

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) an easement interest; and 2) one (1) temporary construction easement interest in portions of certain real property, more particularly described as Assessor Parcel No. 010-495-010.

“Permanent Easement” refers to a permanent and perpetual easement for a pedestrian path and public right of way, 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, removal and replacement of a concrete trail, retaining wall, and all its appurtenances, fence, rip rap and all erosion control as the City of Santa Rosa may choose to make in, upon, over, across, through and under portions of that real property, more particularly described as Assessor Parcel No. 010-495-010 in the City of Santa Rosa, Sonoma County, California for the construction and maintenance of the SANTA ROSA CREEK TRAIL ACCESS AT N. DUTTON AVE (WEST SIDE) 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 Easement” or **“TCE”** grants to the City of Santa Rosa, its contractors, successors, and assigns, a temporary construction easement with a right of immediate entry, over, across, under and through portions of that certain real property more particularly described as Assessor Parcel No. 010-495-010 located in the City of Santa Rosa, County of Sonoma, State of California (“TCE Area”) for construction and related purposes for the Project.

The City of Santa Rosa shall have the right, without limitation, to enter upon and to pass and repass over and along said easement with personnel, vehicles and equipment for construction of the Project, and all other related activities, and to trim, cut and clear away, remove or otherwise control all improvements and any tree, bush, or other vegetation that interfere with the Project, to conform the TCE Area to the Project, and to do any and all other actions necessary and appropriate to the construction of the Project. As used here, "City" includes its officers, agents, contractors, and employees, and other governmental agencies responsible for review or construction of any portion of the Project and their officers, agents, contractors, and employees. If access to the TCE Area is across Grantor's Property, Grantor shall maintain the rights of ingress and egress at all times during the construction period.

At no additional cost to City, City has the right to enter upon Grantor's Property, where necessary, to reconstruct or perform any warranty or related work for a period of 180 days after the expiration of the term of the Grant of Temporary Construction Easement Deed and any extension. The work may include related driveways, walkways, lawn, landscaped and hardscaped areas, irrigation systems, sidewalks or any area where reconstruction or warranty work on Grantor's Property is necessary.

All work performed by the City in the TCE Area shall conform to applicable building, fire and sanitary laws, ordinances and regulations relating to the work and shall be done in a good and workerlike manner.

Non-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.

No other easement or easements shall be granted on, under, or over this easement without obtaining 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 twelve (12) 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 010-495-010
LEGAL DESCRIPTIONS AND DEPICTIONS

EXHIBIT A
ACCESS AND MAINTENANCE EASEMENT

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF BEAL AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2004-052635, OFFICIAL RECORDS OF SONOMA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" BRASS DISK SET INSIDE IN A MONUMENT WELL FROM WHICH THE CENTERLINE INTERSECTION OF DUNCAN STREET AND FLORENCE STREET BEARS NORTH 02°09'32" EAST 5.00 FEET AND FROM WHICH A FOUND 2" BRASS DISK SET INSIDE A MONUMENT WELL MARKING THE RADIUS OF THE WESTERLY CUL-DE-SAC OF DUNCAN STREET BEARS SOUTH 88°06'28" WEST 240.63 FEET (CALCULATED), AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED APRIL 15, 1980 IN BOOK 303 OF MAPS AT PAGE 34 SONOMA COUNTY RECORDS [SOUTH 87°42'35" WEST 240.65 FEET CALCULATED PER SAID MAP]; THENCE LEAVING SAID POINT OF COMMENCEMENT SOUTH 85°08'25" EAST 318.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DUNCAN STREET AS SHOWN AND DELINEATED ON THAT CERTAIN MAP ENTITLED "MAP OF TROWBRIDGE & DOYLE'S ADDITION TO SANTA ROSA" FILED JULY 14, 1908 IN BOOK 22 OF MAPS AT PAGE 7, SONOMA COUNTY RECORDS, AND THE **TRUE POINT OF BEGINNING OF THE EASEMENT** HEREIN DESCRIBED; THENCE LEAVING SAID POINT OF BEGINNING AND COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 87°51'17" EAST (SOUTH 89°24' EAST PER SAID MAP) 66.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NORTH DUTTON AVENUE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 1972 IN BOOK 2636 AT PAGE 19 OFFICIAL RECORDS OF SONOMA COUNTY; THENCE LEAVING SAID SOUTHERLY LINE AND COINCIDENT WITH SAID WESTERLY LINE ALONG A NON-TANGENT CURVE CONCAVED TO THE EAST, FROM WHICH ITS RADIUS BEARS NORTH 76°25'06" EAST 1243.00 FEET, THROUGH A CENTRAL ANGLE OF 01°33'12" FOR AN ARC LENGTH OF 33.70 FEET TO THE NORTHERLY LINE OF THE LANDS OF SONOMA COUNTY WATER AGENCY AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 11, 1968 IN BOOK 2319 AT PAGE 556; THENCE LEAVING SAID WESTERLY LINE AND COINCIDENT WITH SAID NORTHERLY LINE SOUTH 84°36'09" WEST 121.94 FEET TO A FOUND 3" BRASS DISK STAMPED "SCWA" SET IN CONCRETE AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 81°45'16" WEST 73.58 FEET; THENCE LEAVING SAID NORTHERLY LINE AND ENTERING SAID LANDS OF BEAL NORTH 74°26'43" EAST 49.33 FEET; THENCE NORTH 60°39'27" EAST 46.35 FEET; THENCE NORTH 40°14'55" EAST 16.96 FEET; THENCE NORTH 68°01'04" EAST 22.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,533 SQUARE FEET MORE OR LESS

