

RECORDING REQUESTED BY AND RETURN TO:

Clerk of the Board of Directors
Sonoma County Agricultural
Preservation and Open Space District
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

Gov. Code § 27383 – Exempt from recording fees, recorded by government agency
Gov. Code § 27388.1 – Exempt from SB2 fees, recorded by government agency
Gov. Code § 27388.2 – Exempt from RCM fees, recorded by government agency

IRREVOCABLE OFFER OF DEDICATION – FEE
(Public Resources Code §5565.5)

FOR VALUABLE CONSIDERATION, the COUNTY OF SONOMA, a county corporation of the State of California (“Owner”), hereby grants and makes to the SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT, a special district formed pursuant to the Public Resources Code Section 5506.5 (“District”), an Irrevocable Offer of Dedication (“Offer”) of the fee interest in that certain real property (“the Property”) commonly known as Tom Schopflin Fields and more particularly described in Exhibit “A” attached hereto and incorporated herein as though fully set forth. This Offer is made with the consent of the District as evidenced by that certain Resolution No. 2026-_____ adopted by the District Board of Directors on _____, 2026 and it may be accepted by the District at any time that its Board of Directors reasonably determines all of the following: (i) there exists a material breach of that certain Recreation Conservation Covenant entered into by and between Owner and District, which Covenant was recorded with the Sonoma County Recorder on the same date that this Offer was recorded, (ii) Owner and District have met and conferred or attempted in good faith to meet and confer in accordance with Section 3.B of the Recreation Conservation Covenant, and (iii) that the material breach has continued after the date for the cure thereof established pursuant to Section 3.B of the

Recreation Conservation Covenant.

This Offer shall run with the land and shall be binding upon Owner and all assigns, grantees, successors, transferees and/or heirs of Owner.

IN WITNESS WHEREOF, OWNER has executed this Irrevocable Offer of Dedication this _____ day of _____, 2026.

OWNER: COUNTY OF SONOMA

By: _____
Rebecca Hermosillo, Chair of the Board of Supervisors

ATTEST:

By: _____
Noelle Francis, Clerk of the Board

NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.

**Exhibit "A" to Irrevocable Offer of Dedication – Fee
to District from Owner**

Legal Description of Property

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

PARCEL ONE:

BEING A PARCEL OF LAND IN RANCHO SAN MIGUEL OF A PORTION OF LOT 5 OF THE "DISTRIBUTION OF THE McMINN ESTATE DATED OCTOBER 24, 1877", AS RECORDED IN BOOK "C" OF PROBATE ORDERS AT PAGE 22, SONOMA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE FROM SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 5, NORTH 1° 08' 50" EAST, 1,286.16 FEET TO AN IRON PIPE MARKING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID LOT LINE NORTH 87° 40' EAST, 480.79 FEET TO AN IRON PIPE SET IN THE SOUTHWESTERLY EDGE OF THE STATE HIGHWAY FROM HEALDSBURG TO SANTA ROSA; THENCE ALONG THE WESTERLY EDGE OF SAID HIGHWAY SOUTH 44° 10' EAST, 251.07 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 5,035.00 FEET A DISTANCE OF 129.03 FEET TO AN IRON PIPE; THENCE LEAVING SAID HIGHWAY SOUTH 63° 26' 20" WEST, 848.60 FEET TO AN IRON PIPE SET IN THE WEST LINE OF THE ABOVE MENTIONED LOT 5; THENCE ALONG SAID LOT LINE NORTH 1° 08' 50" EAST, 631.50 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL OF LAND.

PARCEL TWO:

BEING A PARCEL OF LAND IN RANCHO SAN MIGUEL OF A PORTION OF LOT 5 OF THE "DISTRIBUTION OF THE McMINN ESTATE DATED OCTOBER 24, 1877", AS RECORDED IN BOOK "C" OF PROBATE ORDERS AT PAGE 22, SONOMA COUNTY RECORDS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE FROM SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 5 NORTH 1° 08' 50" EAST, 357.16 FEET TO AN IRON PIPE MARKING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID LOT LINE NORTH 68° 13' EAST, 1,121.83 FEET TO AN IRON PIPE SET IN THE SOUTHWESTERLY EDGE OF THE STATE HIGHWAY FROM HEALDSBURG TO SANTA ROSA; THENCE ALONG THE SOUTHWESTERLY EDGE OF SAID HIGHWAY NORTH 46° 55' WEST, 267.47 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 5,035.00 FEET A DISTANCE 112.63 FEET TO AN IRON PIPE; THENCE LEAVING SAID HIGHWAY SOUTH 63° 26' 20" WEST 848.60 FEET TO AN IRON PIPE SET IN THE WEST LINE OF THE ABOVE

MENTIONED LOT 5; THENCE ALONG SAID LOT LINE SOUTH $1^{\circ} 08' 50''$ WEST 297.50 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL OF LAND,

PARCEL THREE:

BEING A PART OF LAND IN RANCHO SAN MIGUEL OF A PORTION OF LOT 5 OF THE "DISTRIBUTION OF THE MCMINN ESTATE DATED OCTOBER 24, 1877", AS RECORDED IN BOOK "C" OF PROBATE ORDERS AT PAGE 22, SONOMA COUNTY RECORDS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE FROM SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 5 NORTH $1^{\circ} 8' 50''$ EAST, 187.16 FEET TO AN IRON PIPE MARKING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE WEST LINE OF SAID LOT 5 NORTH $1^{\circ} 8' 50''$ EAST, 170.00 FEET TO AN IRON PIPE; THENCE LEAVING SAID LOT LINE NORTH $68^{\circ} 13'$ EAST, 1,121.83 FEET TO AN IRON PIPE SET IN THE SOUTHWESTERLY EDGE OF THE STATE HIGHWAY FROM HEALDSBURG TO SANTA ROSA; THENCE ALONG THE SOUTHWESTERLY EDGE OF SAID HIGHWAY SOUTH $46^{\circ} 55'$ EAST 380.10 FEET TO AN IRON PIPE; THENCE LEAVING SAID HIGHWAY SOUTH $76^{\circ} 07' 40''$ WEST, 1362.48 FEET TO AN IRON PIPE IN THE WEST LINE OF THE ABOVE MENTIONED LOT 5 AND THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL OF LAND.

BASIS OF BEARING: STATE HIGHWAY MAPS, SHEET 23, DATED AUGUST 22, 1912.

A.P. NO. 058-050-051

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE FROM SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 5 NORTH 1° 08' 50" EAST, 187.16 FEET TO AN IRON PIPE MARKING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE WEST LINE OF SAID LOT 5 NORTH 1° 08' 50" EAST, 170.00 FEET TO AN IRON PIPE; THENCE LEAVING SAID LOT LINE NORTH 68° 13' EAST, 1,121.83 FEET TO AN IRON PIPE SET IN THE SOUTHWESTERLY EDGE OF THE STATE HIGHWAY FROM HEALDSBURG TO SANTA ROSA; THENCE ALONG THE SOUTHWESTERLY EDGE OF SAID HIGHWAY SOUTH 46° 55' EAST, 380.10 FEET TO AN IRON PIPE; THENCE LEAVING SAID HIGHWAY SOUTH 76° 07' 40" WEST, 1,362.48 FEET TO AN IRON PIPE IN THE WEST LINE OF THE ABOVE MENTIONED LOT 5 AND THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL OF LAND.

BASIS OF BEARING: STATE HIGHWAY MAPS, SHEET 23, DATED AUGUST 22, 1912.

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