



PETITION FOR:

- VACATION OF PUBLIC EASEMENT
 - VACATION OF PUBLIC RIGHT OF WAY
- Please Type or Print

File No.	Quad
Related Files:	
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EASEMENT 3097 OR 78

GENERAL INFORMATION	LOCATION OF PROJECT (ADDRESS) 1163 Hopper Ave	ASSESSOR'S PARCEL NUMBER(S) 015-360-055	ZONING R-3-15	
	NAME OF PROPOSED PROJECT Hopper Lane Apartments (fire rebuild)		GENERAL PLAN DESIGNATION Medium Residential	
	APPLICANT NAME Hopper Lane Apartments, a California limited partnership	BUSINESS PHONE 415-281-3700 x 26	HOME PHONE	
	APPLICANT ADDRESS 51 Federal Street, Suite 203 San Francisco Ca 94107	STATE ZIP	EMAIL Aorwitz@BacoRealty.com	
	APPLICANT REPRESENTATIVE Michael Orwitz	BUSINESS PHONE 310-473-0240	HOME PHONE	
	APPLICANT REPRESENTATIVE ADDRESS 1516 South Bundy Drive Suite 300 Los Angeles Ca 90002	STATE ZIP	EMAIL Morwitz@OSMinvestment.com	
	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) Hopper Lane Apartments, a California Limited Partnership	BUSINESS PHONE 415-281-3700 x 26	HOME PHONE	
	PROPERTY OWNER ADDRESS 51 Federal Street, Suite 203 San Francisco Ca 94107	STATE ZIP	EMAIL AOrwitz@BacoRealty.com	
	*In the case of a partnership, all general and limited partners shall be identified. In the case of a corporation, all shareholders owning 10% or more of the stock and all officers and directors shall be identified. Please use the Partnerships & Corporations form.			

PROJECT INFORMATION	EASEMENT/RIGHT-OF-WAY DESCRIPTION		
	LAST DATE THE EASEMENT OR RIGHT-OF-WAY USED Present	EXISTING USE Public Utilities	SIZE OF AREA TO BE VACATED SQ FT or 0.53 ACRES
	PURPOSE FOR REQUESTING VACATION		
	Existing easements cover utilities that being rearranged with the proposed rebuild development. New easements will be recorded to City.		
	PROPOSED NEW USE		
	Residential Multi-family Housing		
	STATE WHY EASEMENT OR RIGHT-OF-WAY IS NO LONGER OF NECESSITY TO THE PUBLIC		
	Rebuild of 78 apartment units will include rearranging the utilities on site. Easements to be provided over proposed utilities.		
	IS THIS A SUMMARY VACATION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Vacation of existing utility easements on site to be replaced by new utility easements on site.		
SUBMITTAL INFORMATION – See staff to determine which requirements apply			
<input checked="" type="checkbox"/> PRELIMINARY TITLE REPORT ISSUED WITHIN THE LAST 3 MONTHS INDICATING PROPERTY OWNERS TO BE AFFECTED BY VACATION			
<input checked="" type="checkbox"/> METES AND BOUNDS DESCRIPTION OF AREA TO BE VACATED <input checked="" type="checkbox"/> VICINITY MAP			
<input checked="" type="checkbox"/> LIST OF NAMES AND ADDRESSES OF RECORDED PROPERTY OWNERS REQUESTING THE PROPOSED VACATION			
<input checked="" type="checkbox"/> 10 MAPS (100' SCALE) OF ALL PROPERTY ADJOINING THE BOUNDARIES OF THE PROPOSED VACATION SHOWING:			
<ul style="list-style-type: none"> <li style="width: 50%;">• EASEMENT OR RIGHT-OF-WAY TO BE VACATED <li style="width: 50%;">• ASSESSOR'S PARCEL NUMBER OF EACH PARCEL SHOWN <li style="width: 50%;">• LOCATION OF ALL KNOWN PUBLIC UTILITIES <li style="width: 50%;">• EXISTING USE OF THE RIGHT-OF-WAY BY ABUTTING PROPERTIES* <li style="width: 50%;">• EXISTING USE OF PROPERTY ADJOINING PROPOSED VACATION <li style="width: 50%;">• NAMES AND WIDTHS OF ALL ADJACENT STREETS* 			
*NOTE: APPLY ONLY TO VACATION OF RIGHT-OF-WAY			
PROPERTY OWNER'S CONSENT – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. <i>Hopper Lane Apartments, a California limited partnership</i> X <i>By: Orwitz Revocable Trust, General Partner, Allen Orwitz, Trustee</i>			

