

EXHIBIT A

Legal Definitions of Property to be Acquired

The following is the definition of legal rights to be acquired by the City of Santa Rosa.

“Acquisition,” grants to the City of Santa Rosa: 1) two (2) permanent sewer and waterline easement interests; and 2) two (2) temporary construction easement interests in portions of certain real property, more particularly described as Assessor Parcel Nos. 031-240-006 and 031-240-067.

“Permanent Easement” refers to a permanent and perpetual easement for public sewer and waterline, with a right of immediate entry and with continued possession and access for the purpose of construction, improvement, maintenance, alteration, relocation, inspection, occupation, repairs, operation, and replacement of a public sewer and waterline as the City of Santa Rosa may choose to make in, upon, over, through and under portions of that real property, more particularly described as Assessor Parcel Nos. 031-240-006 and 031-240-067 in the City of Santa Rosa, Sonoma County, California for the construction and maintenance of the LOS ALAMOS TRUNK SEWER REPLACEMENT PROJECT IN THE CITY OF SANTA ROSA, SONOMA COUNTY, CALIFORNIA (the “Project”), and other public uses, as determined necessary by the City of Santa Rosa together with all necessary rights incidental thereto, on, over, under, and across the property in connection with the exercise of any easement rights described herein.

The City of Santa Rosa shall have the right to trim, cut, and clear away or otherwise control any tree, brush, or other vegetation, and to deposit tools, implements and other materials thereon, without payment of additional compensation, by said City of Santa Rosa, its officers, agents, and employees and by any contractor, his agents, and employees engaged by said City, whenever and wherever necessary for the purposes set forth above, as determined in its sole discretion.

Property Owner shall not erect or construct, or permit to be erected or constructed, any permanent building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of the City of Santa Rosa, its successors and assigns.

No other easements shall be granted on, under or over the easement without the prior written consent of the City of Santa Rosa, its successors and assigns.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

“Temporary Construction Easements” or **“TCE”** grants to the City of Santa Rosa, its contractors, successors, and assigns, with a right of immediate entry for the purpose of constructing a public sewer and waterline as part of the Project in the City of Santa Rosa, Sonoma County, California in, upon, over, across, through and under portions of that certain real property, more particularly described as Assessor Parcel Nos. 031-240-006 and 031-240-067 in the City of Santa Rosa, Sonoma County, California.

The City of Santa Rosa shall have the right to enter upon and to pass and repass over and along said easement and to trim, cut and clear away or otherwise control any tree, bush, or other vegetation, to construct related easements and to deposit tools, implements, and other materials

thereon by said City of Santa Rosa, its officers, agents and employees and by any contractor, his agents, and employees engaged by the City of Santa Rosa, whenever and wherever necessary for the purposes set forth above.

Permitted Activities by Property Owner:

Prior to termination of the TCE, the property owner shall not erect or construct, or permit to be created or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owner plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of Santa Rosa, its successors and assigns.

Non-Permitted Activities by Property Owner:

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior the prior written consent of the City of Santa Rosa, its successors and assigns.

Permitted Activities by Condemning City:

The City of Santa Rosa shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as City determines in its sole discretion without payment of any additional compensation to property owner.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Santa Rosa's Project. The use of the TCE area is anticipated to be required for a period of 24 months, beginning when the City of Santa Rosa provides written notice of commencement of construction. within the prescribed timeline for the City of Santa Rosa's Project unless the term of the TCE is extended by written agreement of the parties.

The Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

ASSESSOR PARCEL NUMBER 031-240-006
LEGAL DESCRIPTION AND DEPICTION

EXHIBIT "A"
PUBLIC SEWER AND WATERLINE EASEMENT

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LAND OF SAMANTHA ZAPPELLI, AS DESCRIBED BY GRANT DEED RECORDED AS DOCUMENT NUMBER 2011-115941, OFFICIAL RECORDS OF SONOMA COUNTY, DESCRIBED AS FOLLOWS:

A SANITARY SEWER AND WATERLINE EASEMENT BEING 20 FEET WIDE, LYING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT STATION 47+59.80 AS SHOWN ON IMPROVEMENT PLANS ENTITLED "LOS ALAMOS TRUNK SEWER REPLACEMENT SEGMENT 1" ON FILE IN THE OFFICES OF THE PUBLIC WORKS DEPARTMENT, CITY OF SANTA ROSA UNDER FILE NUMBER 2018-0043, HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1930965.580, EAST=6371264.339; THENCE NORTH 73°08'37" EAST 84.10 FEET MORE OR LESS TO THE WESTERLY LINE OF THE LANDS HEREIN ABOVE AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 73°08'37" EAST 111.75 FEET TO STATION 49+55.65 HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931022.372, EAST=6371451.776 AS SHOWN ON SAID PLANS; THENCE NORTH 69°48'40" EAST 13.53 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID LANDS, BEING THE POINT OF TERMINATION OF SAID LINE, FROM WHICH STATION 51+74.39 HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931097.864, EAST=6371657.081 AS SHOWN ON SAID PLANS BEARS NORTH 69°48'40" EAST 205.22 FEET, MORE OR LESS.

THE SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE WESTERLY AND EASTERLY LINE OF SAID LANDS.

CONTAINING 2506 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS: CITY OF SANTA ROSA MONUMENTS G-433 (N=1929793.922, E=6368353.367) AND G-120 (N=1931862.372, E=6374572.849) NORTH 71°36'15" EAST, 6554.422 FEET, EPOCH 1991.35

BEING A PORTION OF APN: 031-240-006

DATE: MARCH 22, 2019

R-SHEET NO. 5487

PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 4247

NAME John S. Locoy C31909
NO.



DATE 4/10/19

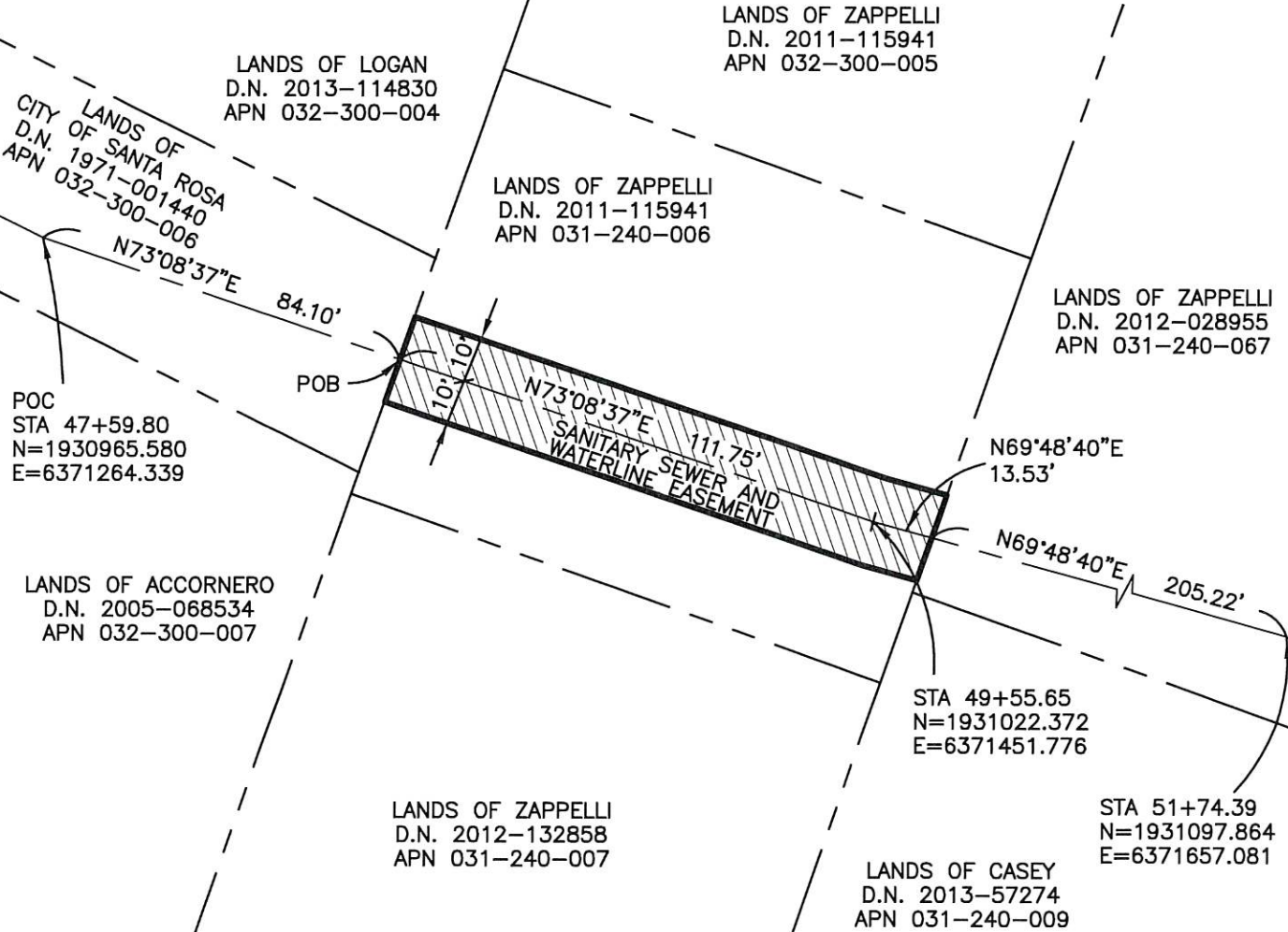
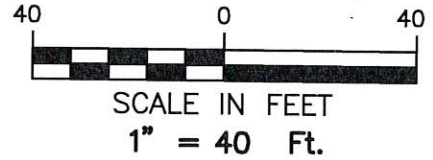
EXHIBIT 'B'

