City of Sebastopol
Environmental Review Committee Staff Report

Meeting Date: November 10, 2026

To: Environmental Review Committee (ERC)
From: Oriana Hart, Public Works Director
Subject: Certificate of Compliance
Recommendation: Conditional Approval
Applicant/Owner: Phelps & Associates / Michael Hoffe
File Number: 2026-026
Address: 511 & 533 Robinson Road
CEQA Status: Common Sense Exemption: CEQA Guidelines 15061(b)(3)
General Plan: Medium Density Residential (MDR)
Zoning: Single Family Residential (R-3)

Introduction:
This is a request for a certificate of compliance for APN 004-400-007 and APN 004-400-008.

Project Description:
The certificate proposes to confirm that the parcels meet applicable subdivision, zoning, boundary, and land use regulations.

Environmental Review:
The project has been determined to be exempt from further environmental review under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Zoning Ordinance Consistency:
The project is consistent with the Zoning Ordinance and does not modify either lot. Existing buildings comply with applicable development standards included in the Zoning Ordinance.

Public Comment:
The Planning Department has not received any comments from the public as of writing this report.

City Department Comment:
The following City departments reviewed the application: Building and Safety, Fire, Public Works, Engineering, and City Manager. No comments were received.

Analysis:
Staff has reviewed the submitted application materials, including records related to the subject parcels.

There are no conflicts with utilities or easements for the subject parcels. Both parcels currently have public utility services, including water, sewer, gas, and electric service. The draft Record of

Survey has identified the location of the property lines, and the Site Map has identified the existing structures within the parcels.

The review of the records indicates that the parcels are compliant with all applicable regulations of the Subdivision Ordinance and Subdivision Map Act. Approval of this Certificate of Compliance application shall cause the certificate to be recorded upon the property, declaring this determination.

Recommendation:
Staff recommends that the Committee approve the application based on the facts, findings, and analysis set forth, and subject to the conditions of approval contained in this staff report and Exhibits A, B, C, and D, with any modifications the Committee feels are appropriate.

Attachments:

A. Memo of Completeness Review
B. Recommended Findings for Approval
C. Recommended Conditions of Approval
D. Application Materials

MOE ENGINEERING, INC.
R.C.E. 48460
2950 Montecito Avenue
Santa Rosa, CA 95404
Phone (707) 544 - 6274

MEMO

DATE: November 5, 2026

TO: Oriana Hart, Public Works Director

FROM: John Moe, Moe Engineering, Inc., contract Engineering staff

COPY: Elissa Overton, Engineering Technician II

RE: 511 & 533 Robinson Road
Certificate of Compliance Application
Public Works/Engineering 2nd Submittal Review
Received via email from Phelps & Associates on 10/29/2026

Items included with the submittal and reviewed:

- 1. 17m02 – The Lincoln Addition to the Town of Sebastopol
- 2. Response to comments
- 3. Record of Survey Draft 2026-10-29
- 4a. Fowler (511 Robinson Rd) Legal Description for Lot C
- 4b. Fowler (533 Robinson Rd) Legal Description for Lot D
- 5a. Fowler (511 Robinson Rd) Plat for Lot C – Exhibit B
- 5b. Fowler (533 Robinson Rd) Plat for Lot D – Exhibit B
- 6. Site Plan – updated 2026-10-29

Moe Engineering reviewed the above items included in the submittal package and have the following review comments for the City's consideration.

Note that the comment and numbering is retained from the 1st submittal review dated August 10, 2026. Responses in green font indicate that the item has been acknowledged or accepted. Responses in red font indicate a revision/correction is required.

COMPLETENESS REVIEW

1. Provide maps references in deeds: Lincoln Addition to the Town of Sebastopol (including Blocks 12 and 13).
   Nov. 4, 2026: Map for Lincoln Addition to the Town of Sebastopol provided. No

additional comments for this item.

2. Provide clarification:
   The grant deed and the Phelps & Associates' Written Statement (under "Chart of Conveyance") note that R.B. Hoffe is the current owner. The Title Report references the owner as Michael B. Hoffe (cover sheet, pg. 1 of 12). Please clarify.

   Nov. 4, 2026: Clarification provided, Michael B. Hoffe is the executor/successor of the Hoffe Family Trust. No additional comments for this item.

3. Provide a current survey of the parcels or proof that the parcels have been previously surveyed. Provide one of the following:
   - A Record of Survey of the parcels in question
   - A previously recorded survey of the parcels in question.

   Nov. 4, 2026: A draft Record of Survey has been provided. No additional comments for this item.

4. Provide a legal descriptions, labeled as Exhibit "A", describing each parcel to be certified. Legal descriptions must be prepared by a licensed surveyor.
   Nov. 4, 2026: Legal descriptions for Lots C and D have been provided. No additional comments for this item.

5. Provide plats, labeled as Exhibit "B", for each parcel to be certified.
   Nov. 4, 2026: Plats for Lots C and D have been provided. No additional comments for this item.

Engineering Department Findings:

There are no conflicts with utilities or easements for the subject parcels. Both parcels currently have public utility services including water, sewer, gas, and electric service. The draft Record of Survey has identified the location of the property lines and the Site Map has identified the existing structures within the parcels.

Engineering Department Conditions of Approval:

1. The draft Record of Survey shall be finalized and recorded after the Certificate of Compliance approval.
2. The final legal description and plat for each parcel described in the Certificate of Compliance shall be reviewed by the Engineering Department prior to recording.

End of comments.

SONOMA COUNTY PHOTO-REPRODUCTION DEP'T. — GRAPHIC SCALE (Full size 1ft. /10ths, inchs/10ths.)

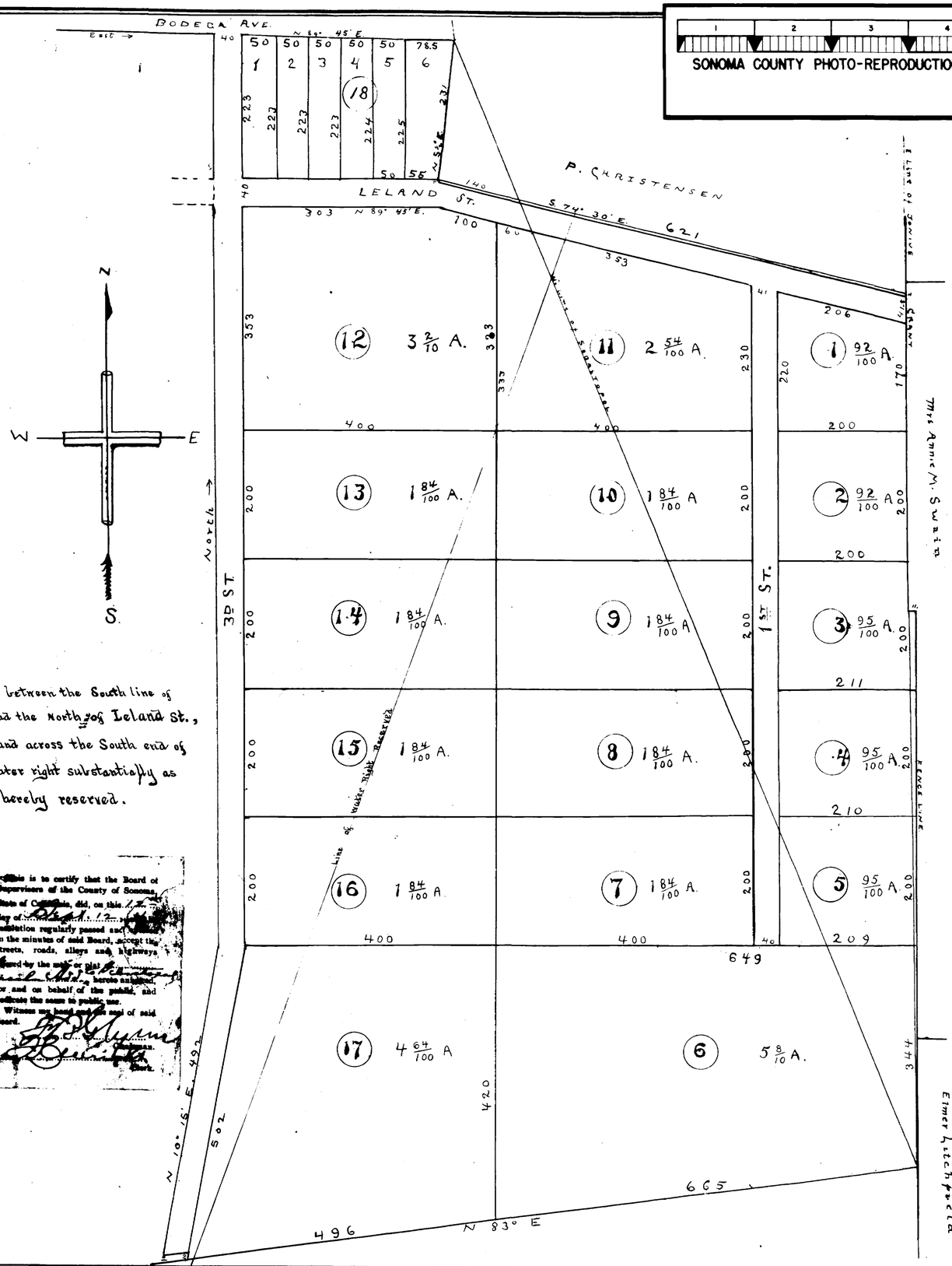
THE LINCOLN ADDITION TO THE TOWN OF SEBASTOPOL.

Linear Measurements in Feet. Scale 100 ft = 1 in.

Broad figures show block numbers. Magnetic Variation 17½ E.

The same being a portion of that Land deeded to J. C. Holloway by Oscar Murphy and Rebecca C. Murphy May 8, 1896, recorded in Liber 166 of Deeds, page 199, Sonoma County Records.

Wm Symmonds. Surveyor, Aug. 16, 1904.



A two foot strip of land between the South line of P. Christensen's land and the North line of Leland St., a ten foot strip of land across the South end of 3rd Street, and the water right substantially as diagramed hereon are hereby reserved.

We the undersigned owners of the Lincoln Addition to Sebastopol accept this as a true and correct map of the same and grant for public use forever all streets shown hereon.

