

8050 Bodega Ave Conditional Use Permit

From Ricardo Oliveira [REDACTED]
Date Mon 2/23/2026 1:43 PM
To Victoria Henkel <vhenkel@cityofsebastopol.gov>

 3 attachments (1 MB)

Easement 1985 - Agreement with Office Building.pdf; Easement 1986 - Agreement with Office Building.pdf; 2018 Easements.pdf;

Ms. Henkel,

This is regarding tomorrow's Alcohol Conditional Use Permit for the address:

8050 Bodega Ave.

I work with the owners of the neighboring property, 8086 Bodega Ave.

Can you please comment regarding the parking requirements for the proposed project at 8050 Bodega Ave?

What are these requirements based on?

Are you aware of a couple of easements related to use of parking at 8050 Bodega that decrease the parking allocated to 8050?

- 8/16/1985 agreement with neighboring office building which reduces 8050's parking by 32 spaces.
- 11/5/1986 - additional parking easement reducing parking of 8050 Bodega.
- Easement recorded in 2018 when 8086 was split from 8050. Besides removing 8086 Bodega, additional areas in 8050 were allocated solely for the use of 8086 through an easement.

Thank you,
Ricardo Oliveira
[REDACTED]

RECORDED AT REQUEST OF

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4-156575

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Recording Requested By
and when Recorded Mail to:

1985 DEC 31 AM 8:00

OFFICIAL RECORDS
SONOMA COUNTY CALIFORNIA

BOYLE & STOLL
P. O. BOX 241
SEBASTOPOL, CA 95472

BERNICE A. PETERSON

1985
B

EASEMENT AGREEMENT

This Easement Agreement is entered into this 16th day of August, 1985 by and between ROBERT F. BOYLE, a single man and PATRICK L. STOLL, a married man (hereinafter referred to as "Owner One") and MARTIN LORENZO, a single man (hereinafter referred to as "Owner Two").

Owner One is the owner of certain real property (hereinafter for convenience called "Lot A") located in the City of Sebastopol, County of Sonoma, State of California more particularly described as follows:

Lot 2, as shown upon the City of Sebastopol, Parcel Map No. 63, filed December 7, 1978 in Book 281 of Maps, Page 24, Sonoma County Records, AP 4-350-60.

Owner Two is the owner of certain real property (hereinafter for convenience called "Lot B") located in the City of Sebastopol, County of Sonoma, State of California more particularly described as follows:

Being a portion of the Garcia Tract in the Jonive Rancho, as described in the deed recorded in Book 568 of Official Records, page 249, Sonoma County Records, and particularly described as follows:

Beginning at the southwest corner of the Garcia Tract, a point on the center of the Sebastopol-Bodega Highway

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which is South 18° 35' East, 24.72 feet from a 1 1/2" pipe monument; thence North 18° 35' West along the westerly line fence of the Garcia Tract, 298.35 feet to a 1/2" pipe; thence North 81° 27' East, 160.45 feet to a 1/2" pipe; thence South 10° 45' East, 118.48 feet to a 1/2" pipe; thence South 82° 57' East, 160.78 feet to a 1/2" pipe; thence South 0° 34' East, 150.42 feet to the center of the Bodega Highway, which point is South 0° 34' East, 24.10 feet from a 1/2" pipe monument and South 85° 20' West, 74.87 feet from the southeast corner of the Garcia Tract; thence South 85° 20' West, 247.08 feet to the point of beginning. AP 004-350-09

Owner One intends to construct an office building and parking lot on Lot A and the parties desire to establish mutual easements for parking purposes and ingress to and egress from their respective parcels in accordance with the terms and provisions of this agreement. Owner One also desires to obtain an easement for landscaping purposes on a small portion of Lot B as more particularly set forth in this agreement.

Therefore, in consideration of the mutual agreements herein contained, the parties covenant and agree for themselves and their heirs, successors and assigns as follows:

1. Owner One hereby grants to Owner Two and his tenants, licensees, business invitees, customers, employees, successors and assigns, the exclusive right to use, free of charge, the 32 parking spaces to be constructed on Lot A, which parking spaces may be used for parking purposes between the hours of 7:00 p.m. and 7:00 a.m. and 24 hours a day on Saturday, Sunday and the following holidays: New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving and Christmas. Owner One further grants to Owner Two and all his tenants, licensees, business invitees, customers, employees, successors and assigns, a right

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of way over the parking lot to be constructed by Owner One on Lot A for purposes of ingress and egress of vehicles and pedestrians using said parking lot on Lot A for parking purposes pursuant to this agreement and for purposes of ingress and egress between Lot B and the public street known as Pleasant Hill Road North.

