

EXHIBIT "A"
LEGAL DESCRIPTION

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the Lands of City of Santa Rosa High School District, as described by Deed recorded in Book 2120 at Page 506, Official Records of Sonoma County, said portion being more particularly described as follows:

Parcel 1 – Fee Acquisition

BEGINNING at a point on the common line between said Lands of City of Santa Rosa High School District and the Lands of Catherine M. Veenis, Trustee of the Catherine M. Veenis Revocable Trust as described by Grant Deed recorded under Document Number 2010-015259, Official Records of Sonoma County, distant 45.00 feet from centerline station 39+37.86 measured at right angles, as said centerline is shown on the "Record of Survey of the Centerline of Fulton Road between Guerneville Road and Piner Road" filed in Book 791 of Maps at Pages 28-30, Sonoma County Records; thence leaving said common line, North 00°10'00" East 303.38 feet; thence North 09°37'50" East 60.82 feet; thence North 00°10'00" East 101.28 feet; thence North 09°17'40" West 60.84 feet; thence North 00°10'00" East 775.96 feet to the common line of said Lands of City of Santa Rosa High School District and Parcel "A" as shown on the map titled "Quail Hollow Unit 3" filed in Book 390 of Maps at Pages 16 and 17, Sonoma County Records; thence along said common line and the westerly extension thereof, South 89°43'33" West 45.00 feet to the northwest corner of said Lands of City of Santa Rosa High School District, said corner also being a point on the centerline of said Fulton Road; thence along said centerline, South 00°10'00" West 1300.09 feet to the southwest corner of said Lands of City of Santa Rosa High School District; thence leaving said centerline of Fulton Road, South 89°36'01" East 45.00 feet to the POINT OF BEGINNING.

Said portion containing 1.38 acres, more or less.

Parcel 2 – Perpetual Easement

Being a perpetual easement with a right of immediate entry and continued possession for the construction, improvement, maintenance, repair and replacement for public roadway purposes including, but not limited to, sidewalk, electricity, gas, sewer facilities, water facilities, public storm drains, telephone, telecommunications, cable television and for such other public or public utility purposes as the City of Santa Rosa may choose to make (whether said utilities are constructed, owned and operated by grantee or by other entities acting under a franchise or license issued by grantee), in, under, along, over and upon that certain real property situated in the County of Sonoma, State of California, described in the legal description below.

Together with the right to landscape said easement, to construct related facilities including the installation of irrigation lines and to perform related functions including the connection of newly installed lines to grantor's existing irrigation lines or water sources where appropriate. Any additional or future landscaping changes proposed by grantor shall be coordinated with and approved in writing by grantee's Department of Recreation and Parks: such approval shall not be unreasonably withheld.

BEGINNING at a point on the common line between said Lands of City of Santa Rosa High School District and the Lands of Catherine M. Veenis, Trustee of the Catherine M. Veenis Revocable Trust as described by Grant Deed recorded under Document Number 2010-015259, Official Records of Sonoma County, distant 45.00 feet from centerline station 39+37.86 measured at right angles, as said centerline is shown on the "Record of Survey of the Centerline of Fulton Road between Guerneville Road and Piner Road" filed in Book 791 of Maps at Pages 28-30, Sonoma County Records; thence leaving said common line, North 00°10'00" East 303.38 feet; thence North 09°37'50" East 60.82 feet; thence North 00°10'00" East 101.28 feet; thence North 09°17'40" West 60.84 feet; thence North 00°10'00" East 775.96 feet to the common line of said Lands of City of Santa Rosa High School District and Parcel "A" as shown on the map titled "Quail Hollow Unit 3" filed in Book 390 of Maps at Pages 16 and 17, Sonoma County Records; thence along said common line, North 89°43'33" East 13.00; thence leaving said common line, South 00°10'00" West 550.75 feet; thence along a curve to the left having a radius of 14.00 feet, through a central angle of 90°00'00", for an arc distance of 21.99 feet; thence South 00°10'00" West 91.00 feet; thence along a non-tangent curve concave to the southeast, from which the radius point bears South 00°10'00" West, having a radius of 14.00 feet, through a central angle of 90°00'00", for an arc distance of 21.99 feet; thence South 00°10'00" West 105.28 feet; thence South 09°17'39" East 60.84 feet; thence South 00°10'00" West 103.36 feet; thence South 09°37'50" West 60.82 feet; thence South 00°10'00" West 302.39 feet to said common line between the Lands of City of Santa Rosa High School District and the Lands of Veenis; thence along said common line, North 89°36'01" West 13.00 feet to the POINT OF BEGINNING.

