

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 009-371-010-000**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**TRACT ONE:**

PARCEL ONE:

BEGINNING AT A POINT IN THE CENTER OF THE BENNETT VALLEY ROAD LEADING FROM SANTA ROSA TO SONOMA AT THE NORTHWEST CORNER OF THE LAND DEED BY ANTONE SCHALICH AND WIFE TO GUSTAF HULTGREEN BY DEED DATED OCTOBER 12, 1900, AND RECORDED IN BOOK 191 OF DEEDS, PAGE 187, OF SONOMA COUNTY RECORDS; RUNNING THENCE SOUTH 24° EAST ALONG THE WEST BOUNDARY OF SAID LAND, 14.18 CHAINS TO THE NORTHWEST CORNER OF THE LAND DEED TO MARTIN HOFF, JR., BY SAID GUSTAF HULTGREEN; THENCE NORTH 65° 30' EAST ALONG THE NORTH BOUNDARY OF THE LAND DEED TO SAID MARTIN HOFF, JR., 11.99 CHAINS TO THE SOUTHWEST CORNER OF THE 5 ACRES TRACT OF LAND OWNED BY THERESA SIEGRIST; THENCE ALONG THE WEST LINE OF SAID THERESA SIEGRIST'S LAND, NORTH 24° 05' WEST 13, 30 CHAINS TO THE CENTER OF THE BENNETT VALLEY ROAD; THENCE SOUTH 70° 10' WEST ALONG THE CENTER OF SAID ROAD, 11.97 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

FIRST: BEGINNING AT A POINT IN THE CENTER OF THE BENNETT VALLEY ROAD LEADING FROM SANTA ROSA TO SONOMA, AT THE NORTHWEST CORNER OF THE LAND DEEDED BY ANTONE SCHALICH AND WIFE TO GUSTAF HULTGREEN BY DEED DATED OCTOBER 12, 1900, AND RECORDED IN BOOK 191 OF DEEDS, PAGE 187, OF SONOMA COUNTY RECORDS; RUNNING THENCE SOUTH 24° EAST ALONG THE WEST BOUNDARY OF SAID LAND, 14.18 CHAINS TO THE NORTHWEST CORNER OF THE LAND DEEDED TO MARTIN HOFF, JR., BY SAID GUSTAF HULTGREEN ON ; FOR THE POINT OF COMMENCEMENT OF THE TRACT TO BE HEREIN DESCRIBED; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 65° 30' EAST ALONG THE NORTH BOUNDARY OF THE LAND DEEDED TO MARTIN HOFF, JR., 11.99 CHAINS TO THE SOUTHWEST CORNER OF THE 5 ACRES TRACT, NOW OR FORMERLY OWNED BY THERESA SIEGRIST; THENCE ALONG THE WEST LINE OF SAID SIEGRIST'S LAND, NORTH 24° 05' WEST 22.47 FEET TO A POINT; THENCE SOUTH 65° 30' WEST, 11.99 CHAINS TO A POINT DISTANT NORTH 24° WEST 22.47 FEET FROM THE POINT OF COMMENCEMENT; THENCE SOUTH 24° EAST 22.47 FEET TO THE POINT OF COMMENCEMENT.

SECOND: BEGINNING AT A POINT IN THE CENTER OF THE BENNETT VALLEY ROAD LEADING FROM SANTA ROSA TO SONOMA, AT THE NORTHWEST CORNER OF THE LAND DEEDED BY ANTONE SCHALICH AND WIFE TO GUSTAF HULTGREEN BY DEED DATED OCTOBER 12, 1900, AND RECORDED IN BOOK 191 OF DEEDS, PAGE 187, OF SONOMA COUNTY RECORDS; RUNNING THENCE SOUTH 24° EAST ALONG THE WEST BOUNDARY OF SAID LAND, 14.18 CHAINS TO THE NORTHWEST CORNER OF THE LAND DEEDED TO MARTIN HOFF, JR., BY SAID GUSTAF HULTGREEN; ON JANUARY 3, 1906; THENCE NORTH 65° 30' EAST 19 FEET ALONG THE NORTH BOUNDARY OF THE LAND SO DEEDED TO SAID MARTIN HOFF, JR., THENCE NORTH 24° WEST 14.18 CHAINS TO THE NORTH LINE OF SAID LAND SO CONVEYED BY ANTONE SCHALICH AND WIFE, TO GUSTAF HULTGREEN AND IN THE CENTER OF SAID BENNETT VALLEY ROAD; THENCE SOUTH 70° 10' WEST, ALONG THE CENTER OF SAID ROAD 19 FEET TO THE PLACE OF BEGINNING.

