

Legal Description

All that Real property in the City of Santa Rosa, County of Sonoma, State of California, described as follows:

PARCEL ONE:

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

Being a portion of the Rancho Cabeza de Santa Rosa, and a part of the tract of land conveyed by Alfred Trembley to Mary E. Chartrand, by Deed dated January 18, 1900 and recorded in Liber 191 of Deeds, Page 495, of Sonoma County Records, beginning at a point on the northerly side of the Santa Rosa and Guerneville County Road, at the Southwest corner of said tract so conveyed by Trembley to Chartrand; thence along the northerly side of said road, North 86°45' East 4.27 chains to a point from which the Southeast corner of the above mentioned tract bears North 86°45' East 0.242 chains distant; thence leaving said County Road, North 57°5' West 9.30 chains to a stake; thence South 86°45' West 4.35 chains to a stake on the Westerly side of said tract; thence along said West line, South 5°45' East 9.30 chains to the point of beginning.

Excepting therefrom all that portion thereof conveyed to the City of Santa Rosa, a municipal corporation in that certain Grant Deed, recorded August 2, 1983, Instrument No. 83050750, of Official Records.

Title Report Exceptions

- Property taxes, which are a lien...(not a survey matter)
- Prior to close of escrow...(not a survey matter)
- The lien of supplemental...(not a survey matter)
- Water rights, claims or title...(not a survey matter)
- Rights of the public...(not a survey matter)
- An abstract of judgment...(not a survey matter)
- The search did not disclose...(not a survey matter)
- Any invalidity or defect...(not a survey matter)
- The Company will require...(not a survey matter)
- The Company will require...(not a survey matter)
- Any rights of the parties...(not a survey matter)
- The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

Surveyor's Certificate

I hereby certify To Fidelity National Title Company _____ and its successors, assigns and participants:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 9, 10, 11, 13, 14 and 16 of Table A thereof. The fieldwork was completed on February 3, 2020.

Aaron R. Smith, PLS 7901

Date: _____



Note:
The use of the word certify or certification by a licensed land surveyor or registered civil engineer in the practice of professional engineering or land surveying or the preparation of maps, plans reports, descriptions, or other surveying documents only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed, or implied. (California Code Chapter 15, Article 5, Section 8770.6)

Legend:

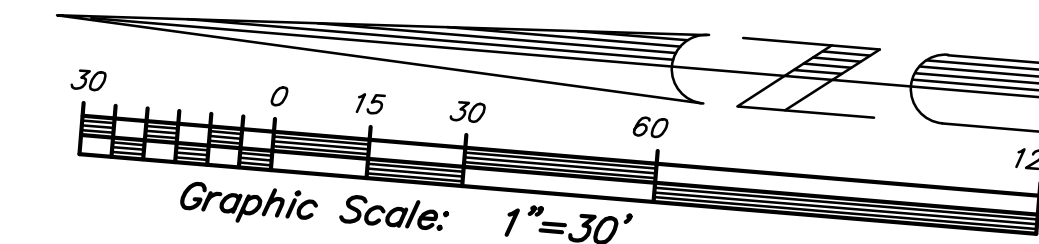
- | | | | |
|--------|-------------------------------------|--|-------------------|
| CMP | Corrugated Metal Pipe | | Catch Basin |
| ICV | Irrigation Control Valve | | Electric Box |
| Inv | Invert Grade | | Fence, as noted |
| P.O.B. | Point of Beginning | | Fire Hydrant |
| SDMH | Storm Drain Manhole | | Guy Wire |
| SSMH | Sanitary Sewer Manhole | | Overhead Wires |
| ● | Found Monument As Shown | | Street Light Sign |
| ○ | Found Monument As Shown | | Utility Pole |
| ○ | Set 3/4" Iron Pipe, Tagged PLS 7901 | | Water Box |
| △ | Set 3/4" Brass Tag, PLS 7901 | | Water Valve |
| | | | Concrete |
| | | | Gravel |
| | | | Pavement |