Said portion containing 0.42 acres, more or less.

END OF DESCRIPTION

Basis of Bearings:

Record of Survey filed in Book 791 of Maps, Pages 28 through 30, Sonoma County Records.

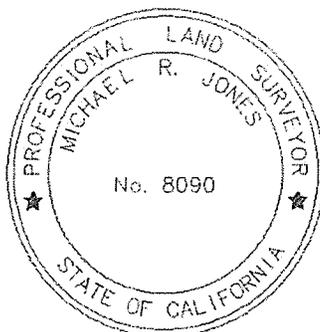
R-Sheet No.: R-5475

Being a Portion of APN: 152-050-003

Prepared by City of Santa Rosa



Michael R Jones, PLS 8090



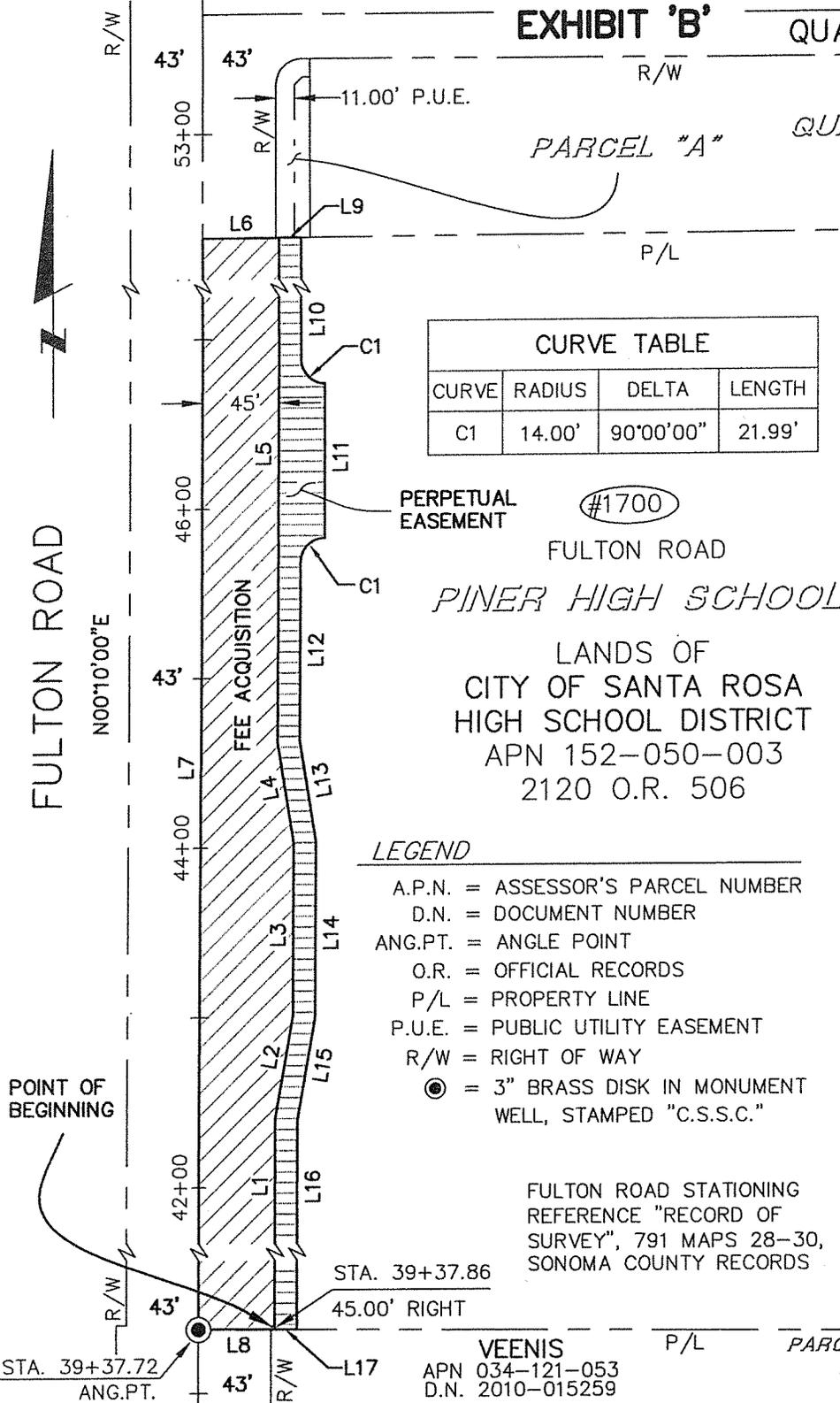

Date

EXHIBIT 'B'

QUAIL HOLLOW DRIVE

QUAIL HOLLOW UNIT 3
390 MAPS 16-17

PARCEL "A"



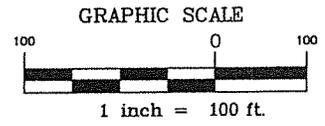
CURVE	RADIUS	DELTA	LENGTH
C1	14.00'	90°00'00"	21.99'

LINE	DIRECTION	LENGTH
L1	N00°10'00"E	303.38'
L2	N09°37'50"E	60.82'
L3	N00°10'00"E	101.28'
L4	N09°17'40"W	60.84'
L5	N00°10'00"E	775.96'
L6	S89°43'33"W	45.00'
L7	S00°10'00"W	1300.09'
L8	S89°36'01"E	45.00'
L9	N89°43'33"E	13.00'
L10	S00°10'00"W	550.75'
L11	S00°10'00"W	91.00'
L12	S00°10'00"W	105.28'
L13	S09°17'39"E	60.84'
L14	S00°10'00"W	103.36'
L15	S09°37'50"W	60.82'
L16	S00°10'00"W	302.39'
L17	N89°36'01"W	13.00'

#1700
FULTON ROAD
PINER HIGH SCHOOL
LANDS OF
CITY OF SANTA ROSA
HIGH SCHOOL DISTRICT