2. Owner Two hereby grants to Owner One and their tenants, licensees, business invitees, customers, employees, successors and assigns, the exclusive right to use, free of charge, 32 parking spaces on Lot B, as hereafter designated, which parking spaces may be used for parking purposes between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. Since Lot B contains more than 32 parking spaces, Owner One shall have the right to designate and mark the following parking spaces for use under the terms of this easement:

i. The 5 spaces in the northeast corner of Lot 2 along the eastern boundary line;

ii. The 12 spaces on the northern boundary line of Lot B;

iii. The 15 parking spaces in the center of the parking lot in the northern section of Lot B.

Owner Two further grants to Owner One and all their tenants, licensees, business invitees, customers, employees, successors and assigns, a right of way over the parking lot on Lot B for purposes of ingress and egress of vehicles and pedestrians using the parking spaces on Lot B for parking purposes pursuant to this agreement and for purposes of ingress

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and egress between Lot B and Lot A, the public street known as Pleasant Hill Road North and the public street known as Bodega Avenue.

3. Owner Two further grants to Owner One an easement for landscaping purposes over an area of approximately 6 by 84 feet located in the northeast section of Lot B, more particularly described as follows:

Beginning at the northwest corner of Lot 2 as shown on City of Sebastopol Parcel Map No. 63, recorded December 7, 1978 at the Sonoma County Recorder's office in Book 281 of Maps at page 24, Sonoma County Records; thence South $10^{\circ} 16' 25''$ East 84.0 feet along the westerly boundary line of said Lot 2; thence South $81^{\circ} 55' 35''$ West, 6.0 feet; thence North $10^{\circ} 16' 25''$ West, 84.0 feet; thence North $81^{\circ} 55' 35''$ East, 6.0 feet to above said point of beginning.

This easement shall give Owner One the right to add to the existing landscaping within the easement area as may be required by the city of Sebastopol and to trim and maintain the trees and plants within such area in so far as they affect the building to be constructed by Owner One on Lot A. Otherwise, Owner Two shall maintain all the landscaping in good order and condition at his expense.

4. The parties agree to maintain and keep in good repair and condition, the parking areas and rights of way situated on their respective lots, keep the parking spaces striped and at all times clear and free of rubbish and obstructions of every nature. Each party further agrees to maintain and keep in good condition and repair the lighting and landscaping on his respective lot in accordance with customary

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standards and as may be required by the city of Sebastopol. Each party agrees to pay all costs and expenses required to improve, repair and maintain his own property.

5. Each party shall maintain at all times insurance against claims for personal injury or property damage in an amount not less than \$500,000 combined single limit and \$50,000 with respect to property damage. All such policies shall name both parties as insureds.

6. The parties may place signs on or immediately adjacent to the parking spaces subject to this easement agreement for purposes of informing tenants, licensees, business invitees, customers, employees or other visitors that said spaces are reserved for exclusive use between the hours as designated under the terms of this agreement.

7. Each of the easements herein granted is appurtenant to the respective dominant tenement that benefits thereby. Each grant of easement contained in this agreement shall run with the land and shall be binding on and shall inure to the benefit of the parties, their heirs, legal representatives, successors and assigns.

8. This agreement may only be modified by written instrument signed by the owners of Lot A and Lot B and with the written consent of the city of Sebastopol, California. The parties agree to execute such additional documents as may be reasonably necessary to carry out the purposes and intentions of this Easement Agreement.

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9. In the event of any dispute between the parties regarding the rights and obligations of either party under this agreement, or the enforcement of the terms of this agreement, the prevailing party in any such dispute shall, in addition to any other relief to which he is entitled, be entitled to recover from the losing party his reasonable attorneys' fees and cost incurred in enforcing this agreement.

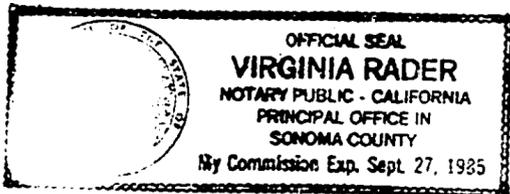
10. If any controversy or dispute arising out of this Easement Agreement cannot be settled by the parties or their successors, such controversy or dispute shall be submitted to binding arbitration pursuant to the procedure set forth in Sections 1280 and following of the California Code of Civil Procedure, as amended from time to time including any successor statutes. The parties shall attempt to agree upon one arbitrator to resolve any such dispute, and in the event they are not able to agree upon one arbitrator, each party shall select an arbitrator and the two arbitrators shall select a third and a decision of any two of the arbitrators shall be binding upon all the parties. The parties shall jointly bear the cost of a single arbitrator or a third arbitrator, and shall each pay the cost of their own chosen arbitrator. The award of the arbitrator or arbitrators shall be binding upon all parties, their successors and assigns and may be enforced in a court of competent jurisdiction.

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STATE OF CALIFORNIA)
)
COUNTY OF Sonoma) ss.

On this 16th day of August, in the year 1985, before the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared PATRICK L. STOLL personally known to me (or proved to me on this basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal.