Mrs E.E. Schlotterback. Mrs Sarah F. Carter. P.L. Schlotterback

State of CALIFORNIA } ss.
County of Sonoma }

On this 6th day of September in the year one thousand nine hundred and four before me, Wm T. Searles a Notary Public in and for the County of Sonoma, personally appeared Mrs E.E. Schlotterback Mrs Sarah F. Carter and P.L. Schlotterback known to me to be the same persons whose names are subscribed to the within instrument and they duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of Sonoma, the day and year in this certificate first above written. Wm T. Searles

Notary Public in and for the County of Sonoma, State of California.

State of } ss.

This is to certify that the Board of Supervisors of the County of Sonoma, State of California, did, on this 17th day of Sept A.D. 1904 by resolution regularly passed and entered in the minutes of said Board, accept the streets, roads, alleys and highways shown by the map or plat hereto attached for and on behalf of the public, and dedicate the same to public use.

Witness my hand and the seal of said Board.

The Board of Trustees of the Town of Sebastopol Hereby accepts on behalf of the Public the Streets delineated on this map. to wit: Lincoln Street, 3rd Street, 1st Street.

Done in open meeting this 6th day of September 1904

William Dowds
Pres't Board of Trustees, Town of Sebastopol

Attest: Thos Falconer
Town Clerk.

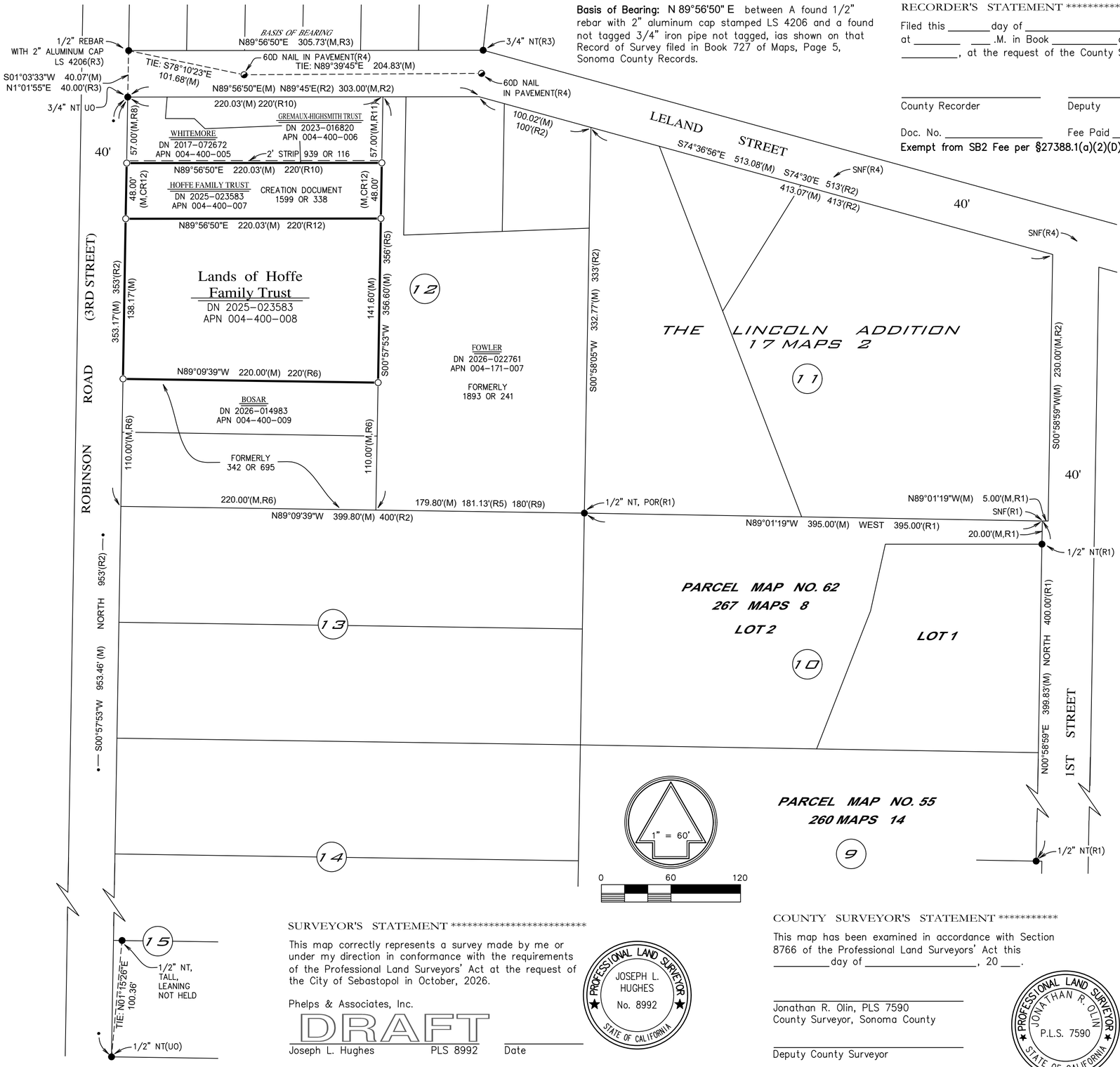
Recorded at request of P.L. Schlotterback September 12, 1904 at 55 mins. past One o'clock P.M.

J. G. Nagle
County Recorder

Paid 50 cts

Michael B. Hoffe is now the executor/successor of the Hoffe Family Trust. Said Trust was the Grantee of the parcels under document Number 2001-144641 (included in the chain of title) and still remains so under Document Number 2025-023583. Our narrative was in error and mistakenly did not notice that Rolla Bruce Hoffe and Shirley S. Hoffe both passed under one document. Hope this clears up any confusion.

P.S. We can provide proof that Michael is the executor of the Trust if needed.



Basis of Bearing: N 89°56'50" E between A found 1/2" rebar with 2" aluminum cap stamped LS 4206 and a found not tagged 3/4" iron pipe not tagged, as shown on that Record of Survey filed in Book 727 of Maps, Page 5, Sonoma County Records.

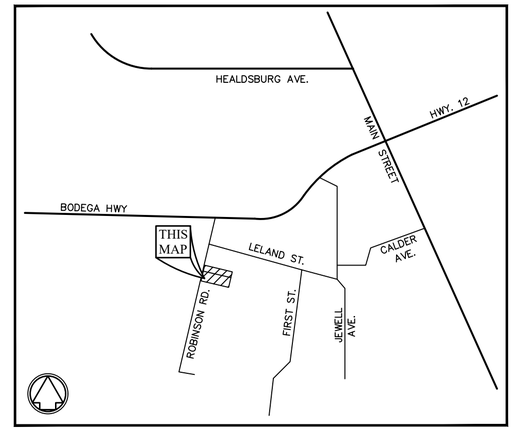
RECORDER'S STATEMENT **********

Filed this _____ day of _____, 20___, at _____ ___.M. in Book _____ of Maps, Page _____, at the request of the County Surveyor.

County Recorder _____ Deputy _____

Doc. No. _____ Fee Paid _____

Exempt from SB2 Fee per §27388.1(a)(2)(D)



Location Map
Not To Scale

Legend & References **********

○	=	1/2" iron pipe set (tagged PLS 8992)
●	=	Iron pipe found (size/tagged as noted)
◒	=	60d Nail
R1	=	Parcel Map No. 62 / 267 Maps 8
R2	=	Lincoln Addition / 17 Maps 2
R3	=	Record of Survey / 727 Maps 5
R4	=	Record of Survey / 250 Maps 24–26
R5	=	Fowler Trust / DN 2026–022761
R6	=	Stinson / 342 OR 695
R7	=	Hoffee Trust / DN 2025–023583
R8	=	Whitemore / DN 2017–072672
R9	=	Sanders / 1893 OR 241
R10	=	Mennick / 704 OR 13
R11	=	Gremaux–Higsmith Trust / DN 2023–016820
R12	=	Mennick / 1599 OR 338
M	=	Measured
C	=	Calculated
NT	=	Not tagged
DN	=	Document Number
NTS	=	Not to scale
SNF	=	Searched, nothing found
UO	=	Unknown Origin
POR	=	Point of Rotation

All distances shown hereon are in feet and decimals thereof.

All ties are perpendicular, unless otherwise noted.

CITY OF SEBASTOPOL
RECORD OF SURVEY

This Record of survey is being conducted as a result of a Certificate of Compliance application with the City of Sebastopol. Being the lands of Gertrude Mennick as described in that Deed recorded in Book 1599 of Official Records, Page 338, Sonoma County Records, and the lands of Hoffe Family Trust as described in deed recorded as Document Number 2025–023583, Sonoma County Records.

Lying within the Rancho Canada De Jonive
COUNTY OF SONOMA · ——— · STATE OF CALIFORNIA

SURVEYOR'S STATEMENT **********

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of the City of Sebastopol in October, 2026.

Phelps & Associates, Inc.

DRAFT

Joseph L. Hughes PLS 8992 Date _____

PROFESSIONAL LAND SURVEYOR — JOSEPH L. HUGHES — No. 8992 — STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT **********

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this _____ day of _____, 20 ___.

_____
Jonathan R. Olin, PLS 7590
County Surveyor, Sonoma County

_____
Deputy County Surveyor

PROFESSIONAL LAND SURVEYOR — JONATHAN R. OLIN — P.L.S. 7590 — STATE OF CALIFORNIA

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

AP NO. 004–40–007&008 ROS__–____ OCTOBER, 2026 SHEET 1 OF 1 139–C6–2026

PHELPS & ASSOCIATES
LAND SURVEYORS

632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707)829-0400 / FAX (707)829-0401

August 25, 2026

EXHIBIT "A"
LEGAL DESCRIPTION FOR LOT 511 ROBINSON RD
2026-026 – Certificate of Compliance

All that real property situate in the County of Sonoma, State of California, described as follows:

Commencing at the Northwesterly corner of Block No. 12 in Lincoln Addition to the Town of Sbastopol; thence Southerly along the Easterly line of Third Street 55 feet to the actual point of commencement of the land to be herein described; thence Easterly and parallel to the Southerl y line of Leland Street 220 f eet; thence Southerly parallel to the Easterly line of Third Street, a distance of 50 feet, thence Westerly 220 feet to the Easterly line of Third Street; thence Northerly along the Easterly line of Third Street 50 feet to the point of commencement.

