

ATTACHMENT 4

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

Recorded by government agency - Exempt from recording fees per Gov. Code §§ 27383, 27388.1, 27388.2
Interest acquired by government agency - Exempt from documentary transfer tax per Rev. & Tax. Code § 11922

IRREVOCABLE OFFER OF DEDICATION (Public Resources Code §5565.5)

FOR VALUABLE CONSIDERATION, the City of Sebastopol (“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 ("District"), an Irrevocable Offer of Dedication (“Offer”) of the fee interest in that certain real property commonly known as AmeriCorps Trail and more particularly described in Exhibit “A,” attached hereto and incorporated herein as though fully set forth (the “Property”). This Offer is made with the consent of the District as evidenced by that certain Resolution No. 26-_____ adopted by the District Board of Directors on May 18, 2026 and it may be accepted by the District at any time that its Board of Directors determines, in its sole discretion, that there exists an uncured material breach of that certain AmeriCorps Trail Recreation Conservation Covenant, entered into by and between Owner and District, which Covenant was recorded with the Sonoma County Recorder on the same date as this Offer.

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

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[THIS AREA IS LEFT BLANK INTENTIONALLY.]

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

Owner: CITY OF SEBASTOPOL

By: _____

Mary Gourley, Appointed Interim City Manager, City of Sebastopol

ATTEST:

(Name, Title)

NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.

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Exhibit "A"

Lying within the State of California, County of Sonoma, being a portion of the lands of the City of Sebastopol as described in deeds recorded in Book 1948 of Official Records, Page 509 and Book 1883 of Official Records, Page 343, Sonoma County Records and as shown on the Record Map filed in Book 114 of Maps at Page 45, Sonoma County Records, being more particularly described as follows:

Commencing at a 3 inch brass disk in a monument well along the centerline of Morris Street as shown on the Record Map filed in Book 114 of Maps at Page 45, Sonoma County Records, from which a 3 inch brass disk in a monument well along the centerline of Morris Street at Sebastopol Avenue bears South 10°09'11" East 597.80 feet; thence northerly along the centerline of Morris Street, North 10°09'11" West 167.79 feet; thence North 79°50'49" East 30.00 feet to the easterly right of way of Morris Street, said point being the southwesterly corner of the Lands of Paulson as described by deed recorded under Document Number 1983-039886, Official Records of Sonoma County; thence along the southerly line of said Lands of Paulson, North 79°50'49" East 313.66 feet to the southeasterly corner of said Lands of Paulson; thence South 10°09'11" East 41.10 feet along the westerly property line of the City of Sebastopol, APN 004-011-080 to the POINT OF BEGINNING; thence North 10°09'11" West 12.61 feet along said lands of the City of Sebastopol; thence North 80°11'08" East 88.11 feet; thence North 10°06'09" West 168.01 feet to the south line of Sebastopol Industrial Park, LLC as described by deed recorded under Document Number 2018-071512 Official Records of Sonoma County; thence North 79°50'49" East 68.74 feet to the southeast corner thereof; thence along the east line of said Lands of Sebastopol Industrial Park, LLC, North 10°09'11" West 278.00 feet to the northeasterly corner thereof; thence along the north line of said lands of Sebastopol Industrial Park, LLC, South 79°50'49" West 420.66 feet; thence continuing along said north line, on a curve to the left, having a radius of 50.00 feet, through a central angle of 90°00'00", for a length of 78.54 feet to the said easterly right of way of Morris Street, being a point 30.00 feet northeast of said centerline; thence along the said easterly right of way (30.00 feet from centerline) North 10°09'15" West 201.98 feet; thence continuing along the easterly right of way of Morris Street, a distance 30 feet from the centerline, North 10°09'11" West 373.49 feet; thence leaving the easterly right of way North 79°28'29" East 69.13 feet; thence South 56°03'10" East 43.73 feet thence along a curve to the left, having a radius of 194.75 feet, through a central angle of 75°36'16", for a length of 256.98 feet; thence North 48°30'32" East 54.01 feet; thence North 45°20'23" East 58.01 feet; thence along a curve to the left, having a radius of 118.94 feet, through a central angle of 39°38'52", for a length of 82.30 feet; thence North 2°09'13" East 36.51 feet; thence North 80°00'00" East 82.71 feet to the east line of the City of Sebastopol and being the west line of the lands conveyed to the State of California as described by deed recorded under Document Number 1995-011328 Official Records of Sonoma County; thence along said line on a non-tangent curve to the left, the radius point of which bears South 81°43'06" East 1050.00 feet; through a central angle of 24°22'06", for a length of 446.57 feet; thence continuing along said line, South 16°05'11" East 38.89 feet; thence continuing along said line, South 16°05'11" East 1287.87 feet to the northerly right of way of State Route 12, commonly known as Sebastopol Avenue; thence along the said right of way of Sebastopol Avenue, South 72°26'49" West 66.56 feet to the southeast corner of the land dedicated to the State of California under Document Number 2014-017168 Official Records of Sonoma County; thence along the easterly line of said State of California grant, North 17°33'52" West 45.56 feet; thence along the northerly line of said lands of the State of California, South 65°14'40" West 114.30 feet to the east line of the lands of Wulf Trust as described by deed recorded under Document Number 2013-084754 Official Records of Sonoma County; thence along the east line of said lands of Wulf, North 10°09'45" West 228.46 feet to the northeast corner of said lands of Wulf; thence South 79°54'36" West 5.00 feet to the southeast corner of Davis Trust as described by deed recorded under Document Number 1995-058966 Official Records of Sonoma County, thence along the east line of said lands of Davis Trust, North 10°09'11" West 278.01 feet to the northeast corner thereof; thence North 10°09'11" West