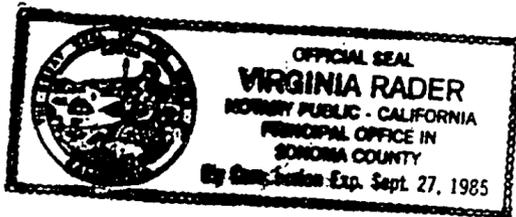


Virginia Rader
Notary Public, State of California
My commission expires Sept 27, 1985

STATE OF CALIFORNIA)
)
COUNTY OF Sonoma) ss.

On this 16th day of August, in the year 1985, before the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared MARTIN LORENZO personally known to me (or proved to me on this basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal.



Virginia Rader
Notary Public, State of California
My commission expires Sept 27, 1985

RECORDED AT REQUEST OF
ST & CO.

8061193

Recording Requested By
and when Recorded Mail to:

1988 JUL 28 AM 8 00

OFFICIAL RECORDS
SONOMA COUNTY CALIFORNIA

BERNICE A. PETERSON

1300

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PATRICK L STOLL
CERTIFIED PUBLIC ACCOUNTANT
BOYLE & STOLL
100 PLEASANT HIL. AVE NO
P O BOX 241
SEBASTOPOL CA 95473

EASEMENT AGREEMENT

This Easement Agreement is entered into this 5th day of November, 1986 by and between BOYLE & STOLL, CPA'S, a General Partnership who acquired title as BOYLE, GALLAHLR and STOLL, CPA'S, a General Partnership (hereinafter referred to as "Owner One") and MARTIN LORENZO, a single man (hereinafter referred to as "Owner Two").

Owner One is the owner of certain real property (hereinafter for convenience called "Lot 1") located in the City of Sebastopol, County of Sonoma, State of California more particularly described as follows:

Lot 1, as shown upon City of Sebastopol Parcel Map No. 63, filed December 7, 1978 in Book 281 of Maps, Page 24, Sonoma County Records.
A.P. No. 4-150-59.

Owner Two is the owner of certain real property (hereinafter for convenience called "Lot 2") located in the City of Sebastopol, County of Sonoma, State of California more particularly described as follows:

Being a portion of the Garcia Tract in the Junive Rancho, as described in the deed recorded in Book 568 of Official Records, Page 240, Sonoma County Records, and particularly described as follows:

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Beginning at the southwest corner of the Garcia Tract, a point on the center of the Sebastopol-Bodega Highway which is South 18° 35' East, 24.72 feet from a 1 1/2" pipe monument; thence North 18° 35' West along the westerly line fence of the Garcia Tract, 298.35 feet to a 1/2" pipe; thence North 81° 27' East, 160.45 feet to a 1/2" pipe; thence South 10° 45' East, 118.48 feet to a 1/2" pipe; thence South 82° 57' East, 160.78 feet to a 1/2" pipe; thence South 0° 34' East, 150.42 feet to the center of the Bodega Highway, which point is South 0° 34' East, 24.10 feet from a 1/2" pipe monument and South 85° 20' West, 74.87 feet from the southeast corner of the Garcia Tract; thence South 85° 20' West, 247.08 feet to the point of beginning.
A.P. 004-310-09.

Along the northerly boundary line of the northeast portion of Lot 2, immediately adjacent to the bar and restaurant building located on Lot 2, there is a driveway approximately 12 feet in width used by Owner Two to receive deliveries made by various suppliers of his bar and restaurant business. Owner Two desires to acquire a right-of-way over the northern portion of Lot 1 for purposes of egress from Lot 2 to the public street known as Pleasant Hill Avenue North.

Therefore, for valuable consideration and in consideration of the mutual covenants and agreements herein contained, it is agreed as follows:

1. Owner One hereby grants to Owner Two a 12 foot right-of-way over the parking lot located on the northerly portion of Lot 1 for purposes of egress of vehicles departing Lot 2 and proceeding directly across the parking lot on Lot 1 to Pleasant Hill Avenue North.

2. Owner Two agrees promptly to repair at his sole cost and expense, any damage to Lot 1 that may be caused by Owner

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Two's use of this right-of-way. This right-of-way is paved and shall be maintained in reasonable condition, with the parties sharing maintenance expenses equally. No fences, gates, or other improvements shall be placed along or across this right-of-way unless consistent with the stated purpose of egress and pursuant to written agreement signed by Owner One and Owner Two.

3. This Agreement may only be modified by written instrument signed by Owner One and Owner Two. The parties agree to execute such additional documents as may be reasonably necessary to carry out the purposes and intentions of this Easement Agreement.

4. In the event of any dispute between the parties regarding the rights and obligations of either party under this Agreement, or the enforcement of the terms of this Agreement, the prevailing party in any such dispute shall, in addition to any other relief to which he is entitled, be entitled to recover from the losing party his reasonable attorneys' fees and costs incurred in enforcing this Agreement.