THIRD: ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA ON OCTOBER 10, 1958 IN BOOK 1620 OF OFFICIAL RECORDS, PAGE 580, INSTRUMENT NO. F-54292, OF OFFICIAL RECORDS.

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PARCEL TWO:

BEGINNING AT A POINT IN THE CENTER OF THE BENNETT VALLEY ROAD LEADING FROM SANTA ROSA TO SONOMA, AT THE NORTHWEST CORNER OF THE LAND DEEDED BY ANTONE SCHALICH AND WIFE TO GUSTAF HULTGREEN BY DEED DATED OCTOBER 12, 1900, AND RECORDED IN BOOK 191 OF DEEDS, PAGE 187, OF SONOMA COUNTY RECORDS; RUNNING THENCE SOUTH 24° EAST ALONG THE WEST BOUNDARY OF SAID LAND, 14.18 CHAINS TO THE NORTHWEST CORNER OF THE LAND DEEDED TO MARTIN HOFF, JR., BY SAID GUSTAF HULTGREEN; ON JANUARY 3, 1906; THENCE NORTH 65° 30' EAST 19 FEET ALONG THE NORTH BOUNDARY OF THE LAND SO DEEDED TO SAID MARTIN HOFF, JR., THENCE NORTH 24° WEST 14.18 CHAINS TO THE NORTH LINE OF SAID LAND SO CONVEYED BY ANTONE SCHALICH AND WIFE, TO GUSTAF HULTGREEN AND IN THE CENTER OF SAID BENNETT VALLEY ROAD; THENCE SOUTH 70° 10' WEST, ALONG THE CENTER OF SAID ROAD 19 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE PROPERTY HEREINABOVE DESCRIBED, THE FOLLOWING:

BEGINNING AT A POINT IN THE CENTER OF THE BENNETT VALLEY ROAD LEADING FROM SANTA ROSA TO SONOMA, AT THE NORTHWEST CORNER OF THE LAND DEEDED BY ANTONE SCHALICH AND WIFE TO GUSTAF HULTGREEN BY DEED DATED OCTOBER 12, 1900, AND RECORDED IN BOOK 191 OF DEEDS, PAGE 187, OF SONOMA COUNTY RECORDS; RUNNING THENCE SOUTH 24° EAST ALONG THE WEST BOUNDARY OF SAID LAND, 14.18 CHAINS TO THE NORTHWEST CORNER OF THE LAND DEEDED TO MARTIN HOFF, JR., BY SAID GUSTAF HULTGREEN; FOR THE POINT OF COMMENCEMENT OF THE TRACT TO BE HEREIN DESCRIBED; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 65° 30' EAST ALONG THE NORTH BOUNDARY OF THE LAND DEEDED TO MARTIN HOFF, JR., 19 FEET; THENCE NORTH 24° WEST 22.47 FEET TO A POINT; THENCE SOUTH 65° 30' WEST 19 FEET AND THENCE SOUTH 24° EAST TO SAID POINT OF COMMENCEMENT.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA ON OCTOBER 10, 1958 IN BOOK 1620 OF OFFICIAL RECORDS, PAGE 580, INSTRUMENT NO. F-54292, OF OFFICIAL RECORDS.

PARCEL THREE:

COMMENCING AT A STAKE MARKED "H 3" ON THE SOUTHEASTERLY LINE OF THE RANCHO CABEZA DE SANTA ROSA, AS BEING THE MOST SOUTHERLY CORNER OF THE LANDS FORMERLY OWNED BY ESTATE OF J. HENDLEY, DECEASED; RUNNING THENCE NORTH 24° WEST, 42.59 CHAINS TO THE CENTER OF THE PUBLIC ROAD LEADING FROM THE PETALUMA AND SANTA ROSA ROAD TO BENNETT VALLEY KNOWN AS THE BENNETT VALLEY ROAD; THENCE ALONG THE CENTER OF SAID BENNETT VALLEY ROAD, NORTH 70° 15' EAST, 19.25 CHAINS; THENCE LEAVING THE ROAD, SOUTH 24° EAST 41.23 CHAINS TO THE SAID SOUTHEASTERN LINE OF RANCHO CABEZA DE SANTA ROSA, FROM WHICH POINT A WHITE OAK TREE BEARS NORTH 34° 30' WEST, DISTANT 2.62 CHAINS; THENCE ALONG SAID LINE OF SAID RANCHO, SOUTH 66° WEST 19.04 CHAINS TO THE PLACE OF COMMENCEMENT.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA ON OCTOBER 10, 1958 IN BOOK 1620 OF OFFICIAL RECORDS, PAGE 580, INSTRUMENT NO. F-54292, OF OFFICIAL RECORDS.