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PUBLIC SEWER AND WATERLINE EASEMENT

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
ESMT EASEMENT



EASEMENT CENTERLINE-REFERENCE "LOS ALAMOS TRUNK SEWER REPLACEMENT
SEGMENT 1" SANTA ROSA PUBLIC WORKS FILE NUMBER 2018-0043.
AUTHORITY: TRANSPORTATION AND PUBLIC WORKS PID 1903

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
SAMANTHA ZAPPELLI 4914 SONOMA HIGHWAY SANTA ROSA, CA 95409-4241	ESMT. <u>2506 SF±</u>	PUBLIC SEWER AND WATERLINE EASEMENT SAMANTHA ZAPPELLI TO CITY OF SANTA ROSA	
	T.C.E. _____		
A.P. No. <u>031-240-006</u>	TOTAL _____	SCALE: 1"=40 FT. DATE: MARCH 22, 2019	
D.N. No. <u>2011-115941</u>	CITY ACQUISITION DEED D.N. No. _____	DWN. BLB	APPROVED
D.N. No. _____		CHK. XX	FILE No. R-5487

03-22-19 by: [illegible] 4247 00-Easement Exhibit-PH-Easement\031-240-006\031-240-006-ESMT.dwg TAB: R-SHEET

EXHIBIT "A-1"
TEMPORARY CONSTRUCTION EASEMENT

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LAND OF SAMANTHA ZAPPELLI, AS DESCRIBED BY GRANT DEED RECORDED AS DOCUMENT NUMBER 2011-115941, OFFICIAL RECORDS OF SONOMA COUNTY, DESCRIBED AS FOLLOWS:

PARCEL ONE:

A 5 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, THE SOUTHEASTERLY LINE THEREOF BEING PARALLEL TO AND 10 FEET NORTHWESTERLY OF, MEASURED AT A RIGHT ANGLE TO THE FOLLOWING DESCRIBED LINE;

COMMENCING AT STATION 47+59.80 AS SHOWN ON IMPROVEMENT PLANS ENTITLED "LOS ALAMOS TRUNK SEWER REPLACEMENT SEGMENT 1" ON FILE IN THE OFFICES OF THE PUBLIC WORKS DEPARTMENT, CITY OF SANTA ROSA UNDER FILE NUMBER 2018-0043, HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1930965.580, EAST=6371264.339; THENCE NORTH 73°08'37" EAST 84.10 FEET MORE OR LESS TO THE WESTERLY LINE OF THE LANDS HEREIN ABOVE AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 73°08'37" EAST 111.75 FEET TO STATION 49+55.65 HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931022.372, EAST=6371451.776 AS SHOWN ON SAID PLANS; THENCE NORTH 69°48'40" EAST 13.53 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID LANDS, BEING THE POINT OF TERMINATION OF SAID LINE, FROM WHICH STATION 51+74.39 HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931097.864, EAST=6371657.081 AS SHOWN ON SAID PLANS BEARS NORTH 69°48'40" EAST 205.22 FEET, MORE OR LESS.