Saving and Excepting therefrom the ortherly 2 feet thereof conveyed by Joseph B. Fitzor to Evelyn Barnes Ridley by deed dated February 14, 1950 and recorded February 16 , 1950 in the office of the County Recorder of Sonoma County under Recorder 's Serial No. D-7043.

DRAFT

PROFESSIONAL LAND SURVEYOR
JOSEPH L. HUGHES
No. 8992
STATE OF CALIFORNIA

Joseph L. Hughes PLS 8992

PHELPS & ASSOCIATES
LAND SURVEYORS

632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707)829-0400 / FAX (707)829-0401

August 25, 2026

EXHIBIT "A"
LEGAL DESCRIPTION FOR LOT 533 ROBINSON RD
2026-026 – Certificate of Compliance

All that real property situate in the City of Sebastopol, County of Sonoma, State of California described as follows:

All of the West 220 feet of Block 12 - Lincoln Addition to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland Street; thence at a right angle South 353 feet to the North line of Block 13 of said Addition; thence West along the North line of Block 13 to the East line of said Third Street according to the Official plat or map thereof filed in the Office of the County Recorder of Sonoma County.

EXCEPTING THEREFROM that portion thereof conveyed to Peter A. Anderson, et ux by deed recorded July 23, 1946 in the County Recorder's Office of the County of Sonoma, Serial No: C-22971.

ALSO EXCEPTING THEREFROM, that portion thereof conveyed to Harold B. Stinson, by deed recorded July 27, 1946 in the Office of the County Recorder of the County of Sonoma, Series No: C-23393 of Official Records.

ALSO EXCEPTING THEREFROM a 2-foot strip as conveyed to Evelyn Barnes Ridley, by deed recorded February 16, 1950 in the Office of the County Recorder of Sonoma County under Recorder's Serial No: D-7043.

ALSO EXCEPTING THEREFROM that portion thereof conveyed to Gertrude E Mennick, by deed recorded June 27, 1958 in the Office of the County Recorder of the County of Sonoma under Book 1599 of Official Records, Page 338 (Serial No. F-45625).

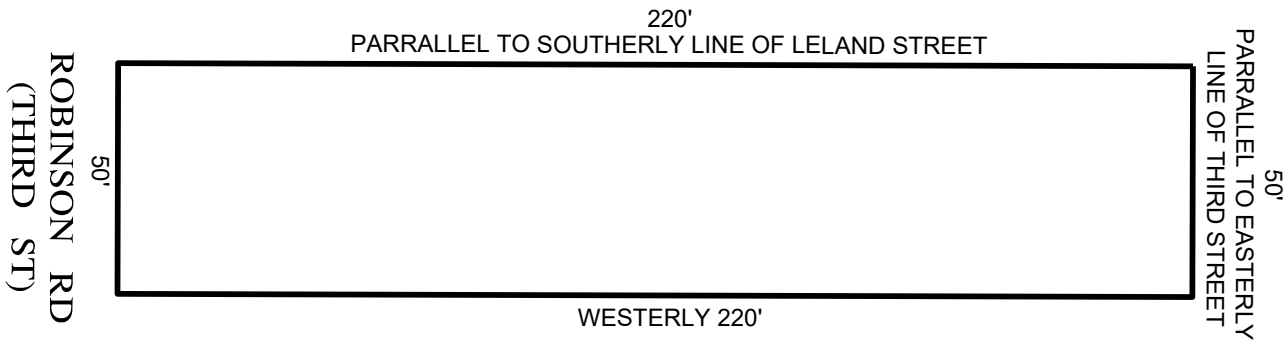
DRAFT

APN: 004-400-007

PROFESSIONAL LAND SURVEYOR
JOSEPH L. HUGHES
No. 8992
STATE OF CALIFORNIA

Joseph L. Hughes PLS 8992

5a



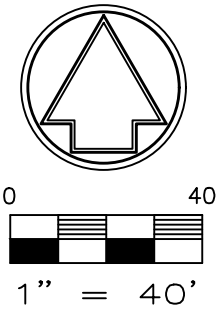


Exhibit B

PHELPS & ASSOCIATES
LAND SURVEYORS

632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

10/29/2026

5b

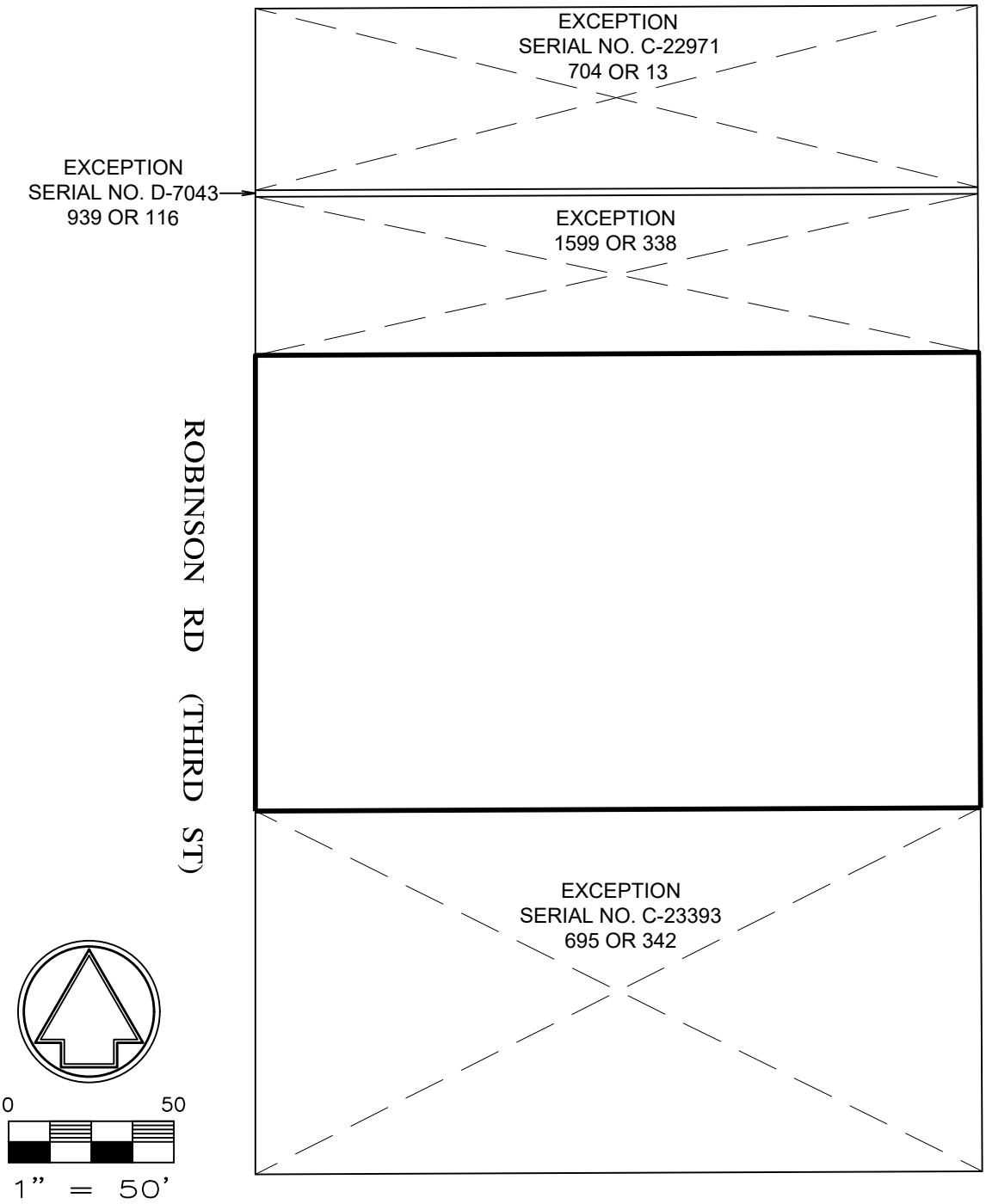
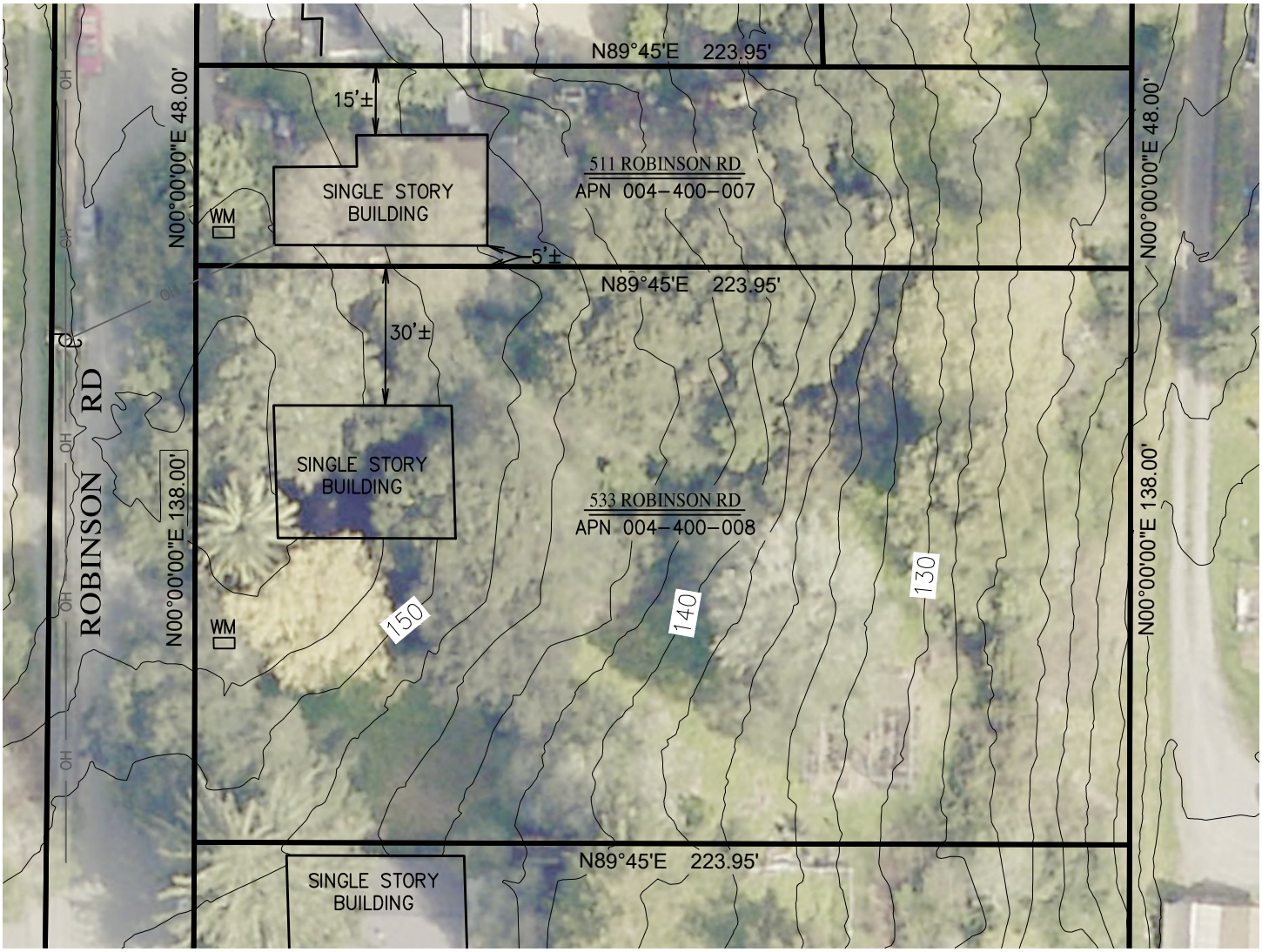


