



CITY OF SANTA ROSA  
Santa Rosa, CA  
FEB 02 2013  
COMMUNITY DEVELOPMENT

**EXHIBIT 'A'**

Legal Description

**Right of Way Vacation**

All that real property situated in City of Santa Rosa, lying within the County of Sonoma, State of California and being a portion of the lands of the City of Santa Rosa as Public Right of Way, lying within a portion of Mendocino Avenue and Ross Street, and being more particularly described as follows:

Commencing at a 1" iron pipe found in a City Monument Well at the centerline intersection of Mendocino Avenue and Ross Street as designated and delineated on that Record of Survey "Lying within the City of Santa Rosa, County of Sonoma, State of California being the lands of the Press Democrat Publishing Co.", filed for record June 4, 1973, in Book 188 of Maps, at Page 46, Sonoma County Records; thence from said Point of Commencement, along the centerline of Mendocino Avenue, as shown of said Record of Survey, South 29°55'40" East, for a distance of 23.54 feet; thence, leaving said centerline, South 60°04'20" West, for a distance of 39.65 feet to a point on the western line of Mendocino Avenue, as described in that Grant Deed from RPS Mendocino Avenue Santa Rosa, LLC, to Cornerstone Properties II S, LLC, filed for record April 4, 2014 under Document No. 2014-025410, Official Records of the County of Sonoma, and the Point of Beginning of the parcel to be herein described; thence from said **POINT OF BEGINNING**, along said western right of way, South 29°55'40" East, for a distance of 144.93 feet to the southerly line of the existing "Press Democrat" building; thence, along said southerly building line, North 60°13'37" East, for a distance of 0.52 feet to the southeasterly corner of said building; thence, along the easterly face of said "Press Democrat" building, North 29°56'48" West, for a distance of 148.42 feet to the northeast corner of said building; thence, along the northerly face of said building, South 60°04'52" West, for a distance of 188.69 feet to an angle point in said building on the northerly face of the building; thence, along a line of said building, South 29°15'07" East, for a distance of 3.76 feet to a point on the right of way line of Ross Street, as established by that Decree and Final Order of Condemnation, filed for record January 20, 1892, in Book 135 of Deeds, Page 591, Sonoma County Records; thence, along the southerly line of said right of way, North 60°00'00" East, for a distance of 188.26 feet to the Point of Beginning of the hereinabove described parcel of land.

Containing 756 square feet (0.02 acres), more or less.

Basis of Bearings: Record of Survey "Lying within the City of Santa Rosa, County of Sonoma, State of California being the lands of the Press Democrat Publishing Co.", filed for record June 4, 1973, in Book 188 of Maps, at Page 46, Sonoma County Records

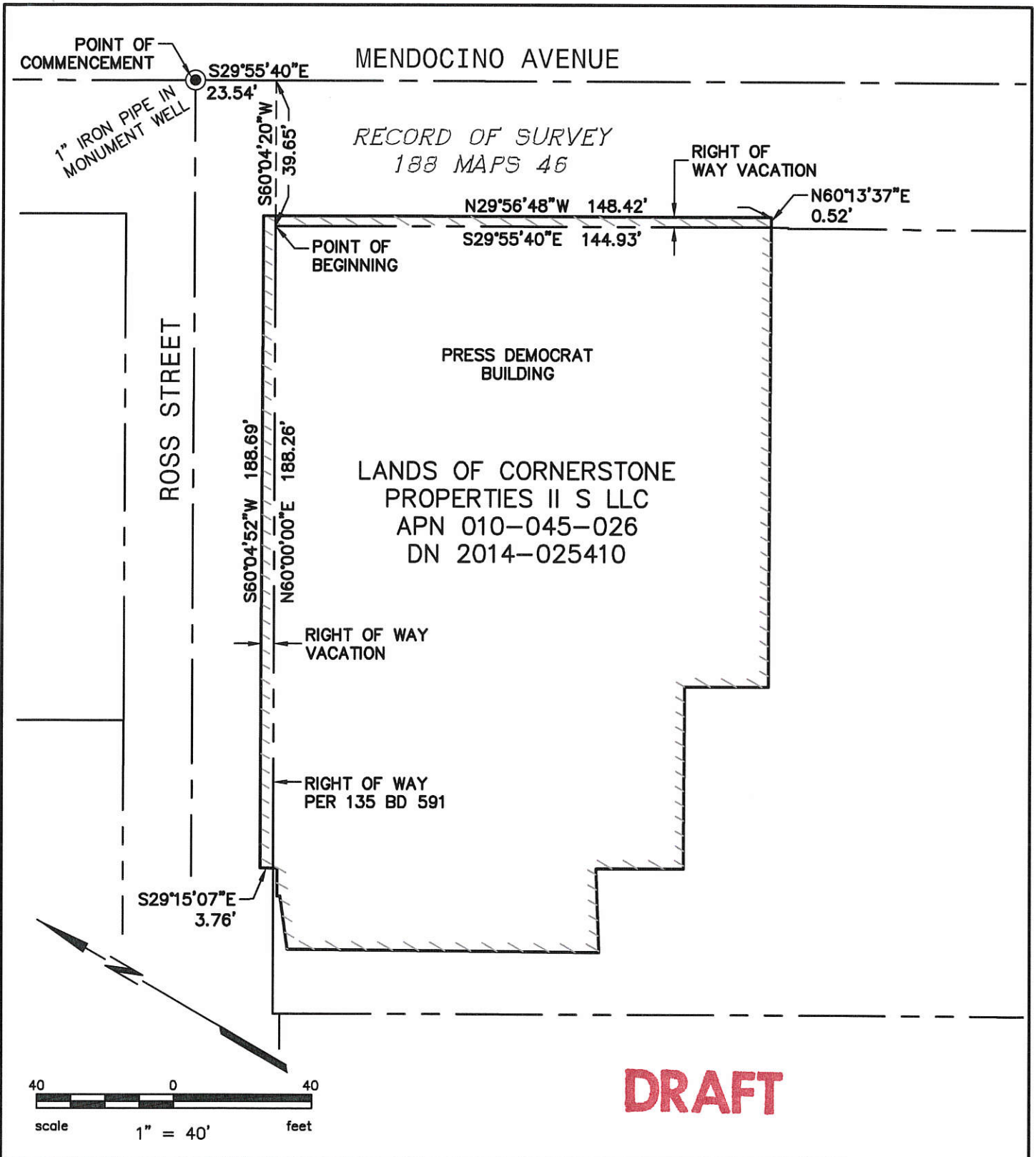
Prepared by:

BKF ENGINEERS

**DRAFT**

Dated: \_\_\_\_\_

\_\_\_\_\_  
Ralph H. Thomas, PLS. No. 4760



OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
5401 OLD REDWOOD HWY PETALUMA, CA 94954	VACATION 756 SF	RIGHT OF WAY VACATION OF A PORTION OF ROSS STREET AND MENDOCINO AVENUE	
A.P. No. 010-045-026	CITY ACQUISITION DEED	Scale: 1"=40'	Date: JAN 2016
Doc No. 2014-025410	O.R. _____	DWN. AEG CHK. RHT	APPROVED FILE No. R.-

Plot Jan 28, 2016 at 8:50am