THE SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE WESTERLY AND EASTERLY LINE OF SAID LANDS.

PARCEL TWO:

A 5 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, THE NORTHWESTERLY LINE THEREOF BEING PARALLEL TO AND 10 FEET SOUTHEASTERLY OF, MEASURED AT A RIGHT ANGLE TO THE FOLLOWING DESCRIBED LINE;

COMMENCING AT STATION 47+59.80 AS SHOWN ON IMPROVEMENT PLANS ENTITLED "LOS ALAMOS TRUNK SEWER REPLACEMENT SEGMENT 1" ON FILE IN THE OFFICES OF THE PUBLIC WORKS DEPARTMENT, CITY OF SANTA ROSA UNDER FILE NUMBER 2018-0043, HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1930965.580, EAST=6371264.339; THENCE NORTH 73°08'37" EAST 84.10 FEET MORE OR LESS TO THE WESTERLY LINE OF THE LANDS HEREIN ABOVE AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 73°08'37" EAST 111.75 FEET TO STATION 49+55.65 HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931022.372, EAST=6371451.776 AS SHOWN ON SAID PLANS; THENCE NORTH 69°48'40" EAST 13.53 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID LANDS, BEING THE POINT OF TERMINATION OF SAID LINE, FROM WHICH STATION 51+74.39 HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931097.864, EAST=6371657.081 AS SHOWN ON SAID PLANS BEARS NORTH 69°48'40" EAST 205.22 FEET, MORE OR LESS.

THE SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE WESTERLY AND EASTERLY LINE OF SAID LANDS.

CONTAINING 1251 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS: CITY OF SANTA ROSA MONUMENTS G-433 (N=1929793.922, E=6368353.367) AND G-120 (N=1931862.372, E=6374572.849) NORTH 71°36'15" EAST, 6554.422 FEET, EPOCH 1991.35

BEING A PORTION OF APN: 031-240-006

DATE: MARCH 22, 2019

R-SHEET NO. 5488

PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 4247

NAME John S. Racey C31909
NO.



4/10/19
DATE

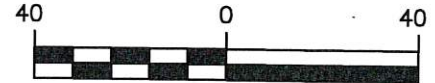
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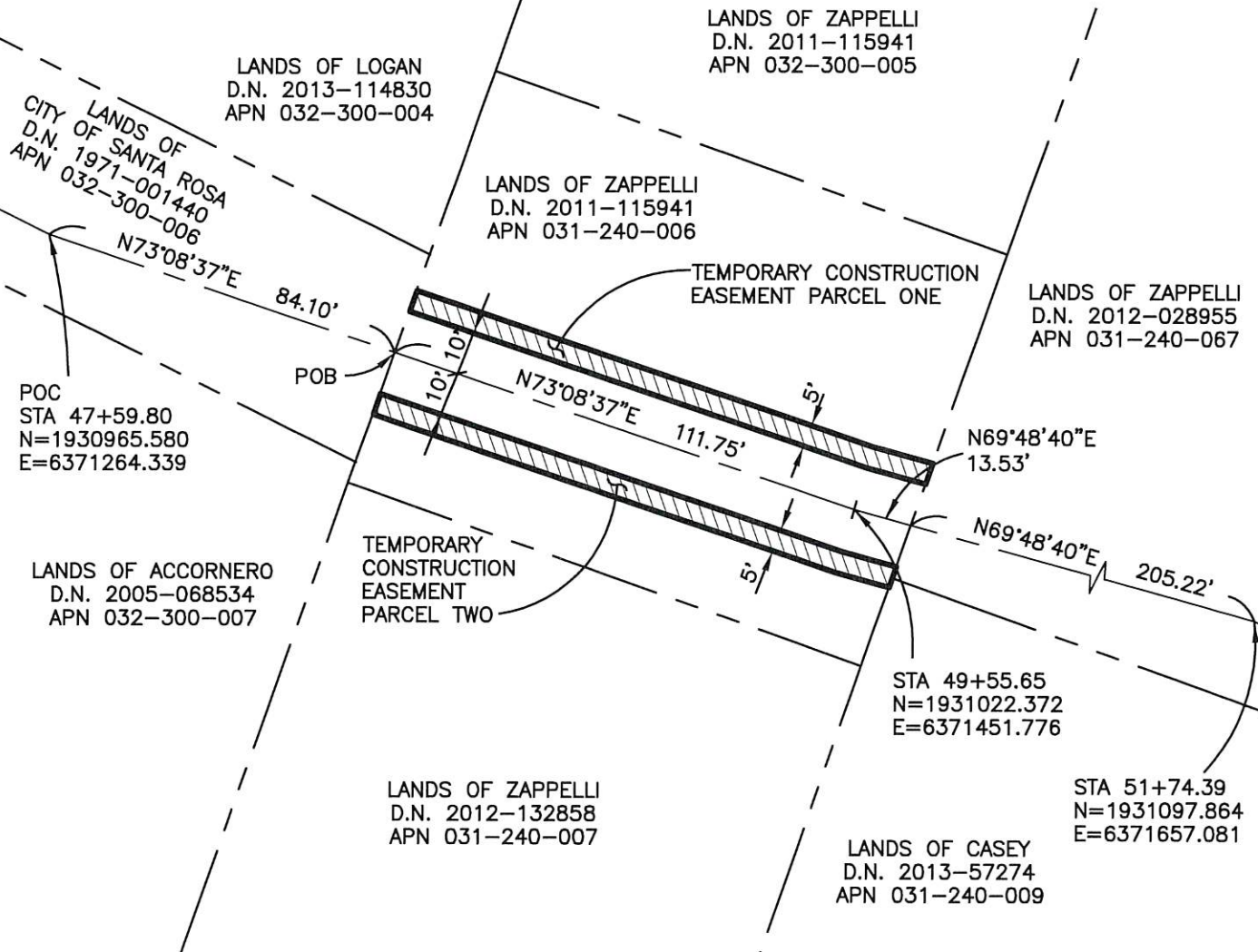