DEPT	APPLICATION	RECEIVED BY	DATE	FEE RECEIVED \$	RECEIPT NUMBER
	PUBLIC HEARING	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
	ENVIRONMENTAL REVIEW	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT CLASS _____	DATE	FEE RECEIVED \$	RECEIPT NUMBER

RECORDED AT REQUEST OF

AT 3 MIN. POST 30 BOOK 3097 PAGE 78
Sonoma County, California

Hubert S. ... RECORDER
JUN 28 1976
OFFICIAL RECORDS

FEES \$ No fee PD.
R 38570

Recording of this document is requested for an on behalf of the City of Santa Rosa pursuant to Section 6103 of the Government Code.

Office of the City Attorney
By: M. McCann

EASEMENT DEED

The property described in this instrument is located within the Corporate limits of the City of Santa Rosa.

CODDING ENTERPRISES

TAX DUE GRANT(S) TO
THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION

An easement with a right of immediate entry and continued possession for the construction, improvement, maintenance and repairs for public utility purposes including but not limited to electricity, gas, sewer facilities, water facilities, storm drains, sidewalks, telephone, cable television and for such other public or public utility purposes as the City of Santa Rosa may choose to make and over and upon that certain real property situated in the County of Sonoma, State of California, described as follows:

Easements for public utility purposes on and under that portion of the lands of Coddling Enterprises, described in Book 2353 at Page 807 of Official Records of the County of Sonoma and more particularly described as follows:

PARCEL "A":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at a point on the Southerly line of said lands of Coddling Enterprises which bears S 89° 30' 00" W, a distance of 17.50 feet from the Southeasterly corner of said property to a point hereinafter referred to as Point "A"; thence from said Point "A" N 0° 30' 00" W, 59.00 feet to the point of beginning; thence from said point of beginning S 89° 30' 00" W, 35.00 feet more or less to the termination of Parcel "A".

PARCEL "B":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "A" as described hereinabove in Parcel "A"; thence from said Point "A" N 0° 30' 00" W, 152.00 feet to the point of beginning; thence from said point of beginning S 89° 30' 00" W, 35.00 feet more or less to the termination of Parcel "B".

CODDING ENTERPRISES

Dated June 14 1976

BY: *[Signature]*

STATE OF CALIFORNIA } ss
County of

On _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

known to me 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.

(SEAL)

Notary Public

My commission expires: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council of the City of Santa Rosa on _____ 19____ and grantee consents to recordation thereof by its duly authorized officer.

CITY OF SANTA ROSA,
A Municipal Corporation

By: _____

Dated: _____

PARCEL "C":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "A" as described hereinabove in Parcel "A"; thence from said Point "A" N 0° 30' 00" W, 154.00 feet to the point of beginning; thence from said point of beginning N 89° 30' 00" E, 40.00 feet more or less to the termination of Parcel "C".

PARCEL "D":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "A" as described hereinabove in Parcel "A"; thence from said Point "A" N 0° 30' 00" W, 257.00 feet to the point of beginning; thence from said point of beginning S 89° 30' 00" W, 40.00 feet more or less to the termination of Parcel "D".

PARCEL "E":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "A" as described hereinabove in Parcel "A"; thence from said Point "A" N 0° 30' 00" W, 275.00 feet to the point of beginning; thence from said point of beginning N 89° 30' 00" E, 25.00 feet more or less to the termination of Parcel "E".