BASIS OF BEARINGS: SOUTH 36° 18' 16" EAST BETWEEN CITY OF SANTA ROSA HORIZONTAL CONTROL NETWORK COORDINATE MONUMENTS G-34 & G-2038. CALIFORNIA COORDINATE SYSTEM NAD83(2011) ZONE 2. (EPOCH 2010.00)

APN: 010-495-010 (PORTION)
R-SHEET NUMBER NO. R-5837

JANUARY 6, 2024

PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

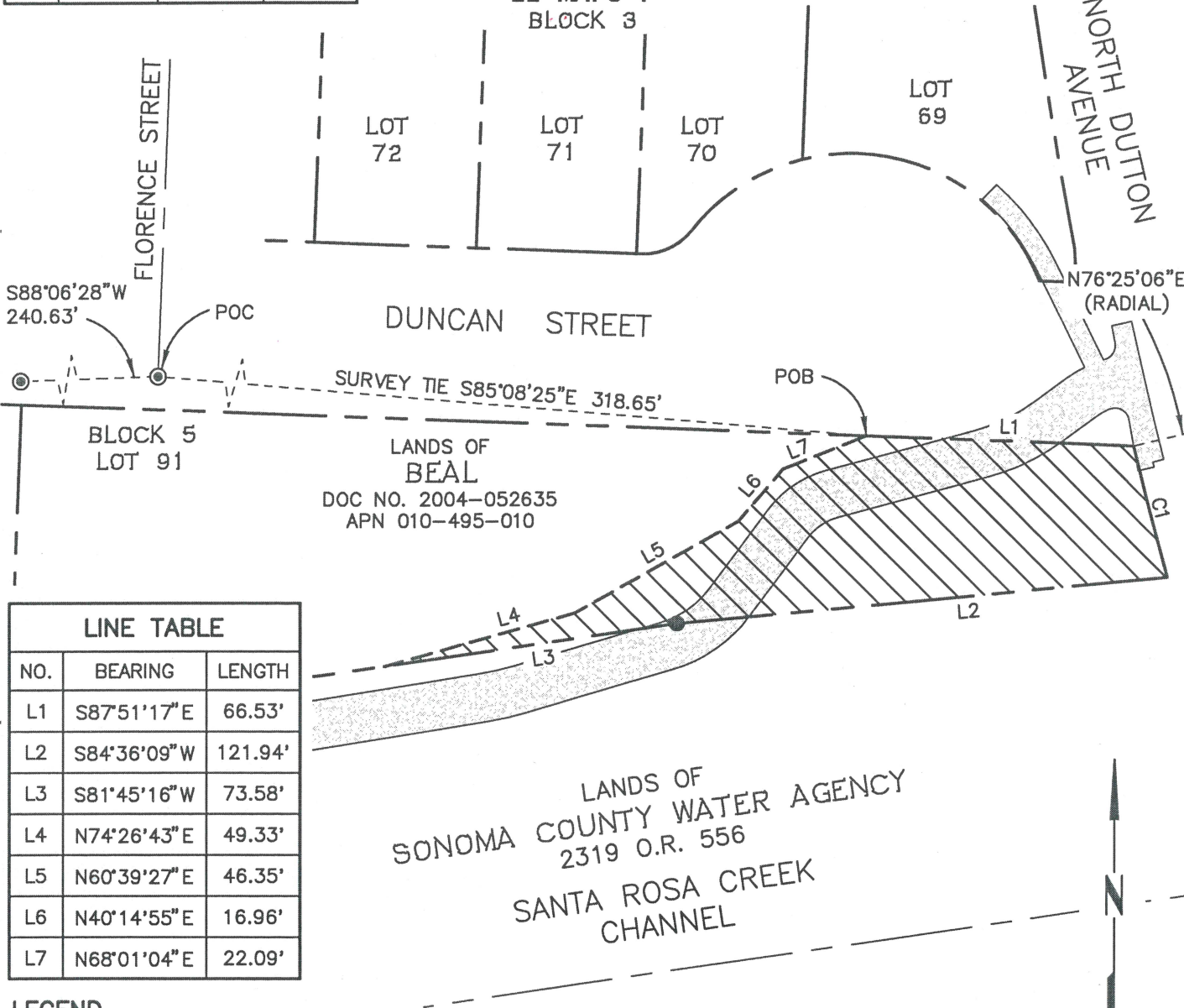
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CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	1°33'12"	1243.00'	33.70'