APN 152-050-003
2120 O.R. 506

- LEGEND**
- A.P.N. = ASSESSOR'S PARCEL NUMBER
 - D.N. = DOCUMENT NUMBER
 - ANG.PT. = ANGLE POINT
 - O.R. = OFFICIAL RECORDS
 - P/L = PROPERTY LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT OF WAY
 - ⊙ = 3" BRASS DISK IN MONUMENT WELL, STAMPED "C.S.S.C."

FULTON ROAD STATIONING
REFERENCE "RECORD OF
SURVEY", 791 MAPS 28-30,
SONOMA COUNTY RECORDS



STA. 39+37.72
ANG.PT.

STA. 39+37.86
45.00' RIGHT

VEENIS
APN 034-121-053
D.N. 2010-015259

PARCEL MAP NO. 5185
240 MAPS 14
PARCEL 2

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
CITY OF SANTA ROSA HIGH SCHOOL DISTRICT 1235 MENDOCINO AVE SANTA ROSA, CA 95401	ORIGINAL PARCEL: <u>40 ACRES ±</u>	FEE ACQUISITION & PERPETUAL EASEMENT CITY OF SANTA ROSA HIGH SCHOOL DISTRICT TO CITY OF SANTA ROSA	
	FEE ACQUISITION: <u>1.38 ACRES ±</u>		
A.P. No. <u>152-050-003</u>	PERPETUAL EASEMENT: <u>0.42 ACRES ±</u>	SCALE: 1"=100'	DATE: 11/29/18
O.R. No. <u>2120 O.R. 506</u>	CITY ACQUISITION DEED	DWN. WCO CHK. MRJ	APPROVED <i>[Signature]</i> FILE NO. R-5475
	D.N. _____		