PARCEL "F":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "A" as described hereinabove in Parcel "A"; thence from said Point "A" N 0° 30' 00" W, 311.00 feet to said point hereinafter referred to as Point "B"; thence from said Point "B" N 12° 29' 39" E, 23.00 feet to the point of beginning; thence from said point of beginning N 77° 30' 21" W, 20.00 feet more or less to the termination of Parcel "F".

PARCEL "G":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "B" as described hereinabove in Parcel "F"; thence from said Point "B" N 12° 29' 39" E, 39.00 feet to the point of beginning; thence from said point of beginning N 77° 30' 21" W, 25.00 feet more or less to the termination of Parcel "G".

PARCEL "H":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "B" as described hereinabove in Parcel "F"; thence from said Point "B" N 12° 29' 39" E, 62.00 feet to the point of beginning; thence from said point of beginning N 89° 30' 00" E, 35.00 feet more or less to the termination of Parcel "H".

PARCEL "I":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "B" as described hereinabove in Parcel "F"; thence from said Point "B" N 12° 29' 39" E, 116.83 feet to a point hereinafter referred to as Point "C"; thence from said Point "C" N 0° 30' 00" W, 25.00 feet to the point of beginning; thence from said point of beginning N 89° 30' 00" E, 45.00 feet more or less to the termination of Parcel "I".

PARCEL "J":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "C" as described hereinabove in Parcel "I"; thence from said Point "C" N 0° 30' 00" W, 50.00 feet to the point of beginning; thence from said point of beginning S 89° 30' 00" W, 40.00 feet more or less to the termination of Parcel "J".

PARCEL "K":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "C" as described hereinabove in Parcel "I"; thence from said Point "C" N 0° 30' 00" W, 130.00 feet to the point of beginning; thence from said point of beginning S 89° 30' 00" W, 40.00 feet more or less to the termination of Parcel "K".

PARCEL "L":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "C" as described hereinabove in Parcel "I"; thence from said Point "C" N 0° 30' 00" W, 145.00 feet to the point of beginning; thence from said point of beginning N 89° 30' 00" E, 45.00 feet more or less to the termination of Parcel "L".

PARCEL "M":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "C" as described hereinabove in Parcel "I"; thence from said Point "C" N 0° 30' 00" W, 191.00 feet to the point of beginning; thence from said point of beginning S 89° 30' 00" W, 35.00 feet more or less to the termination of Parcel "M".

PARCEL "N":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "C" as described hereinabove in Parcel "I"; thence from said Point "C" N 0° 30' 00" W, 221.50 feet to a point hereinafter referred to as Point "D"; thence from said Point "D" S 89° 28' 00" W, 107.00 feet to the point of beginning; thence from said point of beginning N 0° 32' 00" W, 35.00 feet more or less to the termination of Parcel "N".

PARCEL "O":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "D" as described hereinabove in Parcel "N"; thence from said Point "D" S 89° 28' 00" W, 7.00 feet to the point of beginning; thence from said point of beginning N 0° 32' 00" W, 35.00 feet more or less to the termination of Parcel "O".

PARCEL "P":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "D" as described hereinabove in Parcel "N"; thence from said Point "D" N 89° 28' 00" E, 79.00 feet to the point of beginning; thence from said point of beginning N 0° 32' 00" W, 35.00 feet more or less to the termination of Parcel "P".

PARCEL "Q":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "D" as described hereinabove in Parcel "N"; thence from said Point "D" N 89° 28' 00" E, 162.50 feet; thence N 0° 30' 00" W, 8.00 feet to the point of beginning; thence from said point of beginning N 89° 30' 00" E, 35.00 feet more or less to the termination of Parcel "Q".