Exhibit B

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

10/29/2026

Received 6/12/2026



0 40

1" = 40'

LEGEND

WM	WATER METER

FRED M. PHELPS

LICENSED LAND SURVEYOR
FRED M. PHELPS
No. 4483
STATE OF CALIFORNIA

FRED M. PHELPS LS 4483

SITE MAP

511 AND 513 ROBINSON RD

MAPPING NOTES

1. PROPERTY LINES PROTRACTED FROM RECORD DATA.
2. CONTOURS TAKEN FROM SONOMA COUNTY VEGETATION MAPPING AND LIDAR PROGRAM OF 2013.
3. PLANIMETRIC FEATURES TRACED FROM GOOGLE EARTH IMAGERY.
4. SITES ARE BOTH SERVED BY MUNICIPAL SEWER AND WATER

6/5/2026

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

EXHIBIT A
RECOMMENDED FINDINGS FOR APPROVAL

CERTIFICATE OF COMPLIANCE: 2026-026
511 & 533 Robinson Road (APNs 004-400-007 & 004-400-008)

Applicant: Phelps & Associates

The notice of consideration of the application was provided, pursuant to the Subdivision Ordinance. There are no conflicts with utilities or easements for the subject parcels. Both parcels currently have public utility services, including water, sewer, gas, and electric service. The draft Record of Survey has identified the location of the property lines, and the Site Map has identified the existing structures within the parcels.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

CERTIFICATE OF COMPLIANCE: 2026-26
511 & 533 Robinson Road (APNs 004-400-007 & 004-400-008)

Applicant: Phelps & Associates

1. Approval is granted to issue the Certificate of Compliance as described in the application date received June 12, 2026, except as modified by the conditions of approval. The applicant shall provide all documentation required by the Engineering Department in order to execute and record the Certificate of Compliance within eighteen (18) months of the date of this approval. The applicant may file a request to extend this time period for consideration by the Environmental Review Committee. Any request for extension shall be filed on a form acceptable to the City, accompanied by any applicable fees, and shall be filed no later than thirty (30) days prior to the expiration of this approval.

2. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.

3. The draft Record of Survey shall be finalized and recorded after the Certificate of Compliance approval.

4. The final legal description and plat for each parcel described in the Certificate of compliance shall be reviewed by the Engineering Department prior to recording.

5. The contents of the Certificate of Compliance shall include, but not be limited to, those requirements of Government Code Section 66499.35(f)(1).

Docusign Envelope ID: DD48496E-4065-8D7E-81EA-1017F4CD6F9E

Received 6/12/2026

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

☐ Administrative Permit Review	☐ Lot Line Adjustment/Merger	☐ Temporary Use Permit
☐ Alcohol Use Permit/ABC Transfer	☐ Preapplication Conference	☐ Tree Removal Permit
☐ Conditional Use Permit	☐ Preliminary Review	☐ Variance
☐ Design Review	☐ Sign Permit	☑ Other Certificate of Compliance

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☐ Yes ☐ No

REVIEW/HEARING BODIES

☐ Staff/Admin ☐ Design Review/Tree Board ☐ Planning Commission ☐ City Council ☐ Other_____

APPLICATION FOR

Street Address: 511 and 533 Robinson Rd
Assessor's Parcel No(s): 004-400-007 & 008
Present Use of Property: Single Family Home
Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name: Michael Hoffe
Mailing Address: 2 Risa Ct
Phone: 925-376-6453
City/State/ZIP: Orinda, CA 94563
Email: rbhoffe@yahoo.com
Signature: Signed by: Michael B. Hoffe 7E68199A97BB4A7...
Date: 6/6/2026

Authorized Agent/Applicant Name: Phelps and Associates
Mailing Address: 632 Petaluma Avenue
Phone: 707-829-0400
City/State/ZIP: Sebastopol / CA / 95472
Email: office@phelpslandsurveyors.com
Signature:
Date:

Contact Name *(If different from above):*
Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

We are applying for a Certificate of Compliance of the above described parcels. See attached written statement

CITY USE ONLY

Fill out upon receipt:		Action:		Action Date:
Application Date:		Staff/Admin:		Date:
Planning File #:		Planning Director:		Date:
Received By:		Design Review/Tree Board:		Date:
Fee(s):	$	Planning Commission:		Date:
Completeness Date:		City Council:		Date:

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A	R3	remain the same
Use	N/A	Single Family Home	remain the same
Lot Size	8,000 sqft	30,056 / 10,018	remain the same
Square Feet of Building/Structures *(if multiple structures include all separately)*		500-1,000sqft +/-	remain the same
Floor Area Ratio (F.A.R)	5 .4 FAR	1 .0 FAR	5 .4 FAR
Lot Coverage	% of lot	1 and 10 % of lot	remain same % of lot
	sq. ft.	500 and 1,000 sq. ft.	remain the same sq. ft.
Parking	minimum 1 per	2+ on each site	remain the same
Building Height	30'	15' +/-	remain the same
Number of Stories	2 stories max	single story	remain the same
Building Setbacks – Primary			
Front	30'	30' +/-	30' +/-
Secondary Front Yard (corner lots)	n/a	n/a	n/a
Side – Interior	10'-15'	10' and 30' +/-	remain the same
Rear	no less than 20	100' +/-	remain the same
Building Setbacks – Accessory			
Front	30'	30'	remain the same
Secondary Front Yard (corner lots)	n/a	n/a	n/a
Side – Interior	3'	3'	remain the same
Rear	3'	3'	remain the same
Special Setbacks *(if applicable)*			
Other (_____)			
Number of Residential Units	1 Dwelling Unit(s)	1 Dwelling Unit(s)	1 Dwelling Unit(s)
Residential Density	1 unit per n/a sq. ft.	1 unit per n/a sq. ft.	1 unit per n/a sq. ft.
Useable Open Space	n/a sq. ft.	n/a sq. ft.	n/a sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: n/a cu. yds Cut: n/a cu. yds. Fill: n/a cu. yds. Off-Haul: n/a cu. yds
Impervious Surface Area	N/A	1 to 10% % of lot	remain the same % of lot
		500 to 1,000 sq. ft.	remain the same sq. ft.
Pervious Surface Area	N/A	90 to 99 % of lot	remain the same % of lot
		29,556 to 9,018 sq. ft.	remain the same sq. ft.

Docusign Envelope ID: DD48496E-4065-8D7E-81EA-1017F4CD6F9E

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

   If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

   NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.
6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

   ☐ A general plan ☐ A specific plan

   ☐ An ordinance affecting building permits or grading permits ☐ A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: Signed by: Michael B. Hoffe 7E68190A97BB4A7... **Date:** 6/6/2026

Michael B. Hoffe

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature:_____ **Date:**_____

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: ☐ Yes ☑ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

No site improvements for this project are being proposed. The Lots already appear to consist of two separate lots, so there will likely be no perceived change by surrounding neighbors.

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots),** are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- √ Project description
- √ Contact information for the applicant, including address, phone number, and email address
- √ Map showing project location
- √ Photographs of project site
- √ Project plans and drawings

Received 6/12/2026

$3.00 U. S. Rev. Stps. Cd.

This Indenture, Made this 20th day of June , in the year of our Lord one thousand nine hundred and Twenty-two,

Between James Peat, a widower, of Berkeley, County of Alameda, State of California,

the party of the first part, and J. D. Gray and Lulu Gray, of the County of Sonoma, State of California, the parties of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten and 00/100ths Dollars, legal tender of the United States of America, to him in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm, unto the said parties of the second part, and to their heirs and assigns forever

all that certain lot , piece or parcel of land, situate, lying and being in the Sebastopol , County of Sonoma, State of California, and bounded and particularly described as follows, to wit:

All of the West 220 feet of Block number Twelve (12), in the Lincoln Addition to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland street; thence at a right angle South 353 feet to the North line of Block 13 of said Addition; thence West along the North line of Block 13 to the East line of said Third street according to the Official Plat or Map thereof filed in the office of the County Recorder of Sonoma County.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, all and singular, the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of H. B. Fuller

James Peat SEAL SEAL SEAL

STATE OF CALIFORNIA COUNTY OF SONOMA: SS.

On this 18th day of July, in the year One Thousand Nine Hundred and Twenty-two, before me, E. F. Jewell, a Notary Public in and for the County of Sonoma, personally appeared James Peat, known to me to be the same person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in my office in the County of Sonoma, the day and year in this certificate first above written.

(SEAL)

E. F. Jewell

Notary Public in and for the County of Sonoma, State of California.