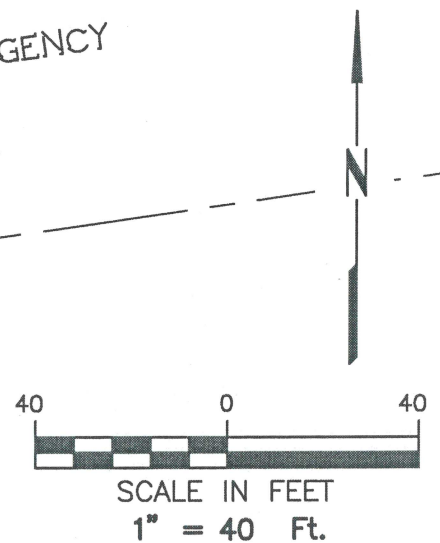
EXHIBIT B

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S87°51'17"E	66.53'
L2	S84°36'09"W	121.94'
L3	S81°45'16"W	73.58'
L4	N74°26'43"E	49.33'
L5	N60°39'27"E	46.35'
L6	N40°14'55"E	16.96'
L7	N68°01'04"E	22.09'

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - SF SQUARE FEET
 - FOUND 2" BRASS DISK IN MONUMENT WELL
 - FOUND 3" BRASS DISK "SCWA" SET IN CONCRETE
 - ACCESS EASEMENT AREA



AUTHORITY:
CITY OF SANTA ROSA

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
JIM BEAL 408 DUNCAN STREET SANTA ROSA CA 95401	ORIGINAL PARCEL 15,156 SF ± EASEMENT AREA 4,533 SF ±	ACCESS AND MAINTENANCE EASEMENT BEAL TO THE CITY OF SANTA ROSA	
A.P. No. 010-495-010	CITY ACQUISITION DEED O.R. No.	SCALE: 1" = 40'	DATE: 1/6/2025
O.R. No. Doc No 2004-052635		DWN. JDR, TWR CHK.	APPROVED FILE No. R. 5837

EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND BEING A PORTION OF THE LANDS OF BEAL AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2004-052635, OFFICIAL RECORDS OF SONOMA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" BRASS DISK SET INSIDE IN A MONUMENT WELL FROM WHICH THE CENTERLINE INTERSECTION OF DUNCAN STREET AND FLORENCE STREET BEARS NORTH 02°09'32" EAST 5.00 FEET AND FROM WHICH A FOUND 2" BRASS DISK SET INSIDE A MONUMENT WELL MARKING THE RADIUS OF THE WESTERLY CUL-DE-SAC OF DUNCAN STREET BEARS SOUTH 88°06'28" WEST 240.63 FEET (CALCULATED) AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED APRIL 15, 1980 IN BOOK 303 OF MAPS AT PAGE 34 SONOMA COUNTY RECORDS [SOUTH 87°42'35" WEST 240.65 FEET CALCULATED PER SAID MAP]; THENCE LEAVING SAID POINT OF COMMENCEMENT SOUTH 84°54'53" EAST 294.21 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DUNCAN STREET AS SHOWN AND DELINEATED ON THAT CERTAIN MAP ENTITLED "MAP OF TROWBRIDGE & DOYLE'S ADDITION TO SANTA ROSA" FILED JULY 14, 1908 IN BOOK 22 OF MAPS AT PAGE 7, SONOMA COUNTY RECORDS, AND THE **TRUE POINT OF BEGINNING OF THE EASEMENT** HEREIN DESCRIBED; THENCE LEAVING SAID POINT OF BEGINNING AND COINCIDENT WITH SAID SOUTHERLY LINE SOUTH 87°51'17" EAST (SOUTH 89°24' EAST PER SAID MAP) 24.46 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND ENTERING SAID LANDS OF BEAL SOUTH 68°01'04" WEST 22.09 FEET; THENCE SOUTH 40°14'55" WEST 16.96 FEET; THENCE SOUTH 60°39'27" WEST 46.35 FEET; THENCE SOUTH 74°26'43" WEST 49.33 FEET TO THE NORTHERLY LINE OF THE LANDS OF SONOMA COUNTY WATER AGENCY AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 11, 1968 IN BOOK 2319 AT PAGE 556; THENCE COINCIDENT WITH SAID NORTHERLY LINE SOUTH 81°45'16" WEST 78.60 FEET; THENCE LEAVING SAID NORTHERLY LINE AND ENTERING SAID LANDS OF BEAL NORTH 74°26'43" EAST 126.09 FEET; THENCE NORTH 60°39'27" EAST 43.35 FEET; THENCE NORTH 40°14'55" EAST 17.63 FEET; THENCE NORTH 68°01'04" EAST 2.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,620 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 36° 18' 16" EAST BETWEEN CITY OF SANTA ROSA HORIZONTAL CONTROL NETWORK COORDINATE MONUMENTS G-34 & G-2038. CALIFORNIA COORDINATE SYSTEM NAD83(2011) ZONE 2. (EPOCH 2010.00)