PARCEL "R":

A strip of land 15 feet in width, the centerline of which is described as follows:

Commencing at Point "D" as described hereinabove in Parcel "N"; thence from said Point "D" N 89° 28' 00" E, 162.50 feet; thence N 0° 30' 00" W, 110.00 feet to the point of beginning; thence from said point of beginning N 89° 30' 00" E, 35.00 feet more or less to the termination of Parcel "R".

CODDING ENTERPRISES

Dated: June 14, 1976

By: *[Signature]*

STATE OF CALIFORNIA.

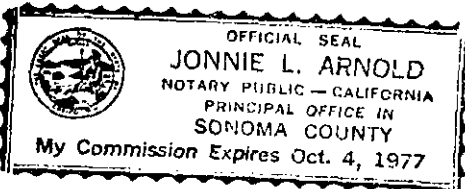
County of SONOMA ss.
On this 14th day of JUNE in the year one thousand nine hundred and SEVENTY SIX
before me, TONNIE L. ARNOLD a Notary Public in and for the

County of SONOMA, State of California, residing therein,
duly commissioned and sworn, personally appeared ALLEN B. CODDING

known to me to be the PRESIDENT
of the corporation described in and that executed the within instrument, and also known to me to be
the person who executed the within instrument on behalf of the corporation therein named,
and acknowledged to me that such corporation executed the within instrument pursuant to its
by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the
County of SONOMA the day and year in this
certificate first above written.

[Signature]
Notary Public in and for the County of SONOMA State of California.
My Commission Expires OCT. 4, 1977