My commission expires April 12th, 1923.

Recorded at the request of Sebastopol National Bank Jul.19, 1922, at 28 minutes past 1 o'clock, P.M., in Liber 19 of Official Records, page 218, Sonoma County Records.

Serial No. 15000

Herbert B. Snyder County Recorder

Fee $1.10 Paid

By T. F. McMullin Deputy

Compared Huffman McGuigan

Received 6/12/2026

Also excepting therefrom that portion thereof conveyed by Manuel I. Suers, et ux, to County of Sonoma, for road purposes, by deed dated July 19, 1930 and recorded April 14, 1932 in Liber 315 of Official Records of Sonoma County, page 290."

TOGETHER with the tenements, hereditaments, and appurtenances whatsoever to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said parties of the second part, as joint tenants with the right of survivorship.

IN WITNESS WHEREOF, the said party of the first part, as such Guardian, has hereunto set her hand and seal, the day and year first above written.

Ida L Mattei (SEAL)
As Guardian of the Estate of Lucille H. Albini, an incompetent person.

STATE OF CALIFORNIA,)
COUNTY OF SONOMA) SS.

On this 4th day of December, in the year One Thousand Nine Hundred and Forty-four, before me, HENRY J. SOLDATI, a Notary Public, in and for the said County of Sonoma, residing therein, duly commissioned and sworn, personally appeared IDA L. MATTEI, as Guardian of the Estate of Lucille H. Albini, an incompetent person, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as such Guardian.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Petaluma, County of Sonoma, the day and year in this Certificate first above written.

(NOTARY SEAL)

Henry J. Soldati
NOTARY PUBLIC in and for the County of Sonoma, State of California.
My commission expires December 19, 1944.

Recorded at Request of Henry J. Soldati, Dec. 8, 1944, at 45 mins. past 9 o'clock A. M., in Book 623 of Official Records, Page 402, Sonoma County Records.
Serial No. 886177
$1.60 Paid
Copyist: Burk.

Herbert B. Snyder, County Recorder
By Fred B. Wendt, Deputy Recorder

Compared. Book Greenhead Doc. Seneca

------oOo------

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SONOMA.

IN THE MATTER OF THE ESTATE OF J. D. GRAY, Deceased.) No. 16295 Dept. No. 2
LIBBY & FINN,
Sebastopol, California,
Attorneys for Estate.

ORDER SETTING ASIDE ESTATE TO WIFE.

The petition of LULU GRAY, for an order setting aside the whole of the estate of the above named decedent to the wife of said deceased, coming on regularly to be heard this day in open Court, proof having been made to the satisfaction of the Court that notice of the hearing of said petition had been given in the manner and for the time required by law;

And it appearing to the Court that the net value of the whole estate of the said J. D. GRAY, deceased, does not exceed the sum of TWENTY FIVE HUNDRED DOLLARS ($2500.00), over and above all liens or encumbrances of record at the date of the death of said deceased; and that LULU GRAY, the wife of said deceased, has no other property or estate amounting to FIVE THOUSAND DOLLARS ($5,000.00) in value; and that the expenses of last illness of said deceased, funeral charges and expenses of administration have been paid;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that the whole of the estate of J. D. GRAY, deceased, be, and the same is hereby assigned to, and all the right, title and interest therein, vested in LULU GRAY, the wife of said deceased, subject to whatever mortgages, liens or encumbrances of record there may be at the time of the death of said deceased.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, THAT the State of California has no claim against the hereinafter described real property or any lien thereon for inheritance tax.

That said property herein referred to, belonging to said deceased, consists of the following described real property, to-wit:

An undivided one-half interest in and to
All that certain lot, piece or parcel of land, situate, lying and being in the City of Sebastopol, County of Sonoma, State of California, and bounded and particularly described as follows, to-wit:

All of the West 220 feet of Block number twelve (12) in the Lincoln Addition to the Town of Sebastopol, being a piece of land fronting 353 feet on Third street 220 feet on Leland street; thence at right angle South 353 feet to the North line of Block 13 of said Addition; thence west along the North line of Block 13 to the East line of said Third street according to the Official Plat or map thereof filed in the office of the County Recorder of Sonoma County.

Done in open Court this 8th day of December, 1944.

Donald Geary
Judge of the Superior Court.

ENDORSED FILED Dec. 8-1944. Walter H. Nagle, County Clerk, By Lillian Gentet, Deputy Clerk.
The within instrument is a correct copy of the original on file in this office.
ATTEST: Dec. 8-1944
(SUPERIOR COURT SEAL) Walter H. Nagle
County Clerk and ex-officio Clerk of the Superior Court of the State of California, in and for the County of Sonoma.
By Lillian Gentet, Deputy
Recorded at Request of Libby & Finn-Attorneys, Dec. 8, 1944, at 28 mins. past 10 o'clock A. M. in Book 623 of Official Records, Page 403, Sonoma County Records.
Serial No. B86181 Herbert B. Snyder, County Recorder
$1.10 Paid.
Copyist: Burk.

Compared Book Greathead
Doc. Judd

------oOo------

$11.00 U. S. Rev. Stps. Cd.

DEED
(Joint Tenancy)

THIS INDENTURE made this 6th day of December, 1944, between HENRY SONNIKSON and HATTIE J. SONNIKSON, his wife, the parties of the first part, and EMMET SONNIKSON and EMMA SONNIKSON, his wife, the parties of the second part,

W I T N E S S E T H :

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States of America, and for other valuable consideration, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said parties of the second part, as joint tenants with right of survivorship, all that certain real property situate, lying and being in the County of Sonoma, State of California, bounded and particularly described as follows, to-wit:

1st: BEGINNING at an iron stake in the center line of the Healdsburg-Calistoga road at the most northerly corner of the 31 acres tract conveyed by John N. Ferguson to Mary J. Patteson by deed dated July 23, 1909 and recorded July 26, 1909 in Liber 258 of Deeds, page 27, Sonoma County Records; thence South 45° east in the center of the said Calistoga road, 6.48 chains to the most northerly corner of the tract of land deeded by Mary J. Patteson, et al to Ellen Briggs by deed dated October 24, 1911 and recorded October 25, 1911 in Liber 285 of Deeds, page 29; thence south 45° west along the line of said Brigg's land, 20.00 chains; thence north 45° west 6.48 chains to an iron stake driven in the ground at the southerly corner of land formerly owned by Erwin E. Ferguson; thence north 45° east along the line of the land formerly belonging to Erwin E. Ferguson, 20.00 chains to the point of beginning and containing thirteen (13) acres.

2nd: BEGINNING at an iron stake in the center line of the Healdsburg-Calistoga road at the most northerly corner of the 31 acres tract conveyed by John N. Ferguson to Mary J. Patteson by deed dated July 23, 1909 and recorded July 26, 1909 in Liber 258 of deeds, page 27, Sonoma County Records; thence south 45° west 445 feet more or less to the center of the channel of Sausal Creek; thence in a northerly direction along the center of the channel of said Sausal Creek to the center line of the County Road aforesaid; thence south 45° east along the center line of said road to the place of beginning and containing 2.17 acres, more or less.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

Henry Sonniksen
Hattie J. Sonniksen

STATE OF CALIFORNIA,)
COUNTY OF SONOMA) SS.

On this 6th day of December in the year one thousand nine hundred and forty-four before me, J. LeRoy Wehr, a Notary Public in and for the County of Sonoma, personally appeared HENRY SONNIKSON and HATTIE J. SONNIKSON, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the County of Sonoma, the day and year in this certificate first above written.
(NOTARY SEAL) J. Le Roy Wehr
Notary Public in and for the County of Sonoma, State of California.
Recorded at Request of J. Le Roy Wehr, Dec. 8, 1944, at 49 mins. past 10 o'clock A. M., in Book 623 of Official Records, Page 404, Sonoma County Records.
Serial No. B86183 Herbert B. Snyder, County Recorder
$1.40 Paid By Fred B. Wendt, Deputy Recorder
Copyist: Burk.

Compared Book Greathead
Doc. Judd

Received 6/12/2026

27345
$3.30 U. S. Rev. Stps. Cd. Application No. ___

JOINT TENANCY DEED

LULU GRAY, a widow, the first party, hereby GRANT_ to FRED MENNICK and GERTRUDE E. MENNICK, his wife, the second parties, in JOINT TENANCY all that real property situated in the County of Sonoma, State of California, and bounded and described as follows:

All of the West 220 feet of Block number twelve (12) in the Lincoln Addition to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland street; thence at a right angle South 353 feet to the North line of Block 13 of said addition; thence west along the North line of Block 13 to the East line of said Third Street according to the Official plat or map thereof filed in the office of the County Recorder of Sonoma County.

IN WITNESS WHEREOF, the said first party has executed this conveyance this 18th day of September, 1945.

Lulu Gray

STATE OF CALIFORNIA)
COUNTY OF Sonoma) SS.

On this 18th day of September, in the year of our Lord One Thousand Nine Hundred and Forty-five, before me, H. D. JONES a notary public in and for said County of Sonoma, State of California, residing therein, duly commissioned and sworn, personally appeared Lulu Gray, a widow, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Seal at my office in said County of Sonoma the day and year in this certificate first above written.

(NOTARY SEAL) H. D. Jones

Notary Public in and for said County of Sonoma, State of California.

My commission expires Oct. 18 - 1948

Recorded at request of Grantees, Sep. 25, 1945 at 25 mins. past 3 o'clock P. M. in Book 667 of Official Records, page 1, Sonoma County Records.

Serial No. 0738 Herbert B. Snyder, County Recorder.
$1.00 Paid By Harriet E. Maddocks, Deputy Recorder.
Copyist: Tracy

Compare: Book Hartman
Doc. Watkins

-------- ooo --------

55¢ U. S. Rev. Stps. Cd. Application No. 27217

DEED

MICHAEL J. O'ROURKE, a single man, the first party, hereby GRANT_ to ASHTON S. COOKE, a single man, the second party, all that real property situated in the County of Sonoma, State of California, described as follows:

Lot 15 in Tier "F", as numbered and designated upon the map entitled "Map of Monte Rio Park, Russian River, Section 7, T. 7 N. R. 10 W., Sonoma County, Cal.," etc., filed April 6, 1903 in Book 15 of Maps, page 4, Sonoma County Records.

