

SECOND AMENDMENT TO LICENSE

THIS SECOND AMENDMENT TO LICENSE (“Second Amendment”) is made and entered into this _____ day of _____, 2026 (the “Effective Date”), by and between the COUNTY OF SONOMA, a political subdivision of the State of California (“County”), and THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, on behalf of its UC Cooperative Extension and Master Gardener Program for Sonoma County, a California 501(c)3 non-profit corporation (“Licensee”). County and Licensee are sometimes collectively referred to herein as the "parties" and singularly, a "party."

WITNESSETH:

WHEREAS, County and Licensee are the current parties to that certain License dated February 28, 2023, and First Amendment to License, dated August 13, 2024 (“License”), for Licensee’s use of an approximately 201,380 square foot section of a County owned parcel (APN 051-020-060) located at 7425 Rancho Los Guilicos Road, Santa Rosa, CA (“Premises”). The Premises is more particularly described in the License, and

WHEREAS, the parties hereto desire to amend said License to reduce the area of the Premises, extend the License term, and limit Licensee’s parking and vehicle access to within its Premises or existing public parking on the County’s Los Guilicos campus;

NOW THEREFORE, it is mutually agreed between the parties as follows:

1. License is modified to reduce the area of the Premises to approximately 101,059 square feet (2.32 acres) of land, said land identified and depicted in the attached **EXHIBIT A-3 “PREMISES”**.
2. **Section 4** of the License shall be deleted and replaced with the following:
 4. **Term.** The term of this Agreement ("Initial Term") shall be thirty-four (34) years, commencing on March 1, 2023, and expiring at midnight on February 28, 2057, unless earlier terminated in accordance with Section 21 below.

At the end of the Initial Term, this Agreement shall automatically renew itself (the "Renewal Term") for a period not to exceed five (5) years total, on all the provisions contained in this Agreement unless either party notifies the other in writing one hundred eighty (180) days in advance of the end of the Initial Term or of any extension thereof of that party's decision to terminate this Agreement. The Initial Term together with the Renewal Term shall constitute the term ("Term") of this Agreement.

3. **Section 6.a** of the License shall be deleted.

Except to the extent the License is expressly amended, modified, or supplemented hereby, all other provisions of the License, together with any Riders, Exhibits, and Amendments thereto is, and shall continue to be, in full force and effect as originally executed and/or previously amended, and nothing contained herein this Second

Amendment shall be construed to modify, invalidate, or otherwise affect any other provisions of the License or any right of County or Licensee arising thereunder.

[County and Licensee Signatures on Following Page]

IN WITNESS WHEREOF, County and Licensee have executed this Amendment as of the Effective Date.

“LICENSEE”: THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California 501(c)3 non-profit corporation

By: _____
Jennifer Bunge
Interim Associate Vice President
Finance and Capital Planning
UC Agriculture and Natural Resources

“COUNTY”: COUNTY OF SONOMA, a political subdivision of the State of California

By: _____
Johannes J. Hovertsz, Director
Sonoma County Public Infrastructure

The Sonoma County Public Infrastructure Director is authorized to execute this Amendment, pursuant to the Board of Supervisors’ Action dated _____, 2026.

APPROVED AS TO FORM
FOR COUNTY:

Deputy County Counsel

RECOMMENDED FOR APPROVAL
FOR COUNTY:

Warren Sattler, Real Estate Manager
Sonoma County Public Infrastructure

EXHIBIT A-3

Premises

(Area within white border)



Land Survey of Premises

The land referred to is situated in the County of Sonoma, City of Santa Rosa, State of California, and is described as follows:

Being a portion of the lands of the County of Sonoma as described by deed recorded as Document Number 2012-105751, Sonoma County Records, more particularly described as follows.