CORPORATION ATTORNEYS PRINTING SUPPLY FORM NO. 7

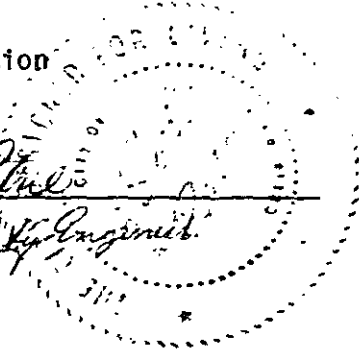
CERTIFICATE OF ACCEPTANCE

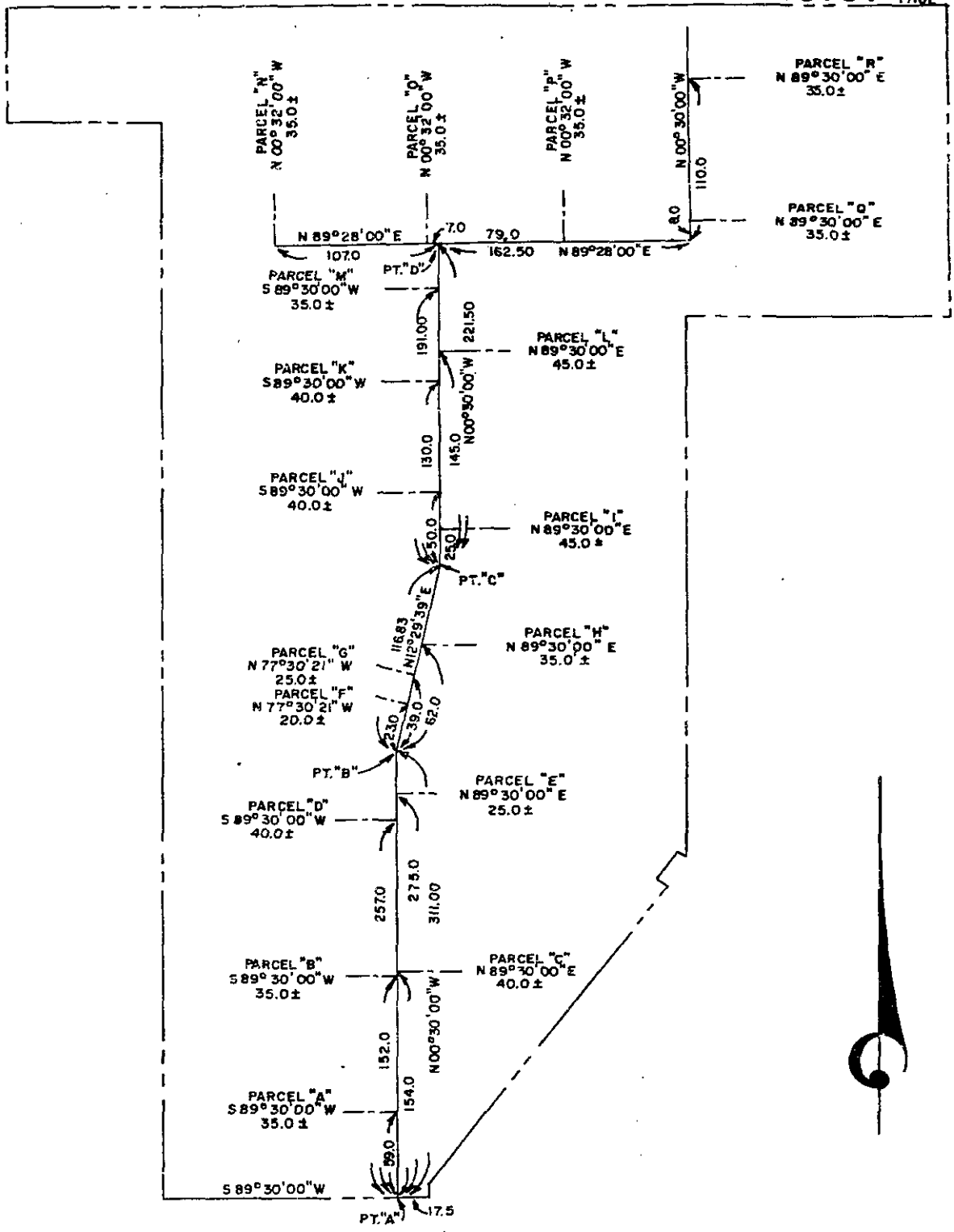
This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council of the City of Santa Rosa on _____, 19____, and grantee consents to recordation thereof by its duly authorized officer.