PARCEL FOUR:

COMMENCING AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO MARTIN HOFF, JR., BY GUSTAF HULTGREEN AS RECORDED IN BOOK 225 OF DEEDS, PAGE 158, SONOMA COUNTY

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RECORDS, AND FROM WHICH POINT A FENCE CORNER MARKING THE SOUTHEAST CORNER OF SAID TRACT BEARS N. 66° 04' E., A DISTANCE OF 1042.80 FEET; THENCE FROM SAID POINT OF COMMENCEMENT N. 23° 51' W., ALONG THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 263.67 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DEEDED TO LEON AND HELEN REYNAUD AS RECORDED IN BOOK 707 OF OFFICIAL RECORDS PAGE 133 AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE FROM SAID POINT OF BEGINNING AND FOLLOWING THE NORTHERLY LINE OF THE TRACT CONVEYED TO REYNAUD N. 65° 50' 50" E., A DISTANCE OF 137.02 FEET TO A 3/4" IRON PIPE; THENCE N. 24° 04' 10" W., A DISTANCE OF 78.11 FEET TO A 3/4" IRON PIPE; THENCE N. 25° 29' E., A DISTANCE OF 116.36 FEET TO THE POINT FROM WHICH A 3/4" IRON PIPE ON SAID NORTHERLY LINE BEARS N. 25° 29' E., A DISTANCE OF 45.59 FEET; THENCE FROM SAID POINT AND LEAVING SAID NORTHERLY LINE N. 23° 51' W., A DISTANCE OF 1389.10 FEET TO A POINT IN THE NORTHERLY LINE OF THE TRACT OF LAND DEEDED TO MARTIN HOFF, JR. BY LOUISE VASILATOS AS RECORDED IN BOOK 465 OF OFFICIAL RECORDS, PAGE 146; THENCE S. 66° 04' W., ALONG THE NORTHERLY LINE A DISTANCE OF 225.00 FEET TO THE WESTERLY LINE OF SAID TRACT, THENCE S. 23° 51' E., ALONG THE WESTERLY LINE OF VASILATOS TO HOFF AND HULTGREE TO HOFF AFOREMENTIONED, A DISTANCE OF 1543 FEET TO THE POINT OF BEGINNING.

**PARCEL FIVE:**

BEING A PORTION OF THE RANCHO CABEZA DE SANTA ROSA AND A PORTION OF THE TRACT OF LAND DEEDED TO LEON AND HELEN RENAUD BY MARTIN AND IDA HOFF AS RECORDED IN BOOK 707 OF OFFICIAL RECORDS, PAGE 133 AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID TRACT CONVEYED BY HOFF TO REYNAUD FROM WHICH POINT A FENCE CORNER MARKING THE SOUTHEAST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THAT TRACT CONVEYED BY GUSTAF HULTGREEN TO MARTIN HOFF, JR., AS RECORDED IN BOOK 225 OF DEEDS, PAGE 158 SONOMA COUNTY RECORDS BEARS N. 66° 04' E., A DISTANCE OF 817.80 FEET; THENCE S. 66° 04' W., ALONG THE SOUTHERLY LINE OF SAID TRACTS A DISTANCE OF 225.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N. 23° 51' W., ALONG THE WESTERLY LINE OF SAID TRACTS A DISTANCE OF 263.67 FEET TO THE NORTHERLY LINE OF THAT TRACT CONVEYED BY HOFF TO REYNAUD; THENCE N. 65° 50' 50" E., ALONG SAID NORTHERLY LINE A DISTANCE OF 137.02 FEET TO A 3/4" IRON PIPE; THENCE N. 24° 04' 10" W., A DISTANCE OF 116.36 FEET FROM WHICH POINT A 3/4" IRON PIPE ON SAID NORTHERLY LINE BEARS N. 25° 29' E., A DISTANCE OF 45.59 FEET; THENCE LEAVING SAID NORTHERLY LINE S. 23° 51' E., A DISTANCE OF 418.01 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM ANY MOBILE HOME WHICH MAY LIE UPON THE LAND.**

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