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19.74 feet; thence running parallel 19.74 feet from the north line of the lands of Davis Trust, South 79°50'49" West 157.00 feet to the westerly property line of the City of Sebastopol, APN: 004-011-080; thence North 10°09'27" West 136.94 feet to the POINT OF BEGINNING.

Containing 442,757 Square Feet (10.16 Acres) more or less

Together with a strip of land 25.00 feet in width and lying 12.5 feet on each side of the following described line:

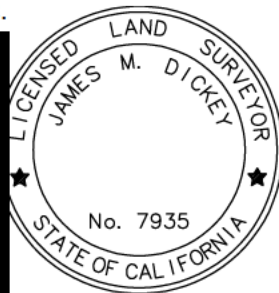
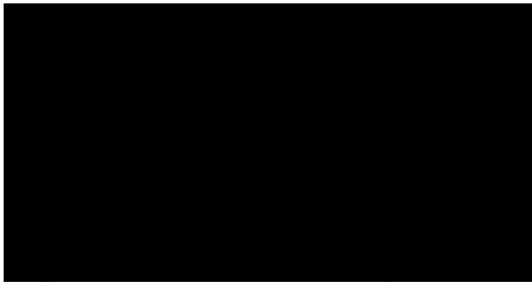
Beginning at the POINT OF BEGINNING as described above; thence on a non-tangent curve to the left, concave southeasterly, the radius of which bears, South 18°00'34" East with a radius of 100.00 feet through a central angle of 24°16'56" for a length of 42.38 feet; thence North 47°42'30" East 122.11 feet; thence on a curve to the right with a radius of 100.00 feet, through a central angle of 32°08'19" for a length of 56.09 feet; thence North 79°50'49" East 117.54 feet to the easterly line of Morris Street, being a point 30 feet easterly of the centerline of Morris Street, from which the southwest corner of the lands of Paulson bears North 10°09'16" West 135.76 feet.

Containing 8,453 Square Feet (0.2 Acres) more or less

END OF DESCRIPTION

Being all of APN 004-011-080, and a portion of APN 004-011-043, 004-011-051 and 004-011-052

Prepared by Cinquini & Passarino, Inc.

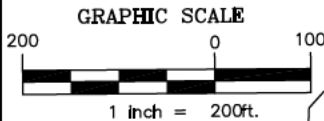
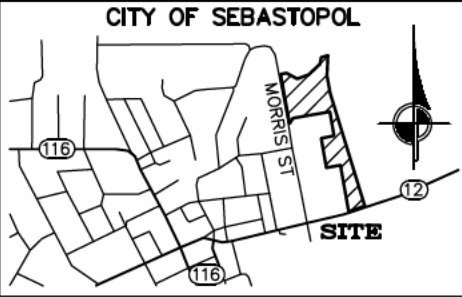


3/17/2026

Date

EXHIBIT 'B'

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



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- AREA OF OPEN SPACE INCLUDES PARCELS: 004-011-043, 004-011-051, 004-011-052, 004-011-080

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S56°03'10"E	43.73'
L2	N48°30'32"E	54.01'
L3	N45°20'23"E	58.01'
L4	N02°09'13"E	36.51'
L5	N80°00'00"E	82.71'
L6	N16°05'11"W	38.89'
L7	N17°33'52"W	45.56'
L8	S65°14'40"W	114.30'
L9	S79°54'36"W	5.00'
L10	S79°50'49"W	157.00'
L11	N10°09'27"W	136.94'
L12	N47°42'30"E	122.11'
L13	N79°50'49"E	117.54'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	100.00'	24°16'56"	42.38'
C2	100.00'	32°08'19"	56.09'

CINQUINI & PASSARINO, INC.