TEMPORARY CONSTRUCTION EASEMENT

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
ESMT EASEMENT



SCALE IN FEET
1" = 40 Ft.



EASEMENT CENTERLINE-REFERENCE "LOS ALAMOS TRUNK SEWER REPLACEMENT
SEGMENT 1" SANTA ROSA PUBLIC WORKS FILE NUMBER 2018-0043.
AUTHORITY: TRANSPORTATION AND PUBLIC WORKS PID 1903

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
SAMANTHA ZAPPELLI 4914 SONOMA HIGHWAY SANTA ROSA, CA 95409-4241	ESMT. _____ T.C.E. 1251 SF±	TEMPORARY CONSTRUCTION EASEMENT SAMANTHA ZAPPELLI TO CITY OF SANTA ROSA	
A.P. No. 031-240-006	TOTAL _____	SCALE: 1"=40 FT. DATE: MARCH 22, 2019	
D.N. No. 2011-115941	CITY ACQUISITION DEED	DWN. BLB	APPROVED
D.N. No. _____	D.N. No. _____	CHK. XX	FILE No. R-5488

ASSESSOR PARCEL NUMBER 031-240-067
LEGAL DESCRIPTION AND DEPICTION

EXHIBIT "A"
PUBLIC SEWER AND WATERLINE EASEMENT

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LAND OF SAMANTHA ZAPPELLI, AS DESCRIBED BY GRANT DEED RECORDED AS DOCUMENT NUMBER 2012-028955, OFFICIAL RECORDS OF SONOMA COUNTY, DESCRIBED AS FOLLOWS:

A SANITARY SEWER AND WATERLINE EASEMENT BEING 20 FEET WIDE, LYING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT STATION 49+55.65 AS SHOWN ON IMPROVEMENT PLANS ENTITLED "LOS ALAMOS TRUNK SEWER REPLACEMENT SEGMENT 1" ON FILE IN THE OFFICES OF THE PUBLIC WORKS DEPARTMENT, CITY OF SANTA ROSA UNDER FILE NUMBER 2018-0043, HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931022.372, EAST=6371451.776; THENCE NORTH 69°48'40" EAST 13.53 FEET MORE OR LESS TO THE WESTERLY LINE OF THE LANDS HEREIN ABOVE AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 69°48'40" EAST 95.20 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID LANDS, BEING THE POINT OF TERMINATION OF SAID LINE, FROM WHICH STATION 51+74.39 HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931097.864, EAST=6371657.081 AS SHOWN ON SAID PLANS BEARS NORTH 69°48'40" EAST 110.02 FEET, MORE OR LESS.