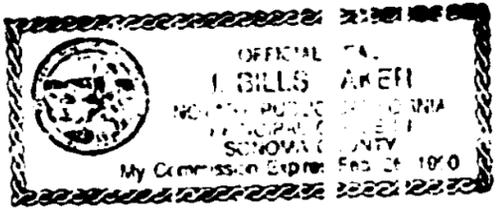
5. If any controversy or dispute arising out of this Easement Agreement cannot be settled by the parties or their successors, such controversy or dispute shall be submitted to binding arbitration pursuant to the procedure set forth in Sections 1280 and following of the California Code of Civil Procedure, as amended from time to time including any successor statutes. The parties shall attempt to agree upon one arbitrator to resolve any such dispute, and in the event they are not able

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STATE OF CALIFORNIA)
) ss.
COUNTY OF SONOMA)

On this 17th day of November, in the year 1986, before the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared MARTIN LORENZO, personally known to me (or proved to me on this basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal.



J. Bills Baker
Notary Public, State of California

My commission expires 2/26/90

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

POSTCARD CAPITAL III, LLC
2044 Union Street
San Francisco, CA 94123
Attn: Gannon Tidwell

SPACE ABOVE FOR RECORDER'S USE

Affects APN Nos. 004-350-077 and 004-350-076

GRANT OF PARKING AND STORM DRAIN EASEMENTS

The undersigned Grantor declares:

Documentary transfer tax is \$0.

(Value of interest conveyed less than \$100.00. Revenue & Taxation Code §11911(a).)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged,

GRANTOR: Dan D. Smith and Joan Marler Smith, Trustees of the
Dan D. Smith and Joan Marler Smith 2003 Revocable
Trust dated July 17, 2003

Hereby GRANTS TO: 4230 18th Street Partners, LP, a California limited
partnership

EASEMENT AGREEMENT

This Agreement ("Agreement") is made by and between Dan D. Smith and Joan Marler Smith, Trustees of the Dan D. Smith and Joan Marler Smith 2003 Revocable Trust dated July 17, 2003 ("Grantor") and 4230 18th Street Partners, LP ("Grantee").

RECITALS

WHEREAS, Grantor is the owner of certain real property in Sonoma County, California, commonly known as 8050 Bodega Avenue, Sebastopol, California, presently designated as Assessor's Parcel No. 004-350-077, more particularly described in Exhibit A attached hereto and made a part hereof by this reference ("Grantor's Property").

WHEREAS, Grantee is the owner of certain real property in Sonoma County, California, commonly known as 8086 Bodega Avenue, Sebastopol, California, presently designated as Assessor's Parcel No. 004-350-076, more particularly described in Exhibit B attached hereto and made a part hereof by this reference ("Grantee's Property").

WHEREAS, Grantee wishes to obtain permanent easements over a portion of Grantor's Property, for the purposes of (i) parking vehicles relating to Grantee's use of Grantee's Property as a hotel, and (ii) providing for storm drainage.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions and restrictions contained herein, Grantor and Grantee covenant and agree as follows:

AGREEMENT

1. *Grant of Easements:* Grantor does hereby grant to Grantee easements over that portion of Grantor's Property (i) legally described in Exhibit C-1 and depicted in Exhibit "C-2" (the "Parking Easement Area") for the parking of vehicles which are owned or operated by the Grantee and Grantee's invitees and (ii) legally described in Exhibit C-3 and depicted in Exhibit C-4 for storm drainage (the "Storm Drain Easement Area"). The Parking Easement is exclusive, while the Storm Drain Easement is non-exclusive. Grantee shall have the right to post signs in the Parking Easement Area to: (a) identify said area as parking for the exclusive use of Grantee's Property; and (b) provide for the towing or removal of vehicles wrongfully parked in the Parking Easement Area.

2. *Grantee's Indemnity Obligation:* Grantee agrees to indemnify and defend Grantor from and against any and all liability, damages, injury and costs occurring by reason of Grantee's use of (a) the parking of vehicles within the Parking Easement Area and (b) the storm drain within the Storm Drain Easement Area.

3. *Grantor's Reservation of Rights:* Grantor reserves the right to use the Parking and Storm Drain Easement Areas for purposes which will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that (a) Grantor shall not construct any improvement within the Easement Areas which will interfere with Grantee's rights herein and (b) Grantor will not interfere with Grantee's exclusive right to use the Parking Easement Area.

4. *Prohibited Use of Easement:* The parking spaces in the Parking Easement Area shall not be used for (i) parking of vehicles for longer than the vehicle owner or operator's stay at Grantee's hotel; (ii) recreational vehicles, (iii) trailers, or (iv) trucks other than pick-up trucks or SUVs.