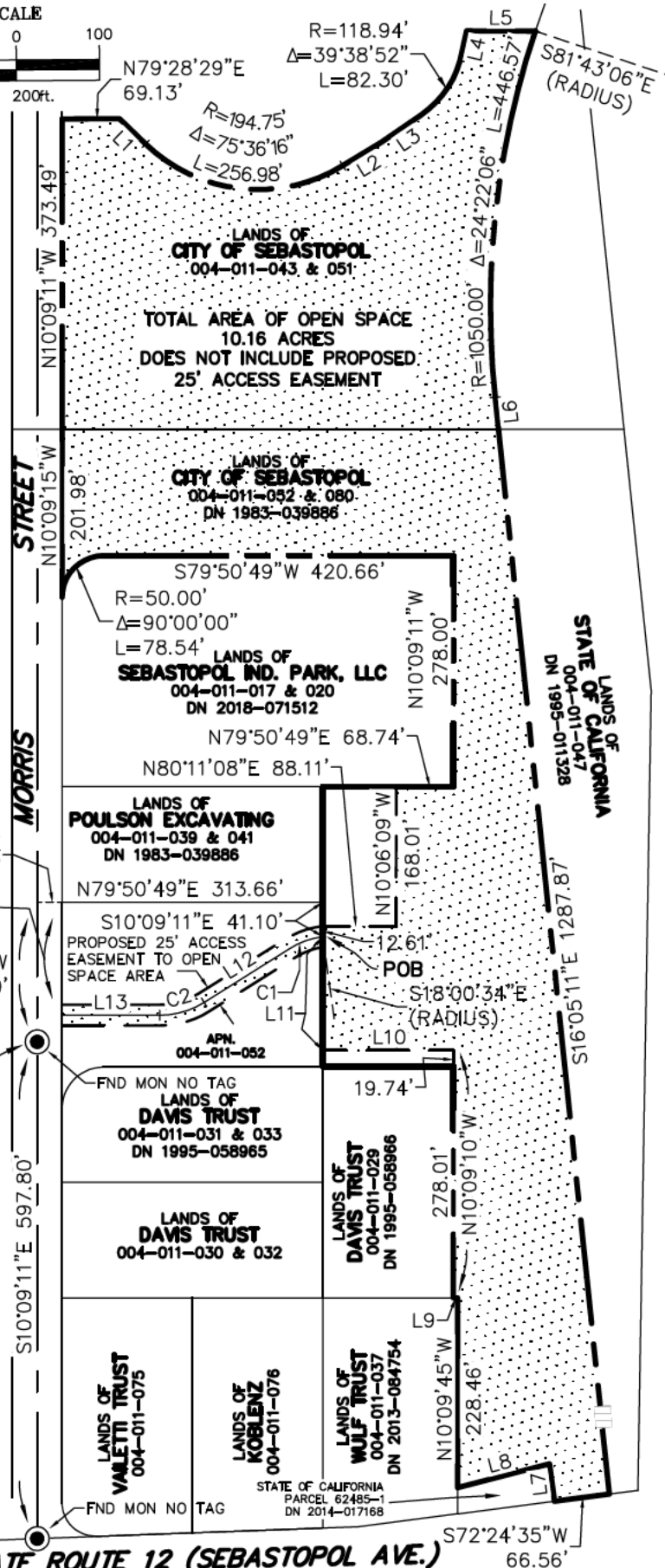
LAND SURVEYING

1360 N. Dutton Ave. #150 Santa Rosa, Ca. 95401
 Phone: (707) 542-6268 Fax: (707) 542-2106
 WWW.CINQUINIPASSARINO.COM

AMERICORPS OPEN SPACE

EXHIBIT B

DRAWN BY: AKM	CHECKED BY: JMD
SCALE: 1"=200'	DATE: 12/9/2021
JOB #: 9547-21	PAGE: 3 OF 3



Y:\9547\Cad\9547Exhibit-B-2026.dwg Mar 17, 2026 7:18am

STATE ROUTE 12 (SEBASTOPOL AVE.)