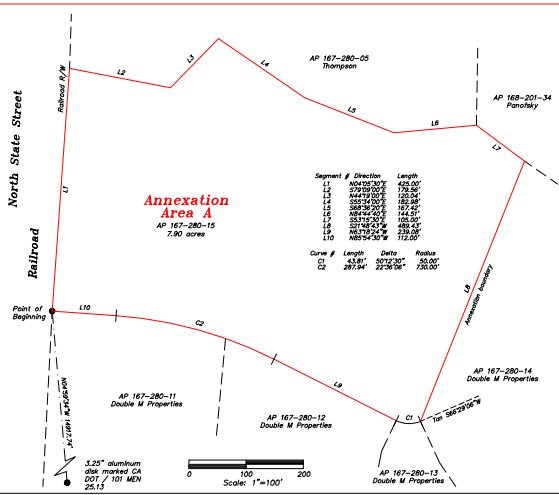


EXHIBIT "A"  
City of Ukiah -- Corporation Yard Annexation  
LAFCo File No. A-2025-06  
Portion of Lot 140 of the Yokayo Rancho  
Mendocino County, California  
November 7, 2025



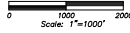
NOTES:  
1. All dimensions shown are in feet and decimals thereof.  
2. The Basis of Bearings for this description and map is based on NAD 83 California Coordinate System (CCS83), Zone 2 (2010.00 South Zone) using the San Rafael National Geodetic survey monuments designated "101 MEN 25.13 and 101 MEN D CA 01 CC". All distances offered herein are grid values which are the basis for the areas shown herein. To obtain ground values divide the distances by 0.999892795 to obtain ground distances.  
3. The purpose of this exhibit is to accompany the legal description "B" for City of Ukiah -- Corporation Yard Annexation and to comply with State Board of Equalization's "Belted legal (geodetic) description requirements". The legal description and this exhibit are to be used to establish geodetic position only and is not intended to establish property boundary or ownership.  
4. This metes and bounds description is compiled entirely from a combination of Mendocino County record maps and United States General Land Office survey plats and is not based upon any field surveys.

AUTHORIZATION CERTIFICATION  
I, \_\_\_\_\_, chair of the Local Agency Formation Commission of the County of Mendocino, State of California, hereby certify that said Local Agency Formation Commission by Resolution No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, approved within map \_\_\_\_\_.

Chair, Local Agency Formation Commission

CERTIFICATION OF COMPLETION  
Recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, as Instrument Number \_\_\_\_\_, Mendocino County Records.

DISCLAIMER  
For assessment purposes only. This description of land is not a legal property description as defined in the subdivision map act and may not be used as a basis for an offer for sale of the land described.



**EXHIBIT "B"**  
**Legal Description**  
**City of Ukiah -- Corporation Yard Annexation**  
(LAFCo File No. A-2025-06)

All that real property situated in the unincorporated area of Mendocino County, State of California, described as follows:

**AREA A:**

Being a portion of Lot 140 of Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain Grant Deed recorded in Instrument Number 2025-05366, Mendocino County Records, more particularly described as follows:

**COMMENCING** at the National Geodetic Survey station, being a 3-1/4" Aluminum Disk marked CA DOT / 101 MEN 25.13; thence North 04°59'34" West, 14917.74 feet to the southwest corner of the said City of Ukiah property and the **POINT OF BEGINNING**; thence along the boundary of said City of Ukiah property the following twelve (12) courses:

1. North 04°05'30" East, 425.00 feet;
2. South 79°09'00" East, 179.56 feet;
3. North 44°19'00" East, 120.04 feet;
4. South 55°34'00" East, 182.98 feet;
5. South 68°36'20" East, 167.42 feet;
6. North 84°44'40" East, 144.51 feet;
7. South 53°15'30" East, 105.00 feet;
8. South 21°48'43" West, 489.43 feet;
9. From a tangent that bears South 66°29'06" West, along a curve to the right with a radius of 50.00 feet, a central angle of 50°12'30" and an arc length of 43.81 feet;
10. North 63°18'24" West, 239.08 feet;
11. Along a curve to the left with a radius of 730.00 feet, a central angle of 22°36'06" and an arc length of 287.94 feet;
12. North 85°54'30" West, 112.00 feet to the **POINT OF BEGINNING**.

Area = 7.90 acres

AP 167-280-15

The basis of bearings for this description is based on NAD83, California Coordinate System (CCS83), Zone 2 (2010.00 epoch date) using the two found National Geodetic Survey monuments designated "101 MEN 25.13" and "HPGN D CA 01 CG" said bearing South 05°01'58" East, shown on Exhibit "A", attached hereto and made a part hereof.

The purpose of this description is for annexation purposes and to comply with the State Board of Equalization's "Written Legal (geodetic) Description Requirements". This description is to be used to establish geodetic position only and is not intended to establish property ownership.

Ron W. Franz  
Ron W. Franz      L.S. 7173

NOV 7, 2025  
Dated