Commencing at a 3/4" iron pipe at the centerline of Pythian Road as shown on Record of Survey filed in Book 601 of Maps, Page 11, Sonoma County records, from which a 3/4" iron pipe as shown on said map bears S 02°05'07" E 461.82 feet (461.62 map); thence leaving said centerline S 80°15'44" W 66.98 feet to the Point of Beginning; thence N 64°29'31" W 487.14 feet; thence N 15°52'15" E 201.28 feet; thence S 74°45'49" E 285.96 feet; thence S 46°07'42" E 119.94 feet; thence S 10°42'35" E 159.14 feet; thence S 04°43'12" W 89.05 feet

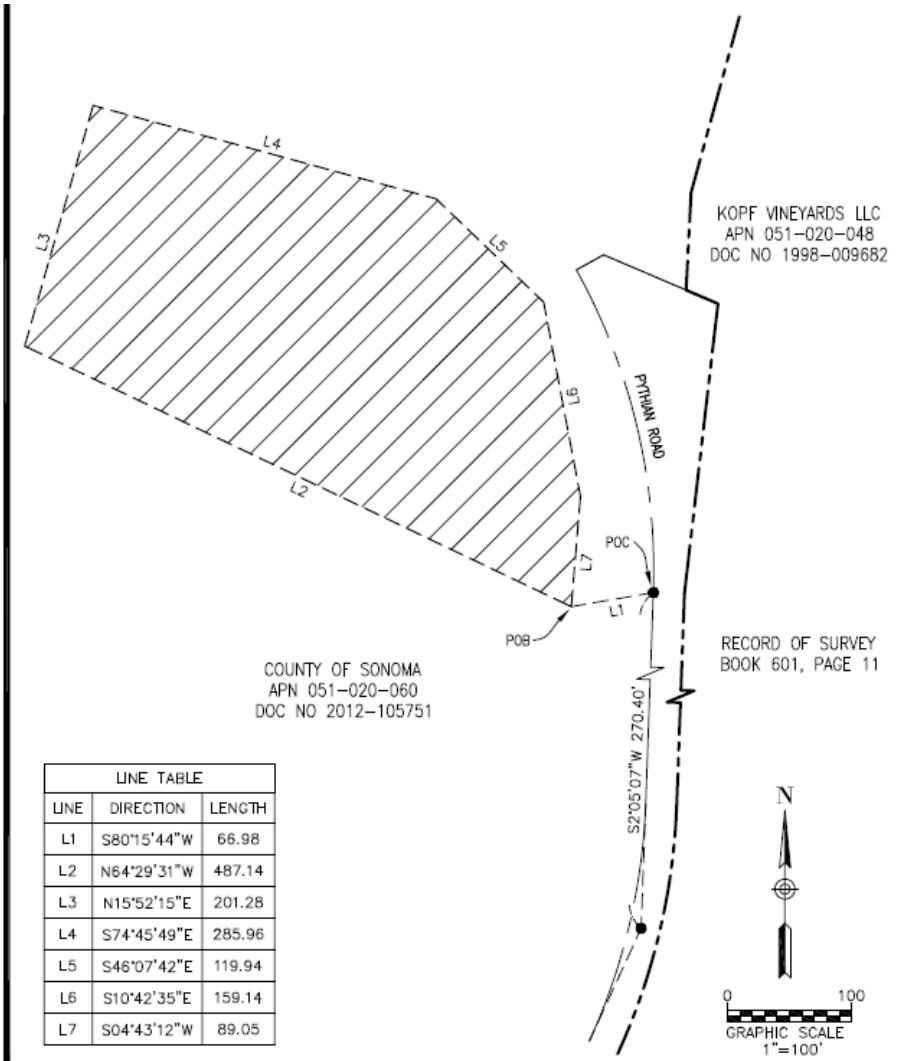
Containing 2.32 acres, more or less

APN 051-020-060

Basis of Bearing: Book 601 of Maps, Page 11, Sonoma County Records


Tony Tamayo, Exp. 3/31/2027





LANDS OF COUNTY OF SONOMA
7425 RANCHO LOS GUILICOS RD
SANTA ROSA CA, 95403