5. *Term:* The easements granted herein shall continue indefinitely.

6. *Character of Easement:* The easements granted in this Agreement are appurtenant to Grantee's Property.

7. *Maintenance and Repair:* Maintenance of the Easement Areas shall be the responsibility of Grantor and Grantor's successors for so long as Grantor's property shall use the remaining parking areas presently on Grantor's Property. If such use shall cease then Grantee shall maintain the Easement Areas. Repair of damage to the Easement Areas shall be paid by the person responsible for such damage; however, if responsibility cannot be assigned, then the cost of such repair shall be shared equally by Grantor and Grantee.

8. *Successors:* This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successor, heirs, assigns and transferees, and all covenants shall apply to and run with the land.

9. *Notification:* In the event Grantor sells, conveys, or assigns any property interests encumbered by this Agreement, Grantor shall notify the successor or assignee of the rights and obligations of both parties as included herein.

10. *Survival of Agreement:* This Agreement, including all representations, warranties, covenants, agreements, releases and other obligations contained herein shall survive the closing of this transaction and the recordation of this Agreement.

11. *Interpretation of Agreement:* In the event of any uncertainty or ambiguity in the language of this Agreement, this Agreement shall not be interpreted against either Grantor or Grantee as the party who caused the ambiguity to exist.

12. *Entire Understanding:* This writing is intended as the final expression of the Agreement between the parties hereto with respect to the included terms. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

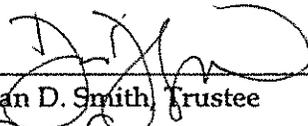
13. *Signatures of Grantor:* Grantor represents and warrants that (a) Grantor is the sole legal and lawful owner of the Property, (b) Grantor has the requisite authority to execute this Agreement on behalf of the interest it represents herein, and to grant the easement conveyed herein to Grantee, and (c) no other party has any legal or equitable claim to or interest in the Property.

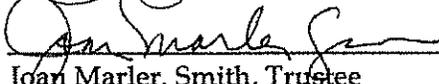
(Signatures follow on next page)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

Dated: March 14, 2018

GRANTOR: Dan D. Smith and Joan Marler Smith, Trustees of the Dan D. Smith and Joan Marler Smith 2003 Revocable Trust dated July 17, 2003

By: 
Dan D. Smith, Trustee

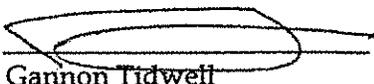
By: 
Joan Marler. Smith, Trustee

Dated: 3.20, 2018

GRANTEE:

4230 18th Street Partners, LP

By: Postcard Capital III, LLC
Its: General Partner

By: 
Gannon Tidwell
Its: Manager

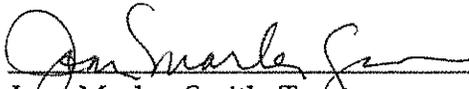
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

Dated: March 14, 2018

GRANTOR: Dan D. Smith and Joan Marler Smith, Trustees of the Dan D. Smith and Joan Marler Smith 2003 Revocable Trust dated July 17, 2003

By: **SIGNED IN COUNTERPART**

Dan D. Smith, Trustee

By: 
Joan Marler. Smith, Trustee

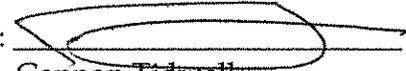
Dated: 3-20, 2018

GRANTEE:

4230 18th Street Partners, LP

By: Postcard Capital III, LLC

Its: General Partner

By: 
Gannon Tidwell

Its: Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

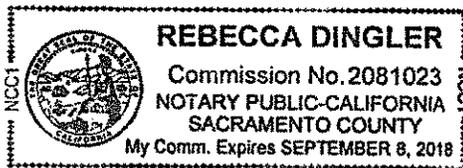
State of California)

County of Sonoma)

On March 14, 2018, before me, Rebecca Dingler, notary public, personally appeared Joan Marler Smith who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ ~~are~~ subscribed to the within instrument and acknowledged to me that he ~~/she~~ ~~/they~~ executed the same in his ~~/her~~ ~~/their~~ authorized capacity(ies), and that by his ~~/her~~ ~~/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rebecca Dingler (Seal)

ACKNOWLEDGMENT

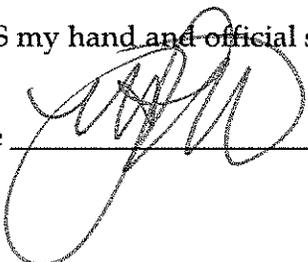
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

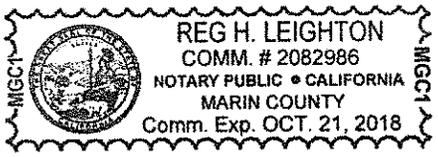
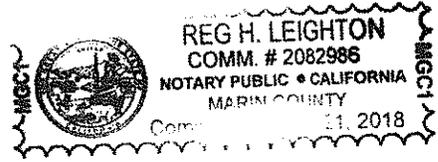
State of California)
County of ~~Sonoma~~) MARIN