CITY OF SANTA ROSA,
A Municipal Corporation

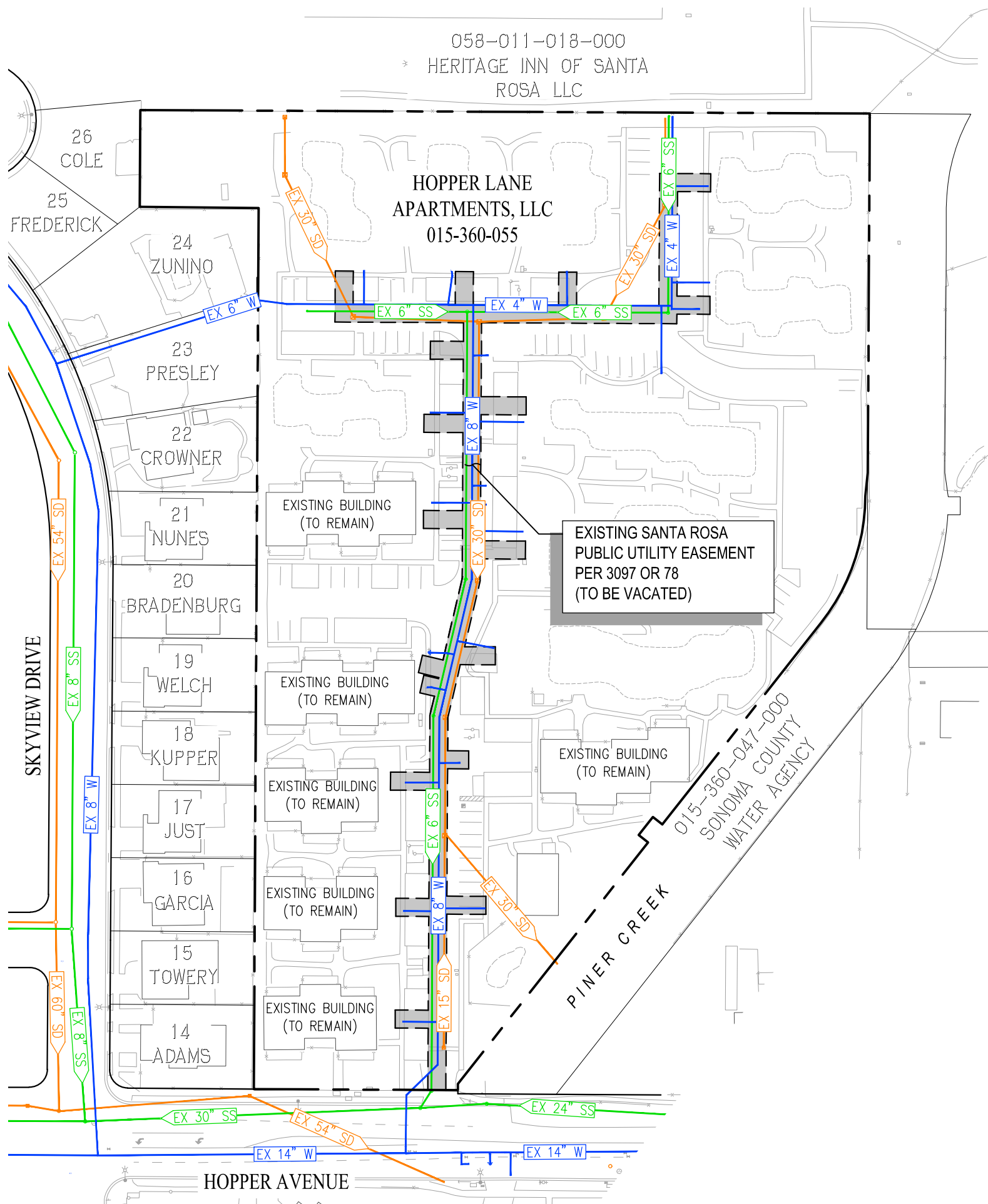
Dated: JUNE 21, 1976

By: *[Signature]*
[Signature]
Asst. City Engineer





OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
CODDING ENTERPRISES P.O. BOX 6655 SANTA ROSA, CALIF 95406	TAKE _____ REMAINDER _____ TOTAL _____	WATER EASEMENTS CODDING ENTERPRISES TO CITY OF SANTA ROSA	
A.P. No. <u>15 - 360 - 46</u>	CITY ACQUISITION DEED	SCALE: 1" = 100'	DATE: 6-10-76
O.R. No. <u>2353-807</u>	O.R. _____	DWR. G.J.G. CHR. L.M.	APPROVED N 728 6-18-76 FILE NO. R-1951



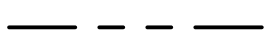




058-011-018-000
 * HERITAGE INN OF SANTA ROSA LLC

HOPPER LANE APARTMENTS, LLC
 015-360-055

EXISTING SANTA ROSA PUBLIC UTILITY EASEMENT PER 3097 OR 78 (TO BE VACATED)

015-360-047-000
 SONOMA COUNTY WATER AGENCY

LEGEND

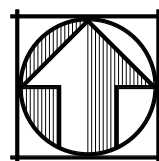
-  PROPERTY LINE
-  EXISTING SANITARY SEWER PIPE
-  EXISTING DOMESTIC WATER PIPE
-  EXISTING STORM DRAIN PIPE
-  EXISTING PUBLIC UTILITY EASEMENT (TO BE VACATED)

**PUBLIC UTILITY EASEMENT
 TO BE VACATED
 (3097 OR 78)**

HOPPER LANE APARTMENTS

CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA

DATE: JUNE 2019 SCALE: 1" = 100'



SAN RAMON (925) 866-0322
 SACRAMENTO (916) 375-1877
 WWW.CBANDG.COM

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