APN: 010-495-010 (PORTION)
R-SHEET NUMBER NO. R-5880

JANUARY 6, 2024

PREPARED BY: BRELJE & RACE, CONSULTING ENGINEERS

JOB NO.: 4827.01

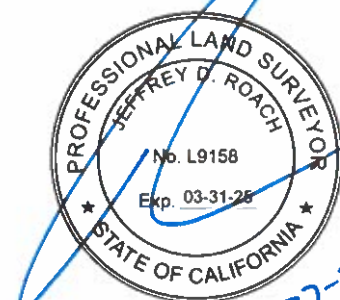
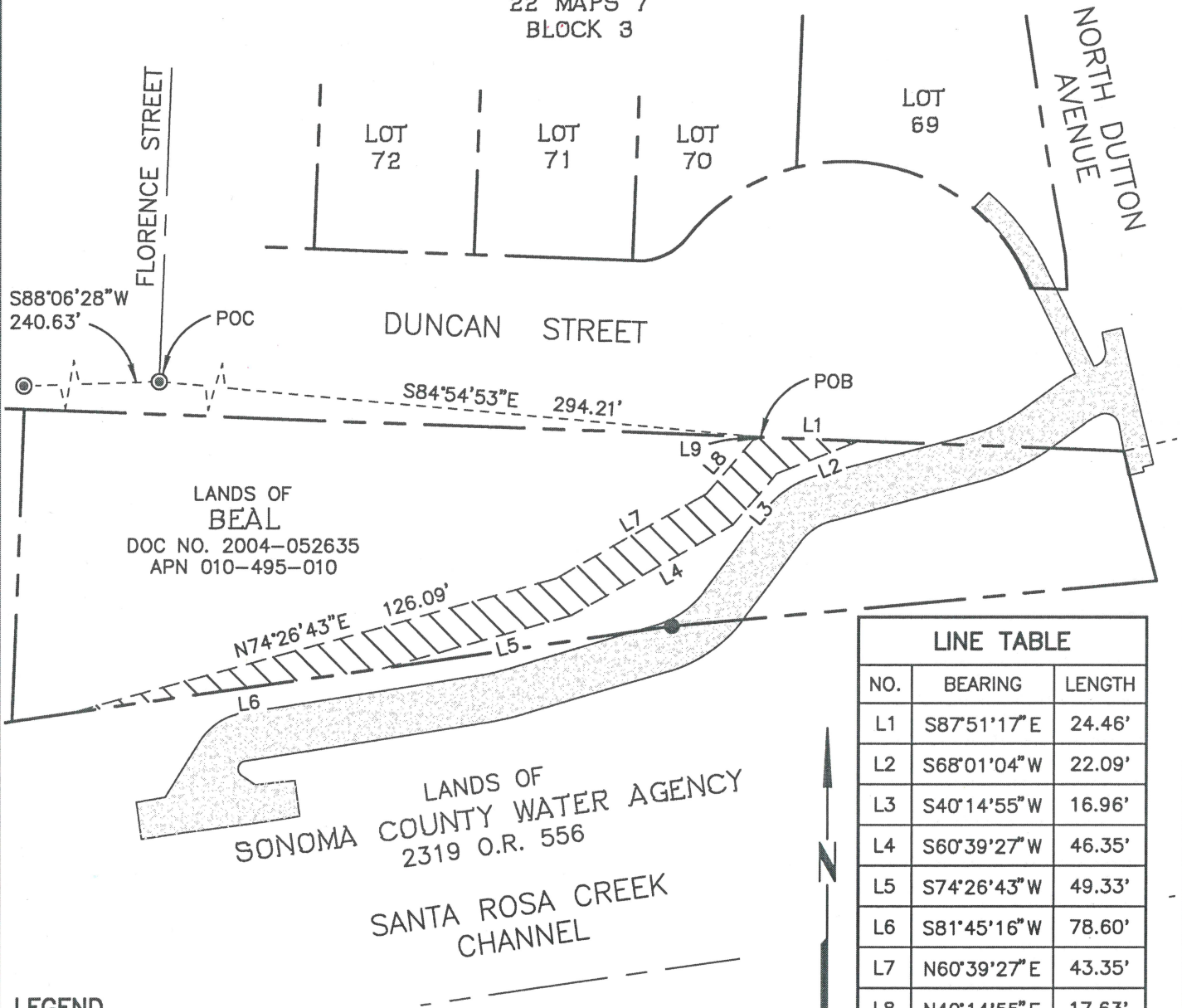


EXHIBIT B

TROWBRIDGE & DOYLE'S
ADDITION
22 MAPS 7
BLOCK 3

THIS EXHIBIT IS FOR GRAPHIC
PURPOSES ONLY. ANY ERRORS OR
OMISSIONS ON THIS EXHIBIT SHALL
NOT AFFECT THE DEED DESCRIPTION.



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JIM BEAL 408 DUNCAN STREET SANTA ROSA CA 95401	ORIGINAL PARCEL 15,156 SF ± EASEMENT AREA 1620 SF ±	TEMPORARY CONSTRUCTION EASEMENT BEAL TO CITY OF SANTA ROSA	
A.P. No. 010-495-010	CITY ACQUISITION DEED O.R. No. _____	SCALE: 1" = 40'	DATE: 1/6/2025
O.R. No. Doc No 2004-052635		DWN. JDR, TWR CHK.	APPROVED <i>Wander</i> FILE No. R-5880

TAB. TCE

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