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Santa Rosa
Department of Planning & Economic Development
Engineering Development Services
100 Santa Rosa Ave, Room 5
Santa Rosa, CA 95404

FREE RECORDING – GOVERNMENT CODE 27383
R&T 11922 DEED TO PUBLIC AGENCY, -0- TRANSFER TAX DUE

TEMPORARY CONSTRUCTION EASEMENT DEED

THE CITY OF SANTA ROSA HIGH SCHOOL DISTRICT, CITY OF SANTA ROSA, COUNTY OF SONOMA,
STATE OF CALIFORNIA

GRANTS TO

THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION:

A Temporary Construction Easement ("TCE") commencing on January 1, 2021 and terminating on December 31, 2022, with a right of entry in, under, along and across that certain real property situated in the City of Santa Rosa, County of Sonoma, State of California more particularly described in Exhibit "A-1" & "B-1" attached hereto and incorporated herein by reference (the "Temporary Construction Easement Area") for all purposes, as necessary, to include, but not limited, to grading as necessary for the installation of the improvements along the frontage of Fulton Road including construction materials and equipment including trucks and tractors in connection with the Fulton Road Widening Improvement Project (City of Santa Rosa Project Number A010145-2016-14).

Grantor hereby further conveys a right of entry to the City of Santa Rosa, its contractors, consultants and agents for a period of 180 days to commence following expiration of this TCE for the purpose of completing any necessary site restoration or to conform the work to City standards.

By executing this Easement Deed, to which exhibits are attached, I/We, as owner(s) of the land shown hereon, do hereby state that I/We am/are the only person(s) whose consent is necessary to pass clear title to said land.

REFERENCE: R-5476

A portion of A.P.N 152-050-003

Date _____, 2019

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

[continues on following page]

NOTARY PUBLIC CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SONOMA

On _____ before me, _____ personally appeared _____, who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS by my hand and official seal,

NOTARY PUBLIC CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SONOMA

On _____ before me, _____ personally appeared _____, who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS by my hand and official seal,

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed herein is hereby accepted by order of the Council of the City of Santa Rosa pursuant to Council Resolution/Ordinance No. 25533 January 21, 2003, and grantee consents to recordation thereof by its duly authorized officer.

CITY OF SANTA ROSA,
A Municipal Corporation

By: _____

Dated: _____

EXHIBIT "A-1"
LEGAL DESCRIPTION
Temporary Construction Easement

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the lands of City of Santa Rosa High School District, as described by Deed recorded in Book 2120 at Page 506, Official Records of Sonoma County, said portion being more particularly described as follows:

BEGINNING at a point on the common line between said lands of City of Santa Rosa High School District and the lands of Catherine M. Veenis, Trustee of the Catherine M. Veenis Revocable Trust as described by Grant Deed recorded under Document Number 2010-015259, Official Records of Sonoma County, distant 58.00 feet from centerline station 39+37.80 measured at right angles, as said centerline is shown on the "Record of Survey of the Centerline of Fulton Road between Guerneville Road and Piner Road" filed in Book 791 of Maps at Pages 28-30, Sonoma County Records; thence leaving said common line, North 00°10'00" East 302.39 feet; thence North 09°37'50" East 60.82 feet; thence North 00°10'00" East 103.36 feet; thence North 09°17'39" West 60.84 feet; thence North 00°10'00" East 105.28 feet; thence along a curve to the right having a radius of 14.00 feet, through a central angle of 90°00'00", for an arc distance of 21.99 feet; thence North 00°10'00" East 91.00 feet; thence along a non-tangent curve concave to the northeast, from which the radius point bears North 00°10'00" East, having a radius of 14.00 feet, through a central angle of 90°00'00", for an arc distance of 21.99 feet; thence North 00°10'00" East 550.75 feet to the common line of said lands of City of Santa Rosa High School District and Parcel "A" as shown on the map titled "Quail Hollow Unit 3" filed in Book 390 of Maps at Pages 16 and 17, Sonoma County Records; thence along said common line, North 89°43'33" East 7.00; thence leaving said common line, South 00°10'00" West 550.81 feet; thence South 89°50'00" East 14.00 feet; thence South 00°10'00" West 119.00 feet; thence North 89°50'00" West 14.00 feet; thence South 00°10'00" West 104.70 feet; thence South 09°17'39" East 60.84 feet; thence South 00°10'00" West 104.52 feet; thence South 09°37'50" West 60.82 feet; thence South 00°10'00" West 301.84 feet to said common line between the lands of City of Santa Rosa High School District and the lands of Veenis; thence along said common line, North 89°36'01" West 7.00 feet to the POINT OF BEGINNING.

