OR 0.3725 ACRES OF LAND, MORE OR LESS.

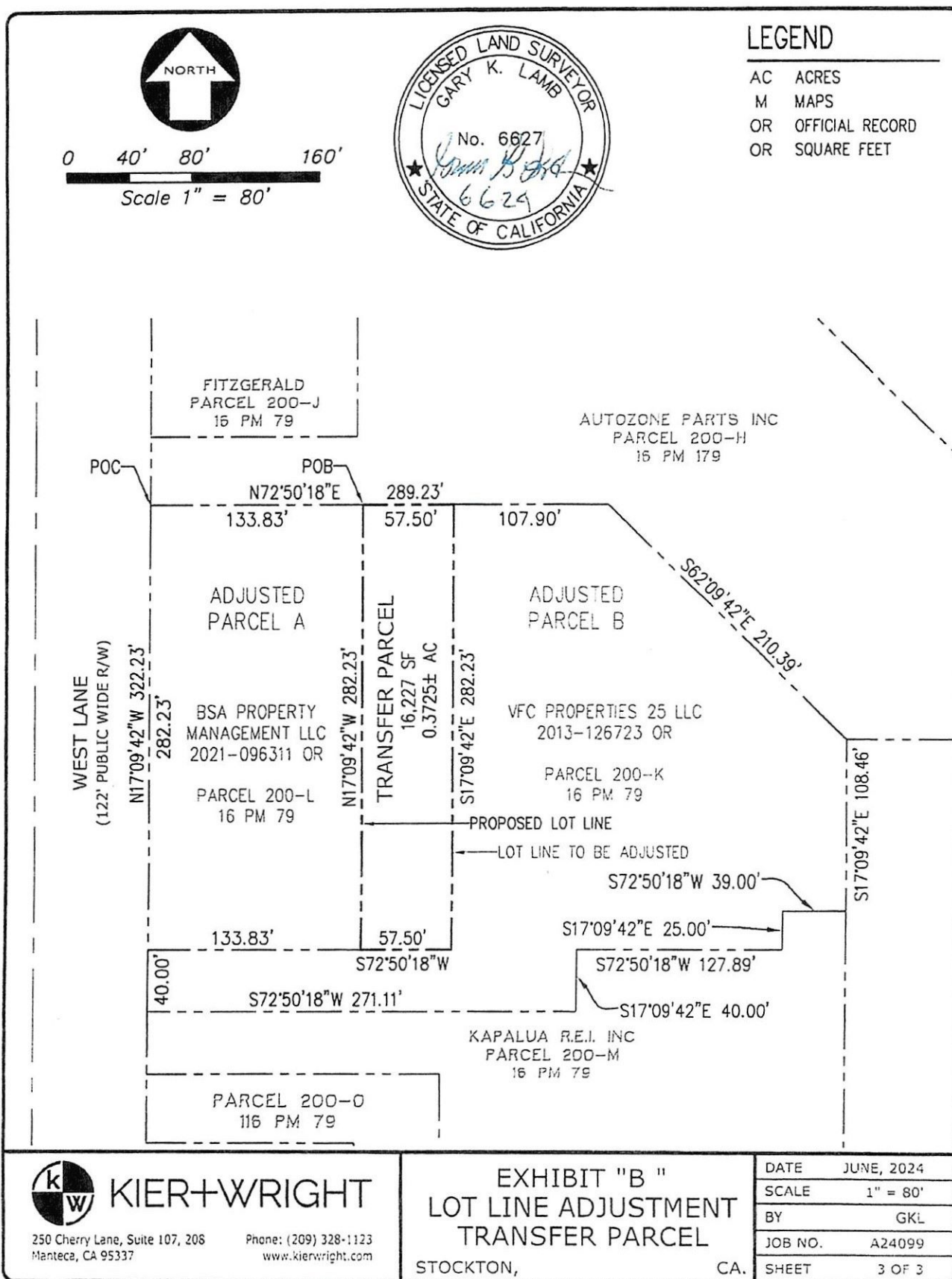
ALL AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

  
GARY K. LAMB, P.L.S. 6627

06-06-29  
DATE





RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:

Doc #: 2024-077320

9/11/24 1:38 PM

Steve J. Bestolarides  
San Joaquin County Records

James Fitzgerald Kelly  
1110 Buchon Street  
San Luis Obispo, CA 93401

**GRANT DEED – LOT LINE ADJUSTMENT  
RESULTANT PARCEL**

The undersigned grantor(s) declare(s)  
Documentary transfer tax is: .00 R&T 11925

APN: 096-140-026 and Portion of 096-140-027

This Grant Deed is being recorded to perfect the legal description contained in that certain Lot Line Adjustment 24-02 recorded Sept. 11, 2024 as Document No. 077318, San Joaquin County Records.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
James Fitzgerald Kelly, a single man

hereby GRANT(S) TO: James Fitzgerald Kelly, a single man

the following real property, located in the City of Stockton, San Joaquin County California, as described in Exhibit 'A' and Exhibit 'B' attached hereto and made a part hereof.

DATED: June 14, 2024

✓ James Fitzgerald Kelly  
BY: James Fitzgerald Kelly

\_\_\_\_\_  
BY:

copy



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

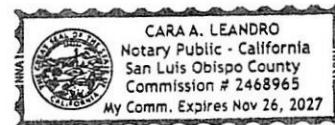
County of San Luis Obispo

On 7/13/2024 before me, Cara A. Leandro, Notary Public  
(insert name and title of the officer)

personally appeared James Fitzgerald Kelly  
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 Cara A. Leandro (Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ADJUSTED PARCEL**

**ADJUSTED PARCEL B**

BEING A PORTION OF PARCEL 200-L, AND ALL OF PARCEL 200-K, AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 3, 1989, IN BOOK 16 OF PARCEL MAPS AT PAGE 79, SAN JOAQUIN COUNTY RECORDS, AND BEING DESCRIBED AS FOLLOWS:

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- 2) SOUTH 17° 09' 42" EAST, 108.46 FEET,
- 3) SOUTH 72° 50' 18" WEST, 39.00 FEET,
- 4) SOUTH 17° 09' 42" EAST, 25.00 FEET,
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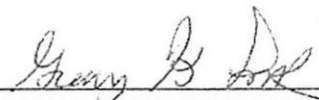
THENCE LEAVING SAID LINE AND RIGHT-OF-WAY, ALONG THE SOUTHERLY LINE OF SAID PARCEL 200-L, NORTH 72° 50' 18" EAST, 133.83 FEET;

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CONTAINING 84,648 SQUARE FEET OR 1.9432 ACRES OF LAND, MORE OR LESS.

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DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