Basis Of Bearing: S 05°07'10" E

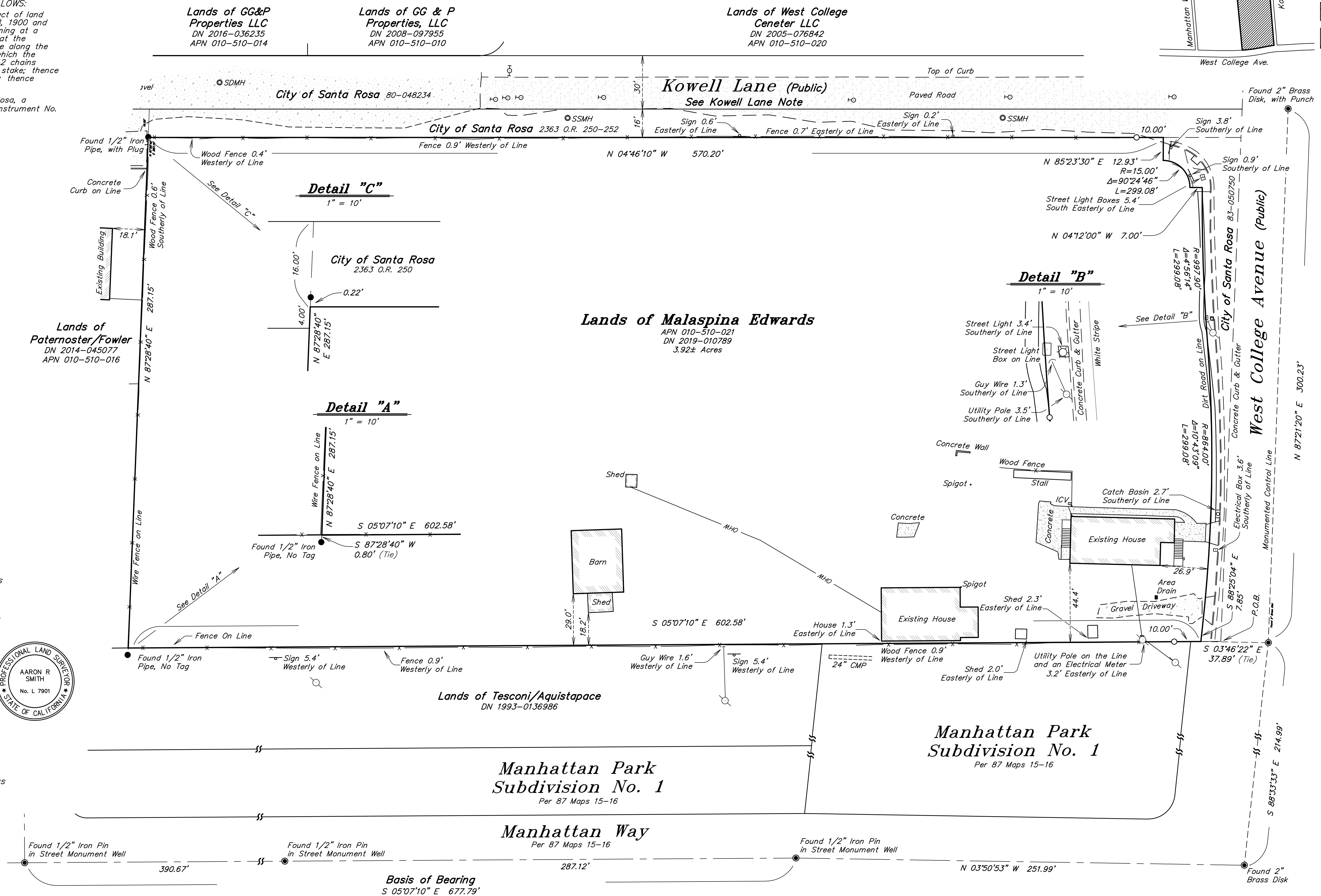
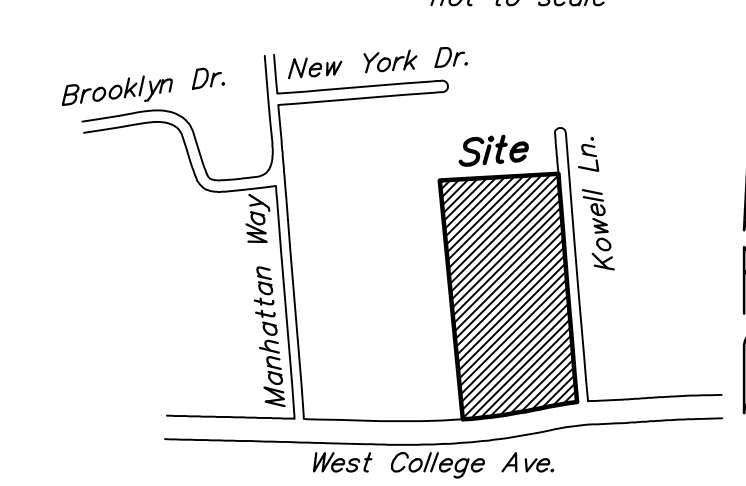
Being the between found 1/2" Pin Monuments marking the centerline of Manhattan Way as shown on that City of Santa Rosa Parcel Map No.481" filed in Book 584 of Maps at Page(s) 39-41.

