

EXHIBIT 'A'
SEWER EASEMENT VACATION

Lying within the City of Santa Rosa, County of Sonoma, State of California, and being a portion of that public sewer easement as described by Easement Deed recorded January 4, 1985, under Document Number 85-000554, Official Records of Sonoma County, said portion is more particularly described as follows:

All that portion of said public sewer easement lying over Lots 10, 12, 13 and 14 as shown on the Final Map of Deer Meadow Unit 1 filed on August 15, 1990, in Book 462 of Maps at Pages 43 through 46, Sonoma County Records.

Excepting therefrom the following described portion:

BEGINNING at the common southwesterly corner of Lot 3 and Lot 4 as shown on that Final Map of Fir Ridge filed on December 4, 1985, in Book 378 of Maps at Pages 17 through 19, Sonoma County Records; thence along the southwesterly projection of the common boundary of said Lot 3 and Lot 4, South 23°53'31" West 31.75 feet to the northeasterly line of a 15 feet wide sewer easement as shown on said Final Map of Deer Meadow Unit 1; thence along said northeasterly easement line, South 54°10'15" East 58.25 feet to the southerly boundary of Lot 10 as shown on said Final Map of Deer Meadow Unit 1 and northerly right-of-way of Fountaingrove Parkway; thence along said southerly boundary and northerly right-of-way, along a non-tangent curve to the right, the radius point of which bears South 20°43'07" East 850.00 feet, through a central angle of 6°20'46", for a length of 94.14 feet to the common southerly corner of said Lot 10 as shown on said Final Map of Deer Meadow Unit 1 and Lot A as shown on said Final Map of Fir Ridge; thence along the northeasterly boundary of said Lot 10, North 76°30'00" West 115.00 feet; thence continuing along said northeasterly boundary, North 57°10'00" West 14.60 feet to the POINT OF BEGINNING.

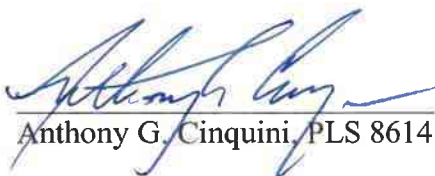
Containing 0.43 acres, more or less.

END OF DESCRIPTION

Being a portion of APNs 173-630-010, -012, -013 and -014

R-Sheet No.: R-5937

Prepared by Cinquini & Passarino, Inc.


Anthony G. Cinquini, PLS 8614



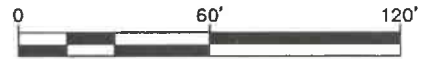
1/9/2026
Date

Cinquini & Passarino, Inc.
1360 North Dutton Avenue, Suite 150
Santa Rosa, CA 95401

EXHIBIT 'B'

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY.
ANY ERRORS OR OMISSIONS SHALL NOT AFFECT
THE LEGAL DESCRIPTION.

SE PER DN 85-000554



LEGEND

- ADJACENT PROPERTY BOUNDARY
SEWER EASEMENT VACATION AREA
DN DOCUMENT NUMBER
SE PUBLIC SEWER EASEMENT

REFERENCES

- R1 FIR RIDGE 378 MAPS 17-19
R2 DEER MEADOW UNIT 1 462 MAPS 43-46

LOT 5

SE PER DN 85-000554

SE VACATION AREA:
0.43± ACRES

FIR RIDGE
378 MAPS 17-19
LOT 4

PCL B

OWNER AND MAILING ADDRESS

ALAN AND CAROLINE KALAW
2024 BANJO DRIVE
SANTA ROSA, CA 95407
A.P. No. 173-630-010
O.R. No. DN 2022-001857
ADDRESS 1936 LYON CT

FRANCISCO AVILA & JANET GARCIA
1969 COOPER DRIVE
SANTA ROSA, CA 95404
A.P. No. 173-630-012
O.R. No. DN 2023-024086
ADDRESS 1935 LYON CT

HARRY J. DOWD
2225 CHEYENNE DRIVE
SANTA ROSA, CA 95405
A.P. No. 173-630-013
O.R. No. DN 2018-003252
ADDRESS 1931 LYON CT

SIMON OCHOA
1927 LYON COURT
SANTA ROSA, CA 95403
A.P. No. 173-630-014
O.R. No. DN 2023-056281
ADDRESS 1927 LYON CT

LOT 10

LANDS OF KALAW
APN 173-630-010
DN 2022-001857

15' SE
PER R2

S23°53'31"W
31.75'

(N23°53'31"E)R1

LOT 3

POINT OF BEGINNING

N57°10'00"W 14.60'

N76°30'00"W
115.00'

LOT 2

EXCEPTED
AREA

S54°10'15"E
58.25'

FOUNTAINGROVE PKWY

RADIAL
S20°43'07"E

R=850.00'
Δ=6°20'46"
L=94.14'

LOT A

PROPERTY AREAS

SE VACATION 0.43± ACRES

CITY OF SANTA ROSA

SEWER EASEMENT VACATION

Scale: 1"=60' Date: 1/8/26

CITY ACQUISITION DEED

O.R.

DWN. A.JD
CHK. AGC

APPROVED

FILE NO.

R.-5937