On 3/20/18, before me, Reg H. Leighton, notary public,
personally appeared Gannon Tidwell
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On March 24, 2018, before me, Rebecca Dingler, notary public, personally appeared Dan D. Smith who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s)~~ are subscribed to the within instrument and acknowledged to me that ~~(he)~~ ~~(she)~~ ~~(they)~~ executed the same in ~~(his)~~ ~~(her)~~ ~~(their)~~ authorized capacity(ies), and that by ~~(his)~~ ~~(her)~~ ~~(their)~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebecca Dingler (Seal)

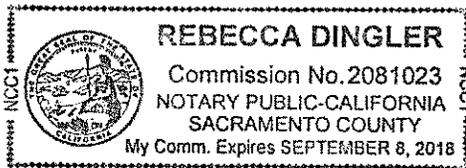


EXHIBIT A
GRANTOR'S PROPERTY

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

Parcel 2 as shown on Parcel Map 152, filed for record on December 27, 2007, in Book 717
of Maps, Pages 42, 43 and 44, Sonoma County Records.

APN: 004-350-077-000

Commonly known as 8050 Bodega Avenue, Sebastopol, California 95472

EXHIBIT B
GRANTEE'S PROPERTY

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

PARCEL ONE:

Parcel 1 as shown on Parcel Map 152, filed for record on December 27, 2007, in Book 717 of Maps, Pages 42, 43 and 44, Sonoma County Records.

RESERVING THEREFROM an Easement for a Water Line Easement over and across all that portion of said Parcel 1 as shown on said Parcel Map.

PARCEL TWO:

Easements for Ingress and Egress, Parking and a Sanitary Sewer over and across those portions of portion of Parcel 2 of said Parcel Map, as shown and delineated on said Parcel Map.

PARCEL THREE:

An Easement for the installation, maintenance, replacement, and continued use of a Sanitary Sewer Line over, across, under and through the following described land:

Being a strip of land, 5.00 feet in width, the centerline of which is described as follows:

Commencing at the most Northwesterly corner of Lot 2, as shown on that certain Parcel Map No. 63, recorded in Book 281 of Maps, Page 24, Sonoma County Records; thence along the Westerly line of said Lot 2, South 10° 16' 25" East, 91.87 feet to the point of beginning of the centerline to be herein described; thence leaving said Westerly line of said Lot 2, North 85° 39' 51" East, 214.37 feet to a point on curve on the Easterly line of said Lot 2 from which the Southeasterly corner of said Lot 2 bears Southerly along a 530 foot radius curve concave to the East, through a central angle of 40° 20' 28", from a tangent of South 08° 08' 44" East, a length of 40.16 feet.

APN: 004-350-076-000

Commonly known as 8086 Bodega Avenue, Sebastopol, California 95472



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February 27, 2018

EXHIBIT "A"
LEGAL DESCRIPTION FOR PARKING EASEMENT
(Parcel 2 to Parcel 1)

Being portions of Parcel 2 of Parcel Map No. 152 filed in Book 717 of Maps, Pages 42-44, Sonoma County Records, said portions being more particularly described as follows:

Tract 1

Commencing at the Westerly common corner of said Parcel 2 and Parcel 1 as shown on said map, said corner being marked with a lead and tag LS4483;
thence along the common line of said Parcels N75°47'11"E, 29.48 feet to a 1/2" iron pipe tagged LS4483, said point being the **True Point of Beginning** of the herein described **Easement (Tract 1)**;
thence leaving said common line N15°41'41"W, 24.56 feet;
thence S75°59'36"W, 21.93 feet;
thence S14°52'31"E, 24.63 feet to aforementioned common line;
thence along said common line N75°59'36"E, 22.29 feet to the Point of Beginning.

Tract 2

Commencing at the Westerly common corner of said Parcel 2 and Parcel 1 as shown on said map, said corner being marked with a lead and tag LS4483;
thence along the common line of said Parcels N75°47'11"E, 29.48 feet to a 1/2" iron pipe tagged LS4483;
thence continuing along said common line N84°37'08"E, 36.96 feet to a point, said point being the **True Point of Beginning** of the herein described **Easement (Tract 2)**;
thence continuing N84°37'08"E, 30.48 feet to a 1/2" iron pipe tagged LS 4483;
thence S32°13'39"E, 10.00 feet to a 1/2" iron pipe tagged LS 4483;
thence leaving said common line N13°27'30"W, 11.94 feet;
thence S77°24'04"W, 33.40 feet to the Point of Beginning.

Basis of Bearing: Parcel Map 152, filed in book 717 of Maps, Page 42, Sonoma County Records.