  
GARY K. LAMB, P.L.S. 6627

06-06-29  
DATE





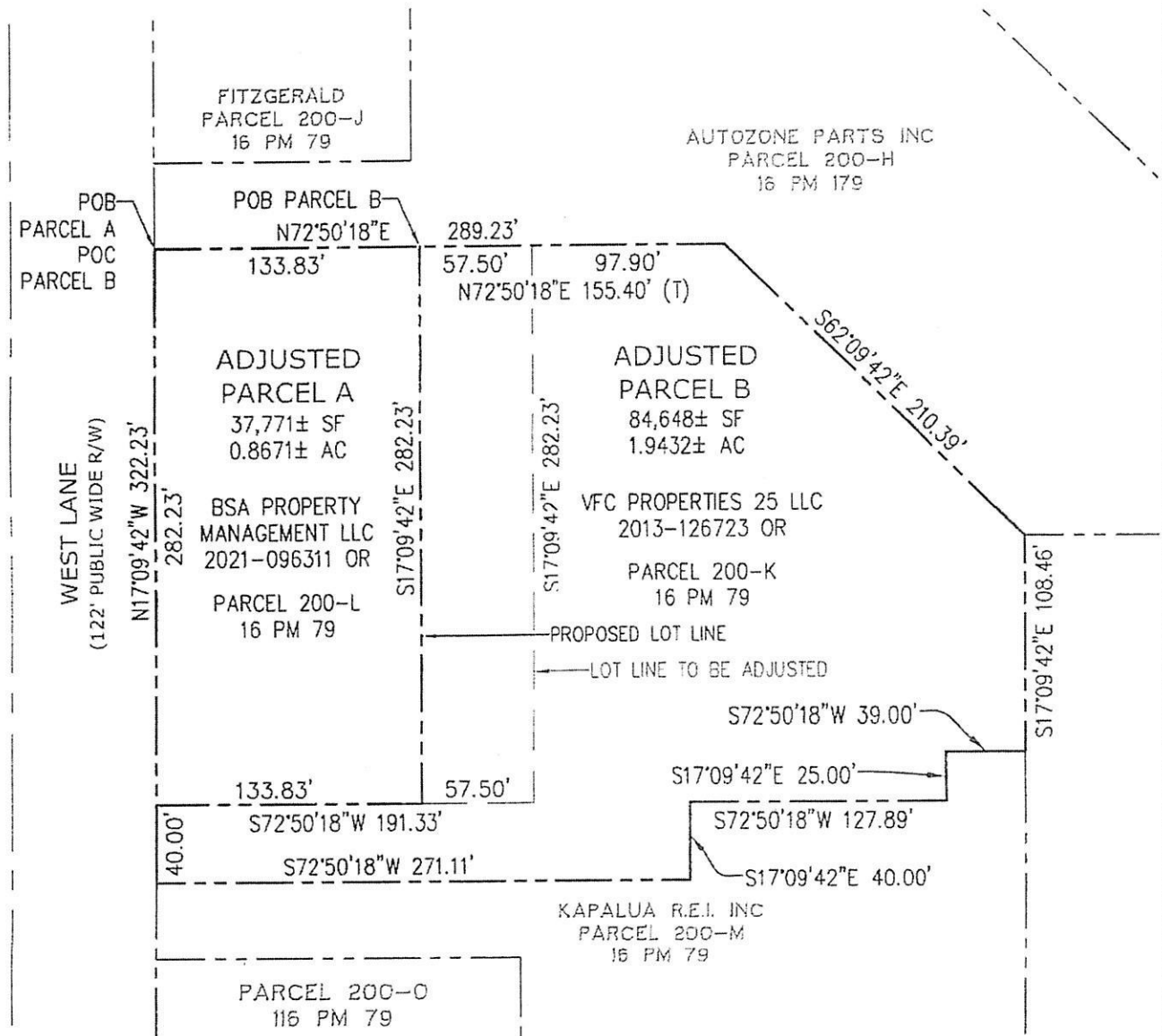


EXHIBIT "B "  
ADJUSTED PARCEL

CA.

DATE	JUNE, 2024
SCALE	1" = 80'
BY	GKL
JOB NO.	A24099
SHEET	1 OF 1

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Steve J. Bestolarides  
San Joaquin County Records

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:

BSA Property Management LLC  
2519 E. Whitmore Avenue  
Ceres, CA 95307

**GRANT DEED – LOT LINE ADJUSTMENT  
RESULTANT PARCEL**

The undersigned grantor(s) declare(s)  
Documentary transfer tax is: .00 R&T 11925

APN: Portion of 096-140-27

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BSA Property Management LLC, a California Limited Liability Company

hereby GRANT(S) TO: BSA Property Management LLC, a California Limited Liability Company

the following real property, located in the City of Sacramento, San Joaquin County California, as described in Exhibit 'A' and Exhibit 'B' attached hereto and made a part hereof

DATED: June 14, 2024

BSA Property Management LLC, a California Limited Liability Company

✓   
BY: Harinder S. Jhatu, Managing Member

BY:

copy

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Stanislaus

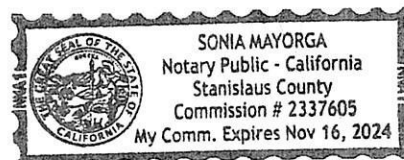
On 9/9/2024 before me, Sonia Mayorga, Notary Public  
(insert name and title of the officer)

personally appeared Harinder S. Jhatu,  
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)





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**LEGAL DESCRIPTION**  
**ADJUSTED PARCEL**

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THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH  $72^{\circ} 50' 18''$  EAST, 133.83 FEET;

THENCE LEAVING SAID LINE, SOUTH  $17^{\circ} 09' 42''$  EAST, 282.23 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 200-L;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH  $72^{\circ} 50' 18''$  WEST, 133.83 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST LANE (A 122-FOOT-WIDE PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 200-L, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH  $17^{\circ} 09' 42''$  WEST, 282.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING 37,771 SQUARE FEET OR 0.8671 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

  
GARY K. LAMB, P.L.S. 6627

06-06-24  
DATE