Excepting therefrom any area covered by permanent structure(s).

Said portion containing 9,425 square feet, more or less.

END OF DESCRIPTION

Basis of Bearings:

Record of Survey filed in Book 791 of Maps, Pages 28 through 30, Sonoma County Records.

R-Sheet No.: R-5476

Being a Portion of APN: 152-050-003

Prepared by City of Santa Rosa


Michael R Jones, PLS 8090



11/29/2018
Date

EXHIBIT 'B-1' QUAIL HOLLOW DRIVE

QUAIL HOLLOW UNIT 3
390 MAPS 16-17

PARCEL "A"

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	14.00'	90°00'00"	21.99'

LINE TABLE		
LINE	DIRECTION	LENGTH
L18	N00°10'00"E	302.39'
L19	N09°37'50"E	60.82'
L20	N00°10'00"E	103.36'
L21	N09°17'39"W	60.84'
L22	N00°10'00"E	105.28'
L23	N00°10'00"E	91.00'
L24	N00°10'00"E	550.75'
L25	N89°43'33"E	7.00'
L26	S00°10'00"W	550.81'
L27	S89°50'00"E	14.00'
L28	S00°10'00"W	119.00'
L29	N89°50'00"W	14.00'
L30	S00°10'00"W	104.70'
L31	S09°17'39"E	60.84'
L32	S00°10'00"W	104.52'
L33	S09°37'50"W	60.82'
L34	S00°10'00"W	301.84'
L35	N89°36'01"W	7.00'

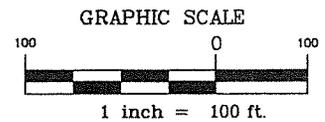
#1700
FULTON ROAD

PINER HIGH SCHOOL

LANDS OF
CITY OF SANTA ROSA
HIGH SCHOOL DISTRICT
APN 152-050-003
2120 O.R. 506

LEGEND

- A.P.N. = ASSESSOR'S PARCEL NUMBER
- D.N. = DOCUMENT NUMBER
- ANG.PT. = ANGLE POINT
- O.R. = OFFICIAL RECORDS
- P/L = PROPERTY LINE
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- R/W = RIGHT OF WAY
- ⊙ = 3" BRASS DISK IN MONUMENT WELL, STAMPED "C.S.S.C."



FULTON ROAD STATIONING
REFERENCE "RECORD OF
SURVEY", 791 MAPS 28-30,
SONOMA COUNTY RECORDS

POINT OF BEGINNING

STA. 39+37.72
ANG.PT.

STA. 39+37.80
58.00' RIGHT

VEENIS
APN 034-121-053
D.N. 2010-015259

P/L

PARCEL MAP NO. 5185
240 MAPS 14
PARCEL 2

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SANTA ROSA	
CITY OF SANTA ROSA HIGH SCHOOL DISTRICT 1235 MENDOCINO AVE SANTA ROSA, CA 95401	ORIGINAL PARCEL: <u>40 ACRES ±</u> T.C.E.: <u>9,425 Sq. Ft. ±</u>	TEMPORARY CONSTRUCTION EASEMENT CITY OF SANTA ROSA HIGH SCHOOL DISTRICT TO CITY OF SANTA ROSA	
A.P. No. <u>152-050-003</u> O.R. No. <u>2120 O.R. 506</u>	CITY ACQUISITION DEED	SCALE: 1"=100'	DATE: 11/29/18
D.N. _____	DWN. WCO CHK. MRJ	APPROVED <i>Mike Down</i>	FILE NO. R-5476