Note

A "Record of Survey" is in process with this office and will be submitted to the County of Sonoma for review and subsequent recording pursuant to Section 8762 of the Professional Land Surveyor's Act.



Location Map
not to scale



Kowell Lane Note

Kowell Lane as shown hereon was granted to the City of Santa Rosa in fee per two Grant Deeds. The westerly 16' of Kowell Lane was granted per that Grant Deed recorded November 18, 1968 in Book 2363 of Official Records at page 250-252, and describes a 16'-25' strip that extends from the northerly line of West College Avenue northerly to New York Avenue and then westerly to Manhattan Way. That portion of Kowell Lane (2363 O.R. 250-252) within the boundaries of Parcel Map No. 629, recorded in Book 690 of Maps at pages 26-28 was abandoned per said Parcel Map. The easterly 30' of Kowell Lane was granted to the City of Santa Rosa per that Grant Deed recorded August 20, 1980 under Document Number 80-48234, and describes an area of dedication for the widening of the northerly line of West College Avenue, and a 30' strip that extends from West College Avenue 700± northerly to the City owned parcel at APN 010-510-006.

General Notes

- The elevations and relative positions of features shown hereon are in conformance with the National Standards of the American Land Title Association, American Congress on Surveying and Mapping, and National Society of Professional Surveyors-2016.
- The Federal Emergency Management Agency Firmette for 1385 West College Avenue, Santa Rosa, Ca, exported February 5, 2020, shows property in "Zone X". ("Areas of Minimal Flooding")
- Zoning designation per the City of Santa Rosa: R-3-30-SA (Multi Family Residential)
- Utilities shown hereon are based upon surface features indicated by field verification performed in August of 2018. Verification of underground utilities not evident by surface structures was not verified for this survey, a subsurface locating company would need to locate said utilities for this map to reflect any change of, or location of utilities not shown hereon.
- The record title information shown hereon is based on a preliminary title report prepared by Fidelity National Title Title Company dated August 21, 2019, Title Number FSNX-0011801166 -PH.
- Property is approximately 3.92 ± Acres, 170,670.98 square feet.
- Features shown hereon are existing as of the date of the field survey performed by Adobe Associates, Inc.
- There were no delineated parking spaces at the time of this survey.

ALTA/NSPS Land Title Survey

Lands of Malaspina
1385 West College Avenue Santa Rosa Ca.
Assessor's Parcel Number 010-510-021

Scale: 1" = 30'
Date: February 5, 2020
Design by: _____
Drawn by: S/M
Checked by: DPL

adobe associates, inc.
civil engineering | land surveying | wastewater
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"A Service You Can Count On!"

Revisions	Description	Approved
No.	Date	