See Exhibit "B" for graphical representation.


Joseph L. Hughes

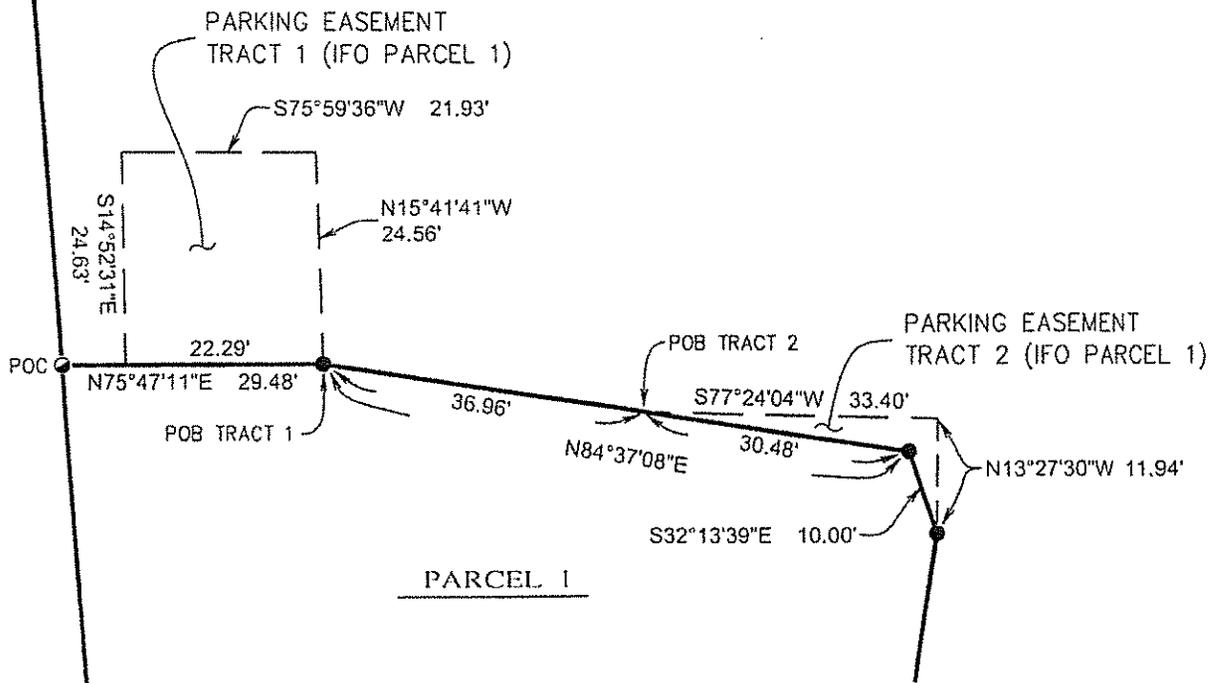
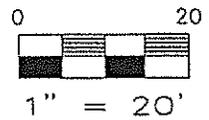


EXHIBIT C-1

PARCEL MAP No. 152

717 MAPS 42

PARCEL 2



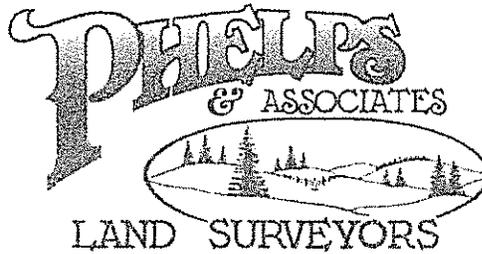
EASEMENT EXHIBIT "B"

- = 1/2" IRON PIPE TAGGED LS 4483
- ◐ = LEAD & TAG LS 4483
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- IFO = IN FAVOR OF



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2/27/2018



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February 27, 2018

EXHIBIT "A"
LEGAL DESCRIPTION FOR STORM DRAIN EASEMENT
(Parcel 2 to Parcel 1)

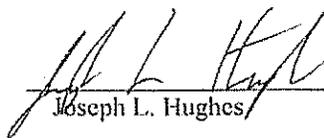
Being a portion of Parcel 2 of Parcel Map No. 152 filed in Book 717 of Maps, Pages 42-44, Sonoma County Records, said portions being more particularly described as follows:

Commencing at the Westerly common corner of said Parcel 2 and Parcel 1 as shown on said map, said point being marked with a lead and tag LS4483;
thence along the common line of said Parcels N75°47'11"E, 28.21 feet to a point, said point being the **True Point of Beginning** of the herein described **Easement** being 10.00 feet in width lying 5.00 feet on both sides of the following described centerline;
thence leaving said common line N14°14'01"W, 74.50 feet;
thence S77°32'33"W, 33.37 feet to the Westerly line of aforementioned Parcel 2 the terminus of the herein described centerline. The sidelines of this **Easement** are to extend or shorten to conform to property lines.