THE SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE WESTERLY AND EASTERLY LINE OF SAID LANDS.

CONTAINING 1904 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS: CITY OF SANTA ROSA MONUMENTS G-433 (N=1929793.922, E=6368353.3670) AND G-120 (N=1931862.372, E=6374572.849) NORTH 71°36'15" EAST, 6554.422 FEET, EPOCH 1991.35

BEING A PORTION OF APN: 031-240-067

DATE: MARCH 22, 2019

R-SHEET NO. 5489

PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 4247

 C31909
NAME NO.



4/10/19
DATE

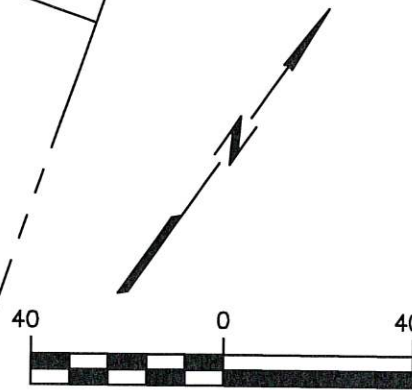
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PUBLIC SEWER AND WATERLINE EASEMENT

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
ESMT EASEMENT



SCALE IN FEET
1" = 40 Ft.

LANDS OF ZAPPELLI
D.N. 2011-115941
APN 032-300-005

LANDS OF ZAPPELLI
D.N. 2011-115941
APN 031-240-006

POC
STA 49+55.65
N=1931022.372
E=6371451.776

LANDS OF ZAPPELLI
D.N. 2012-028955
APN 031-240-067

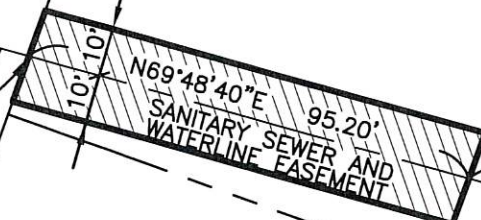
LANDS OF FELCHLIN
D.N. 2015-006557
APN 031-240-068

LANDS OF ZAPPELLI
D.N. 2012-132858
APN 031-240-007

LANDS OF CASEY
D.N. 2013-057274
APN 031-240-009

STA 51+74.39
N=1931097.864
E=6371657.081

N69°48'40"E
13.53'
POB



N69°48'40"E
110.02'

EASEMENT CENTERLINE-REFERENCE "LOS ALAMOS TRUNK SEWER REPLACEMENT
SEGMENT 1" SANTA ROSA PUBLIC WORKS FILE NUMBER 2018-0043.
AUTHORITY: TRANSPORTATION AND PUBLIC WORKS PID 1903

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
SAMANTHA ZAPPELLI 4914 SONOMA HIGHWAY SANTA ROSA, CA 95409-4241	ESMT. 1904 SF±	PUBLIC SEWER AND WATERLINE EASEMENT SAMANTHA ZAPPELLI TO CITY OF SANTA ROSA	
	T.C.E.		
A.P. No. 031-240-067	TOTAL	SCALE: 1"=40 FT. DATE: MARCH 22, 2019	
D.N. No. 2012-028955	CITY ACQUISITION DEED D.N. No.	DWN. BLB	APPROVED
D.N. No.		CHK. XX	FILE No. R-5489

EXHIBIT "A-1"
TEMPORARY CONSTRUCTION EASEMENT

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PARCEL ONE:

A 5 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, THE SOUTHEASTERLY LINE THEREOF BEING PARALLEL TO AND 10 FEET NORTHWESTERLY OF, MEASURED AT A RIGHT ANGLE TO THE FOLLOWING DESCRIBED LINE;