IN WITNESS WHEREOF, the said first party has executed this conveyance this 13th day of September, 1945.

Michael J. O'Rourke

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) SS.

On this 17th day of September, in the year of our Lord One Thousand Nine Hundred and Forty Five, before me, Walter Carmean a Notary Public in and for said County of Santa Cruz, State of California, residing therein, duly commissioned and sworn, personally appeared Michael J. O'Rourke, a single man, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County of Santa Cruz the day and year in this certificate first above written.

(NOTARY SEAL) Walter Carmean

Notary Public in and for said County of Santa Cruz, State of California.

My commission expires December 15, 1948.

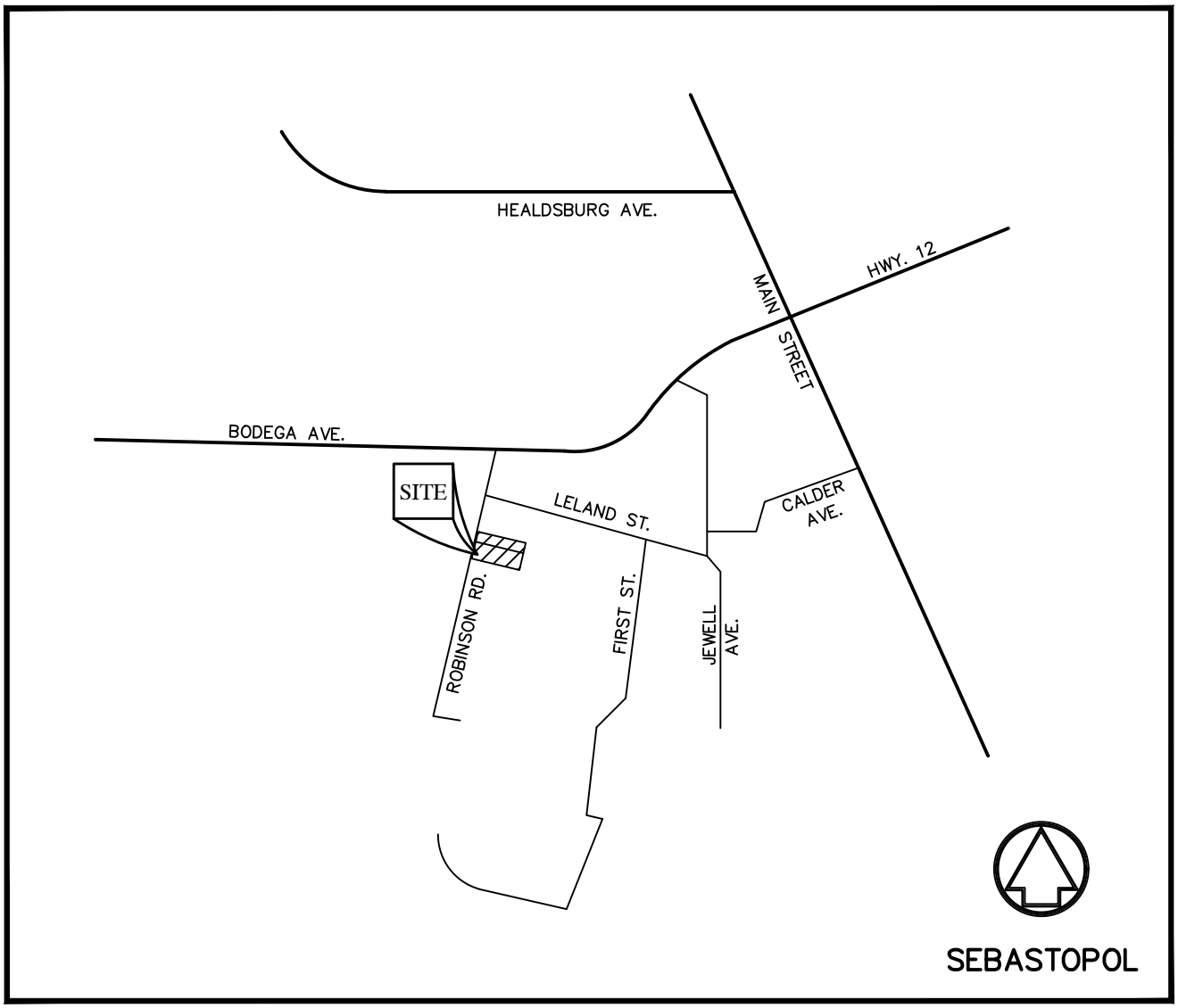
Recorded at request of Grantee, Sep. 25, 1945 at 26 mins. past 3 o'clock P. M. in Book 667 of Official Records, page 1, Sonoma County Records.

Serial No. 0739 Herbert B. Snyder, County Recorder.
$1.00 Paid By Harriet E. Maddocks, Deputy Recorder.
Copyist: Tracy

Compare: Book Hartman
Doc. Watkins

Received 6/12/2026

139-C6-2026



NOT TO SCALE

LOCATION MAP

511 AND 513 ROBINSON RD

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

6/5/2026

Received 6/12/2026

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.
Or
_____County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

_____
County Counsel
By:
Date:

$1.65 U. S. Rev. Stps. Cd. Application No. 29647

JOINT TENANCY DEED

FRED MENNICK and GERTRUDE E. MENNICK, his wife, the first parties, hereby GRANT to HAROLD B. STINSON and VIRGINIA C. STINSON, his wife, the second parties, in JOINT TENANCY all that real property situated in the City of Sebastopol, County of Sonoma, State of California, and bounded and described as follows:

Commencing at the Northwest corner of Block Number Twelve (12), as same is shown on the map hereinafter referred to; thence Southerly along the Western line thereof and on Robinson Road, 243 feet to a point for the actual point of commencement of the tract to be herein described; thence from said point of commencement continuing Southerly along Robinson Road, 110 feet to the Southwest corner of said Block Number Twelve (12); thence Easterly along the Southern line of Block Number Twelve (12) a distance of 220 feet to a point; thence Northerly parallel with Robinson Road, 110 feet to a point; thence Westerly parallel with the Southern line of said Block a distance of 220 feet to the point of commencement.

Being a portion of Block Number Twelve (12) as same is shown on that certain map entitled "The Lincoln Addition to the Town of Sebastopol", etc. filed September 12, 1904, in Book 17 of Maps, page 2, Sonoma County Records.

IN WITNESS WHEREOF, the said first parties have executed this conveyance this 22nd day of July, 1946.

Fred Mennick

Gertrude E. Mennick

STATE OF CALIFORNIA)
County of Sonoma) SS.

On this 22nd day of July, in the year of our Lord One Thousand Nine Hundred and Forty-Six, before me, H. D. Jones a Notary Public in and for said County of Sonoma, State of California, residing therein, duly commissioned and sworn, personally appeared FRED MENNICK and GERTRUDE E. MENNICK, his wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Seal at my office in said County of Sonoma, the day and year in this certificate first above written.

(NOTARY SEAL)

H. D. Jones

Notary Public in and for said County of Sonoma, State of California,

My Commission expires Oct. 18, 1948.

Recorded at Request of So. Co. Land Title Co. JUL 27, 1946 at 30 mins. past 10 o'clock A.M. in Book 695 of Official Records, Page 342, Sonoma County Records.

Serial No. C23393

$1.10 Paid

Copyist: Gianini

Herbert B. Snyder, County Recorder

By Fred B. Wendt, Deputy Recorder

Compared Book Bennett
Doc. Corbett

--------oOo--------

$1.10 U. S. Rev. Stps. Cd. Application No. 29739

DEED

HARVEY M. TOY, as his separate property the first party, hereby GRANT_ to PETE GUARDINO and JOSEPHINE GUARDINO, his wife, the second party, all that real property situated in the County of Sonoma, State of California, described as follows:

The North one-half of Lots 2 and 5 in Block 11 as numbered and designated upon the map entitled "Map of Eaton Park Subdivision, Sonoma Vista Tract", etc., filed October 7, 1912 in Book 28 of Maps, page 15, Sonoma County Records.

IN WITNESS WHEREOF, the said first party has executed this conveyance this 23rd day of July, 1946.

Harvey M. Toy

STATE OF CALIFORNIA)
City and County of San Francisco) SS.

On this 23rd day of July, 1946, before me, ANNA B. DELAUNAY, a Notary Public, in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared Harvey M. Toy known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

(NOTARY SEAL)

Anna B. DeLaunay

Notary Public in and for the City and County of San Francisco, State of California.

My Commission Expires August 27, 1947.

Recorded at Request of Wm. P. Downey, JUL 27, 1946 at 32 mins. past 10 o'clock A.M. in Book 695 of Official Records, Page 342, Sonoma County Records.

Serial No. C23395

$1.00 Paid

Copyist: Gianini

Herbert B. Snyder, County Recorder

By Fred B. Wendt, Deputy Recorder

Compared Book Bennett
Doc. Corbett

Received 6/12/2026

PHELPS & ASSOCIATES
LAND SURVEYORS

632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707)829-0400 / FAX (707)829-0401
email: office@phelpslandsurveyors.com

May 26, 2026

To: City of Sebastopol Planning Department
7120 Bodega Avenue
Sebastopol, California 95472

Re: Administrative Certificates of Compliance --
Lands of Hoffe / 511 and 533 Robinson Road
APNs 004-400-007 & 008

Project planner:

This application is unique in that both parcels are already assessed separately, and each has its own dwelling with water, sewer, gas, and electric service (and it appears it's been like this for over half a century).

Referring to the attached Chart of Conveyances, the parent parcel (A/B/C/D/E) was acquired by Minnick in 1945. After selling off Parcel E and Parcel A, the Minnick ownership was comprised of Parcel B/C/D. In 1947, Minnick sold Parcel B/C to Fitzer, leaving Parcel D behind. Three years later, in 1950, Fitzer sold Parcel B to the northern neighbor, leaving Parcel C in Fitzer and D in Minnick. In 1958, Fitzer sold C back to Minnick, with Minnick now owning C and D.

