

ATTACHMENT 10

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 MARK WEST AREA COMMUNITY FUND, A CALIFORNIA NON-PROFIT CORPORATION ("Owner") hereby grants and makes to the SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT, a governmental agency formed pursuant to the provisions of Public Resources Code sections 5500, *et seq.* (the "District") an irrevocable offer of dedication of the fee interest in that certain real property located in unincorporated Sonoma County and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference ("the Property"). This Irrevocable Offer of Dedication is made with the consent of the District as evidenced by that certain Resolution No. 2024-_____ adopted by the District Board of Directors on _____, 2024, 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 MARK WEST AREA COMMUNITY PARK RECREATION CONSERVATION COVENANT, which Covenant has been recorded by Owner in favor of the

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District on the same date as this Irrevocable Offer of Dedication is recorded with the Office of the Sonoma County Recorder.

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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IN WITNESS WHEREOF, OWNER has executed this Irrevocable Offer of Dedication this _____ day of _____, 20__.

OWNER: MARK WEST AREA COMMUNITY FUND

By: _____
Brad Sherwood, President

NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.

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Exhibit A Property Legal Description

For APN/Parcel ID(s): 058-071-015-000

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

BEING A PORTION OF THE LANDS OF ABBIE J. LAUGHLIN AS RECORDED IN 368 OF DEEDS PAGE 332, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND $\frac{3}{4}$ INCH IRON PIPE MARKED CSSC FROM WHICH ENGINEER'S STATION 532+89.98 "M" LINE AS SHOWN ON THE PLANS ENTITLED "FEDERAL AID SECONDARY PROJECT NO. S-786 (6) EAST FULTON ROAD AND MARK WEST SPRINGS ROAD," A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE SONOMA COUNTY SURVEYOR, BEARS SOUTH 55° 52' 30" WEST, 53.00 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 34° 07' 30" WEST, 4.30 FEET TO A $\frac{3}{4}$ " IRON PIPE MARKING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 46° 06' 00" EAST, 370.89 FEET TO A $\frac{3}{4}$ INCH IRON PIPE; THENCE NORTH 43° 54' 00" WEST, 183.07 FEET TO THE COMMON BOUNDARY WITH THE LANDS OF BETTINI AS DESCRIBED IN 1813 OF OFFICIAL RECORDS, PAGE 898, AND MARKED BY A $\frac{3}{4}$ INCH IRON PIPE; THENCE SOUTH 21° 38' 00" WEST, 127.07 FEET TO A FOUND $\frac{1}{2}$ INCH IRON PIPE ON THE WESTERLY LINE OF LAUGHLIN; THENCE CONTINUING ALONG THE WESTERLY LINE OF LAUGHLIN SOUTH 21° 38' 00" WEST, 77.00 FEET TO A FOUND $\frac{1}{2}$ INCH IRON PIPE AND THE COMMON BOUNDARY BETWEEN THE LANDS OF LAUGHLIN AND THE LANDS OF RICO AND MARY VENTURI AS DESCRIBED IN 749 OF OFFICIAL RECORDS, PAGE 364; THENCE CONTINUING ALONG THE AFORESAID COMMON BOUNDARY SOUTH 46° 06' 00" WEST, 168.16 FEET TO A $\frac{3}{4}$ INCH IRON PIPE IN THE EASTERLY LINE OF THE RIGHT OF WAY OF OLD REDWOOD HIGHWAY NORTH, AS SHOWN ON THE AFORESAID PLANS WHICH ARE ON FILE IN THE OFFICE OF THE SONOMA COUNTY SURVEYOR; THENCE SOUTH 34° 07' 30" EAST, AND ALONG THE AFORESAID RIGHT OF WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: EASTERLY RIGHT OF WAY LINE OF OLD REDWOOD HIGHWAY NORTH AS SHOWN ON THE PLANS ENTITLED "FEDERAL AID SECONDARY PROJECT NO. S-786 (6)11 A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE SONOMA COUNTY SURVEYOR.