Containing 1,080 sq.ft., more or less.

Basis of Bearing: Parcel Map 152, filed in book 717 of Maps, Page 42, Sonoma County Records.

See Exhibit "B" for graphical representation.


Joseph L. Hughes

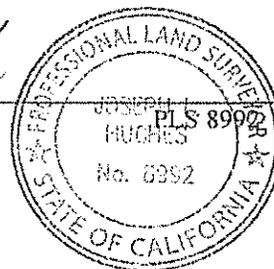
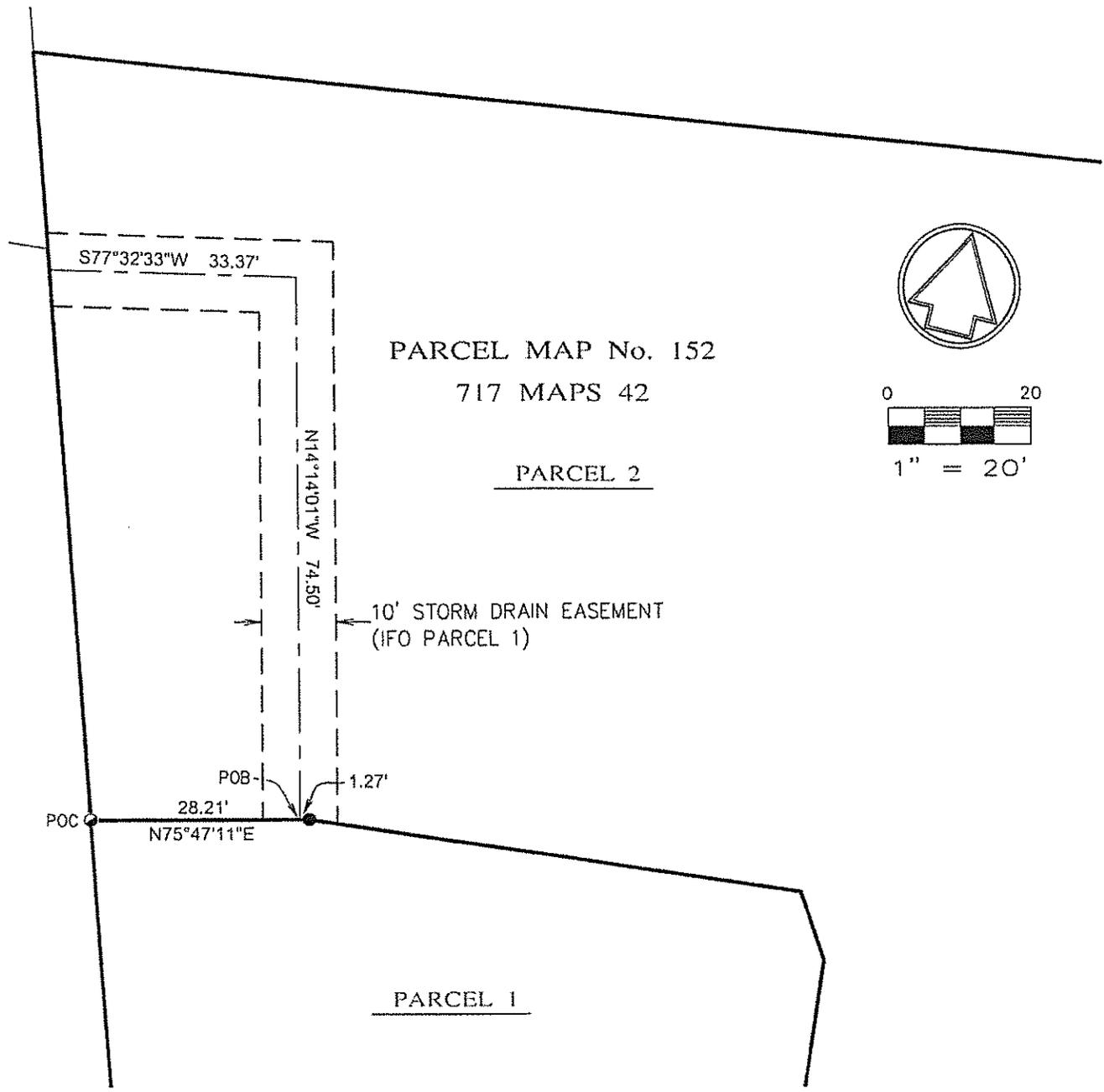


EXHIBIT C-3



PARCEL MAP No. 152

717 MAPS 42

PARCEL 2

PARCEL 1



EASEMENT EXHIBIT "B"

- = 1/2" IRON PIPE TAGGED LS 4483
- ⊙ = LEAD & TAG LS 4483
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- IFO = IN FAVOR OF



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2/27/2018