COMMENCING AT STATION 49+55.65 AS SHOWN ON IMPROVEMENT PLANS ENTITLED "LOS ALAMOS TRUNK SEWER REPLACEMENT SEGMENT 1" ON FILE IN THE OFFICES OF THE PUBLIC WORKS DEPARTMENT, CITY OF SANTA ROSA UNDER FILE NUMBER 2018-0043, HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931022.372, EAST=6371451.776; THENCE NORTH 69°48'40" EAST 13.53 FEET MORE OR LESS TO THE WESTERLY LINE OF THE LANDS HEREIN ABOVE AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 69°48'40" EAST 95.20 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID LANDS, BEING THE POINT OF TERMINATION OF SAID LINE, FROM WHICH STATION 51+74.39 HAVING CITY OF SANTA ROSA COORDINATES OF NORTH=1931097.864, EAST=6371657.081 AS SHOWN ON SAID PLANS BEARS NORTH 69°48'40" EAST 110.02 FEET, MORE OR LESS.

THE SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE WESTERLY AND EASTERLY LINE OF SAID LANDS.

PARCEL TWO:

A 5 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, THE NORTHWESTERLY LINE THEREOF BEING PARALLEL TO AND 10 FEET SOUTHEASTERLY OF, MEASURED AT A RIGHT ANGLE TO THE FOLLOWING DESCRIBED LINE;

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THE SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE WESTERLY AND EASTERLY LINE OF SAID LANDS.

EXCEPTING THEREFROM THAT PORTION, IN ANY, LYING WITH THE LANDS OF CASEY AS DESCRIBED IN DOCUMENT NUMBER 2013-057274, SONOMA COUNTY RECORDS.

CONTAINING 918 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS: CITY OF SANTA ROSA MONUMENTS G-433 (N=1929793.922, E=6368353.367) AND G-120 (N=1931862.372, E=6374572.849) NORTH 71°36'15" EAST, 6554.422 FEET, EPOCH 1991.35

BEING A PORTION OF APN: 031-240-067

DATE: MARCH 22, 2019

R-SHEET NO. 5490

PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 4247

NAME

John S. Locy

C31909

NO.



DATE

4/10/19

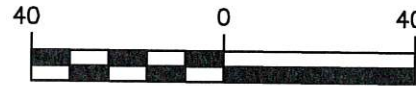
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TEMPORARY CONSTRUCTION EASEMENT

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
ESMT EASEMENT



SCALE IN FEET
1" = 40 Ft.

LANDS OF ZAPPELLI
D.N. 2011-115941
APN 032-300-005

LANDS OF ZAPPELLI
D.N. 2011-115941
APN 031-240-006

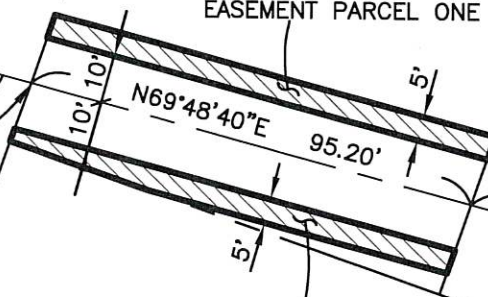
LANDS OF ZAPPELLI
D.N. 2012-028955
APN 031-240-067

LANDS OF FELCHLIN
D.N. 2015-006557
APN 031-240-068

POC
STA 49+55.65
N=1931022.372
E=6371451.776

TEMPORARY CONSTRUCTION
EASEMENT PARCEL ONE

N69°48'40"E
13.53'
POB



LANDS OF ZAPPELLI
D.N. 2012-132858
APN 031-240-007

TEMPORARY CONSTRUCTION
EASEMENT PARCEL TWO

LANDS OF CASEY
D.N. 2013-057274
APN 031-240-009

N69°48'40"E
110.02'

STA 51+74.39
N=1931097.864
E=6371657.081

EASEMENT CENTERLINE-REFERENCE "LOS ALAMOS TRUNK SEWER REPLACEMENT
SEGMENT 1" SANTA ROSA PUBLIC WORKS FILE NUMBER 2018-0043.
AUTHORITY: TRANSPORTATION AND PUBLIC WORKS PID 1903

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A.P. No. <u>031-240-067</u>	TOTAL _____	SCALE: 1"=40 FT. DATE: MARCH 22, 2019	
D.N. No. <u>2012-028955</u>	CITY ACQUISITION DEED	DWN. BLB	APPROVED
D.N. No. _____	D.N. No. _____	CHK. XX	FILE No. R-5480