Twenty six years later, in 1984, Minnick sold her property to Hoffe, but the person preparing the deed neglected to reflect that her ownership was of two parcels, not just one (the scrivener used the legal description from Minnick's 1945 acquisition, not bothering to bring the effects of convey-anceing forward). The scrivener for Hoffe used this description when Hoffe's holdings went into trust, and it was used again in the affidavit of death.

In summation, the parcels have been legally separate for almost eighty years; just need approval of this certificate application to bring recognition forward.

Respectfully submitted:
Phelps & Associates, Inc.

Fred M. Phelps LS

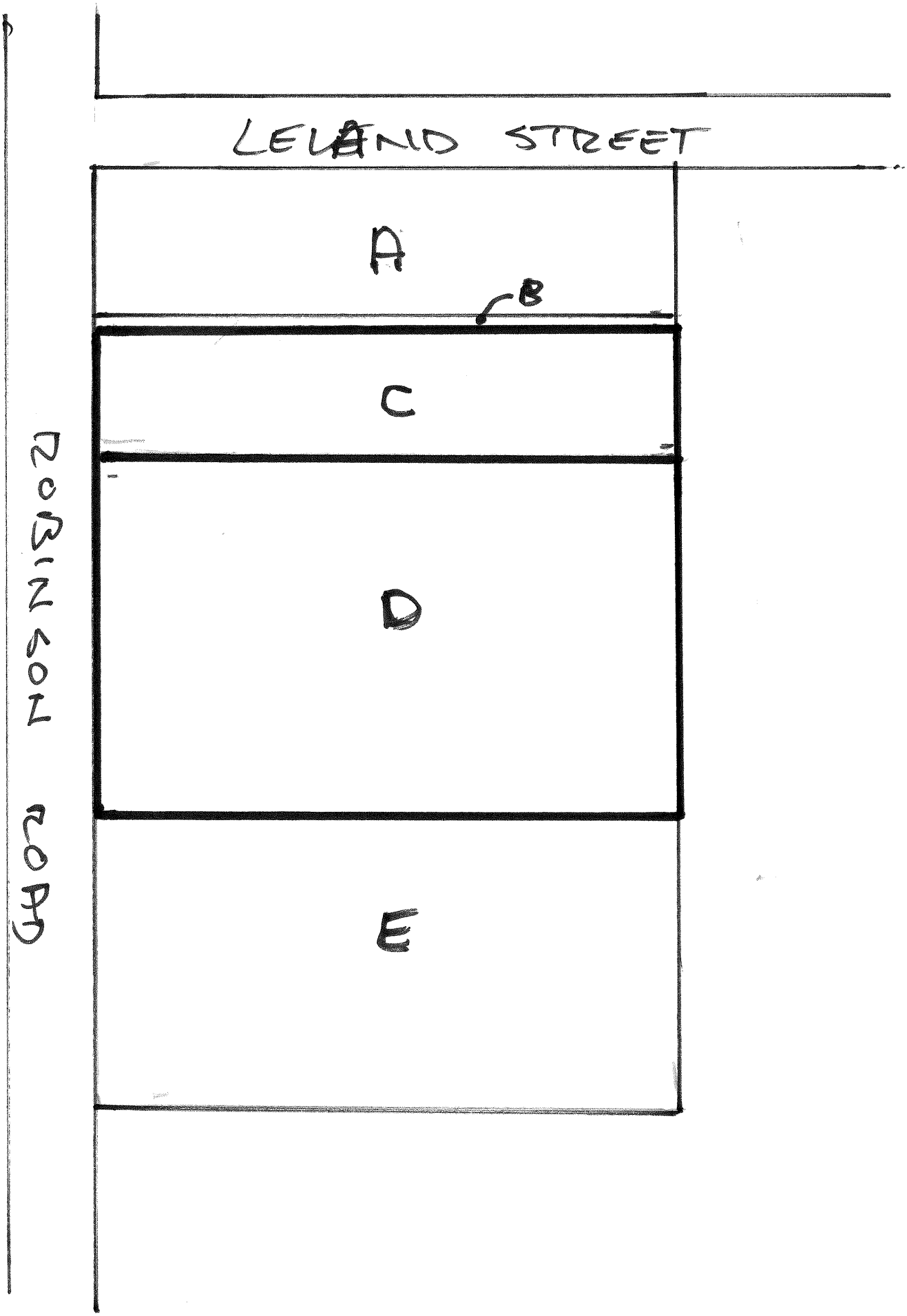
Chart of Conveyances for Administrative Certificates of Compliance

******* Lands of Hoffe *******

Conveyances:	Recording Data:	Parcels:
1. James Feat to J.D. & Lulu Gray	19 O.R. 218	A B C D E
2. Lulu Gray (J.D. deceased)	623 O.R. 403	A B C D E
3. Gray to F. & G. Mennick	667 O.R. 1	A B C D E
4. F & G Mennick to H & V Stinson	695 O.R. 342	E
5. F & G Mennick to P & M Anderson	704 O.R. 13	A
6. G. Mennick (F. Minnick deceased)	714 O.R. 23	B C D
7. G. Mennick to J. Fitzer	725 O.R. 42	B C
8. J. Fitzer to E. Ridley	939 O.R. 116	B
9 J. Fitzer to G. Mennick	1599 O.R. 338	C
10. G. Minnick to R.B. & S.S. Hoffe	1984-006399	C D
11. R.B. & S.S. Hoffe to Hoffe Trust	2001-114641	C D
12. R.B. Hoffe (S.S. Hoffe deceased)	2025-023583	C D

I hereby state that this listing of conveyances accurately reflects the record documents.

Fred M. Phelps LS 4483


LELAND STREET
A
B
C
D
E
ROBINSON ROAD

Received 6/12/2026

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Please be advised that the company providing this document has knowledge that this document contains an unlawful restrictive covenant as described above.

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form (a copy is attached to this coversheet). A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

_____

County Counsel

By:

Date:

$1.10 U. S. Rev. Stps. Cd. Application No._

JOINT TENANCY DEED

FRED MENNICK and GERTRUDE E. MENNICK the first parties, hereby GRANT to PETER A. ANDERSON and MARIE M. ANDERSON, husband and wife, the second parties, in JOINT TENANCY all that real property situated in the County of Sonoma, State of California, and bounded and described as follows: Commencing at the Northwesterly corner of Block No. I2 in Lincoln Addition to the Town of Sebastopol; thence Easterly along the Southerly line of Leland Street, 220 feet; thence Southerly and parallel with 3rd Street, 55 feet; thence Westerly and parallel with Leland Street, 220 feet to the Easterly line of Third Street; thence Northerly along said Easterly line 55 feet to the place of commencement, being the Northerly 55 feet of the Westerly 220 feet of said Lot I2.

IN WITNESS WHEREOF, the said first parties have executed this conveyance this Sixth day of July, 1946.

Fred Mennick
Gertrude E. Mennick

State of California)
County of Sonoma) SS.

On this 6th day of July, in the year of our Lord One Thousand Nine Hundred and Forty-Six, before me, Ernest A. Feaks a Notary Public in and for said County of Sonoma, State of California, residing therein, duly commissioned and sworn, personally appeared Fred Mennick and Gertrude E. Mennick, his wife known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Seal at my office in said County of Sonoma the day and year in this certificate first above written.

(NOTARY SEAL) Ernest A. Feaks

Notary Public in and for said County of Sonoma, State of California.

My Commission expires February 25, 1948.

Recorded at Request of Best & Feaks - Realtors, Jul. 23, 1946 at 27 mins. past 11 o'clock A. M., in Book 704 of Official Records, Page 13, Sonoma County Records.

Serial No. C22971 Herbert B. Snyder, County Recorder
$1.00 Paid. By Harriet E. Maddocks, Deputy Recorder
Copyist: Huffman.

Book Flaherty
Compared
Doc. McKee

------oOo------

$1.65 U. S. Rev. Stps. Cd. Application No. 29956

DEED

SONOMA COUNTY LAND TITLE COMPANY, a corporation, the first party, hereby GRANT_ to HAROLD D. HAGGARD, a married man, the second party, all that real property situated in the City of Santa Rosa, County of Sonoma, State of California, described as follows:

The Easterly 50 feet of Lots 5 and 6 in Block 2, as numbered and designated upon the map entitled "Map of McDonald's Addition to Santa Rosa, Cal.", etc., filed April 4, 1879 in Book 1 of Maps, page 20, Sonoma County Records.

WITHOUT WARRANTY EXPRESS OR IMPLIED.

IN WITNESS WHEREOF, the said first party has executed this conveyance this 15th day of July, 1946, and has hereunto affixed its corporate seal by its duly authorized officers.

(CORPORATE SEAL) SONOMA COUNTY LAND TITLE COMPANY
By: H. D. Jones
H. D. JONES, Manager
By: Pia Dinelli
PIA DINELLI, Ass't. Secretary

State of California)
County of Sonoma) SS.

ON THIS 15th day of July in the year One Thousand Nine Hundred and Forty-Six, before me, H. A. Thompson a Notary Public in and for the Co. of Sonoma, State of California, residing therein, duly commissioned and sworn, personally appeared H. D. Jones known to me to be the ~~President~~ Manager, and Pia Dinelli known to me to be the ~~Secretary~~ Ass't. Secretary of the Corporation that executed the within instrument and the officers who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

(NOTARY SEAL) H. A. Thompson

Notary Public In and for said County of Sonoma, State of California.

My Commission Expires Nov. 17, 1949.

Recorded at Request of Grantee, Jul. 23, 1946 at 28 mins. past 11 o'clock A. M., in Book 704 of Official Records, Page 13, Sonoma County Records.

Serial No. C22972 Herbert B. Snyder, County Recorder
$1.00 Paid. By Harriet E. Maddocks, Deputy Recorder
Copyist Note:-_This record is copied just as shown on original instrument.
Copyist: Huffman.

Book Flaherty
Compared
Doc. McKee

Received 6/12/2026

First American Title™

First American Title Company

California Department of Insurance License No. 2549-4

Escrow Officer: Amy Adamson
Phone: (707)823-1046
Fax No.: (866)440-2064
E-Mail: teamadamson@firstam.com

Buyer: Robert Fowler
Owner: Michael B. Hoffe
Property: 533 Robinson Rd
Sebastopol, CA 95472

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties*. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 13, 2026 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA/CLTA Homeowner's (EAGLE) Policy of Title Insurance and ALTA Ext Loan Policy if the land described is an improved residential lot or condominium unit on which there is located a one-to-four family residence; or ALTA Standard Owner's Policy (with Western Regional Exceptions) and the ALTA Loan Policy if the land described is an unimproved residential lot or condominium unit.

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

R. BRUCE HOFFE AND SHIRLEY S. HOFFE, TRUSTEES OF THE HOFFE FAMILY TRUST U/D/T/D 03/01/01, SUBJECT TO ITEM NOS. 7 AND 13

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2026-2027, a lien not yet due or payable.

2. Supplemental taxes for the year 2025-2026 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$ 2,347.23, PAID
Penalty:	$ 0.00
Second Installment:	$ 2,347.23, DUE
Penalty:	$ 0.00
Tax Rate Area:	005-001
A. P. No.:	004-400-007-000

3. Supplemental taxes for the year 2025-2026 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$ 2,472.36, PAID
Penalty:	$ 0.00
Second Installment:	$ 2,472.36, DUE

Penalty: $ 0.00
Tax Rate Area: 005-001
A. P. No.: 004-400-008-000

4. Supplemental taxes for the year 2024-2025 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: $ 399.79, PAID
Penalty: $ 0.00
Second Installment: $ 399.79, DUE
Penalty: $ 0.00
Tax Rate Area: 005-001
A. P. No.: 004-400-007-000

5. Supplemental taxes for the year 2024-2025 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
First Installment: $ 421.59, PAID
Penalty: $ 0.00
Second Installment: $ 421.59, DUE
Penalty: $ 0.00
Tax Rate Area: 005-001
A. P. No.: 004-400-008-000

6. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

7. The effect of a document entitled "AFFIDAVIT OF DEATH OF TRUSTEE", recorded May 27, 2025 as INSTRUMENT NO. 2025023583 of Official Records.

8. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a **First American approved notary**.

9. **An Owner's Certification must be completed, executed, and returned to the Company.**

10. Water rights, claims or title to water, whether or not shown by the Public Records.

11. **This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule ("RRE Rule") issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.**

Prior to the issuance of any policy of title insurance, the Company will require:

12. With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

13. A copy of the Trust Agreement and all amendments should be submitted prior to closing. The Company may make additional requirements following a review of such documents including, but not limited to, a certification of trust confirming the powers of the trustees and the continuing existence of the trust.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2025-2026.

First Installment:	$674.64, PAID
Penalty:	$0.00
Second Installment:	$674.64, PAID
Penalty:	$0.00
Tax Rate Area:	005-001
A. P. No.:	004-400-007-000

2. General and special taxes and assessments for the fiscal year 2025-2026.

First Installment:	$833.44, PAID
Penalty:	$0.00
Second Installment:	$833.44, PAID
Penalty:	$0.00
Tax Rate Area:	005-001
A. P. No.:	004-400-008-000

3. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

   When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 511 Robinson Rd, Sebastopol, CA 95472.

   AFFECTS APN 004-400-007-000

4. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

   When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 533 Robinson Rd, Sebastopol, CA 95472.

   AFFECTS APN 004-400-008-000

5. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

6. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

   NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Sebastopol, County of Sonoma, State of California, described as follows:

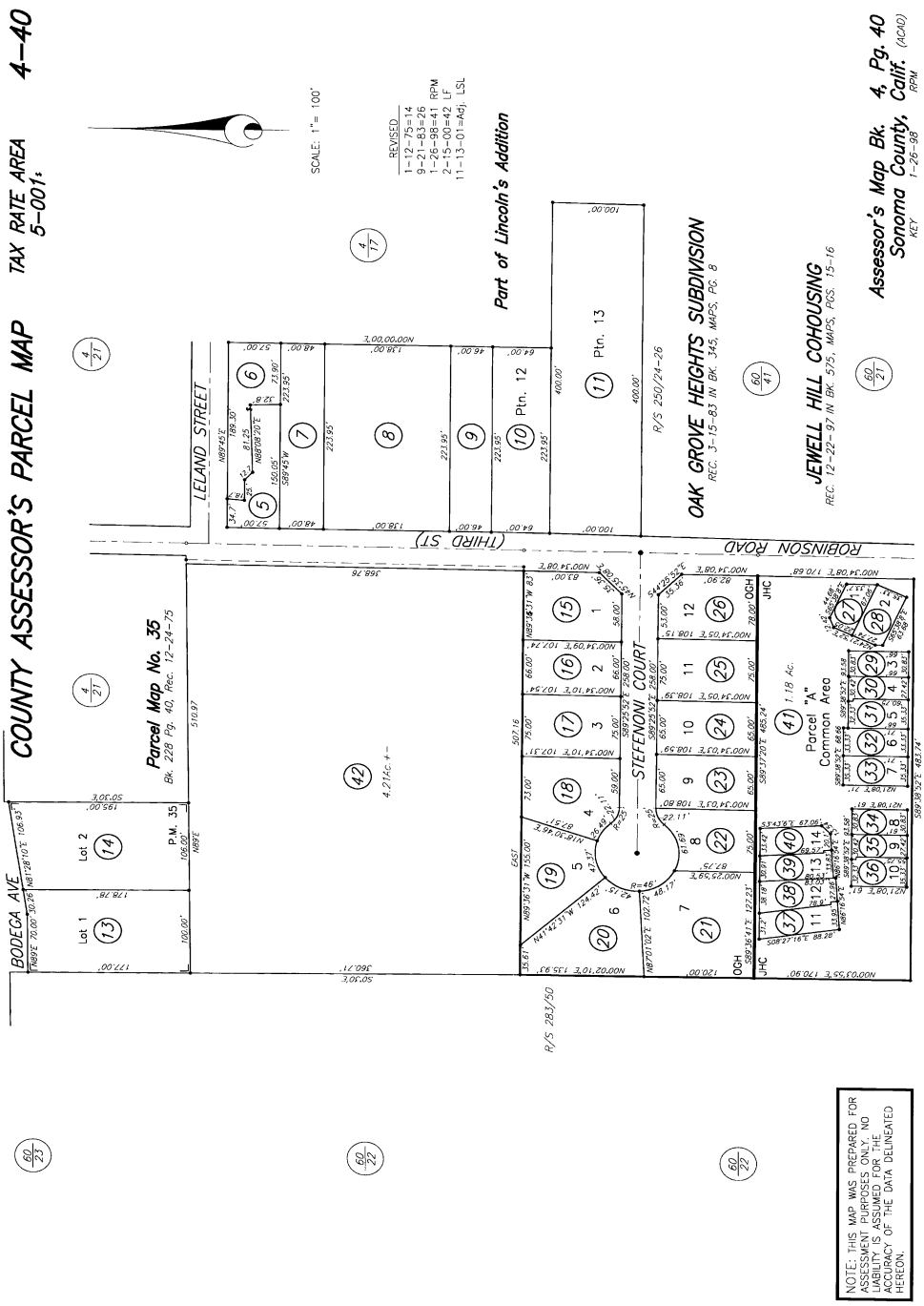
All of the West 220 feet of Block 12 LINCOHI ADDITION to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland Street; thence at a right angle South 353 feet to the North line of Block 13 of said addition; thence West along the North line of Block 13 to the East line of said Third Street according to the Official Plat or Map thereof filed in the Office of the County Recorder of Sonoma County.

EXCEPTING THEREFROM that portion thereof conveyed to Peter A. Anderson, et ux by deed recorded July 23, 1946 in the County Recorder's Office of the County of Sonoma, Serial No: C-22971 in Book 704, Page 13.

ALSO EXCEPTING THEREFROM, that portion thereof conveyed to Harold B. Stinson, by deed recorded July 27, 1946 in the Office of the County Recorder of the County of Sonoma, Series No: C-23393 in Book 695, Page 342 of Official Records.

EXCEPTING THEREFROM a 2-foot strip as conveyed to Evelyn Barnes Ridley, by deed recorded February 16, 1950 in the Office of the County Recorder of Sonoma County under Recorder's Serial No. D-7043 in Book 939, Page 116.

APN: 004-400-008-000


COUNTY ASSESSOR'S PARCEL MAP
TAX RATE AREA 5-001;
4-40
SCALE: 1" = 100'
REVISED
1-12-75=14
9-21-83=26
1-26-98=41 RPM
2-15-00=42 LF
11-13-01=Adj. LSL
Part of Lincoln's Addition
OAK GROVE HEIGHTS SUBDIVISION
REC: 3-15-83 IN BK. 345, MAPS, PG. 8
JEWELL HILL COHOUSING
REC. 12-22-97 IN BK. 575, MAPS, PGS. 15-16
Assessor's Map Bk. 4, Pg. 40
Sonoma County, Calif. (ACAD)
KEY 1-26-98
Parcel Map No. 35
Bk. 228 Pg. 40, Rec. 12-24-75
P.M. 35
LELAND STREET
THIRD ST.
ROBINSON ROAD
BODEGA AVE
STEFENONI COURT
Ptn. 12
Ptn. 13
4.21Ac +-
1.18 Ac.
Parcel "A" Common Area
R/S 250/24-26
R/S 283/50
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or $2,500 (whichever is less)	$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Received 6/12/2026

STATE OF CALIFORNIA)
County of Sonoma)SS.

On this 26th day of August in the year one thousand nine hundred and 46, before me, John T. Henke, a Notary Public in and for the County of Sonoma, State of California, residing therein, duly commissioned and sworn, personally appeared John H. Eustice and his Wife Elizabeth J. Eustice known to me to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in said County of Sonoma the day and year in this certificate first above written.

(NOTARY SEAL) John T. Henke

Notary Public in and for the County of Sonoma, State of California.

My commission expires November 27th 1947

Recorded at the Request of Grantees, Oct 10, 1946 at 27 min. past 4 o'clock P. M., in Volume 714 of Official Records, Page 22, Sonoma County Records.

Serial No. C28852 Herbert B. Snyder, County Recorder

$1.20 Paid By Fred B. Wendt, Deputy Recorder

Copyist Note:--This record is copied just as shown on original instrument.
Copyist: Bixby

Book McKee
Compared
Doc Richardson

------oOo------

L. G. SCOTT & DONALD M. SCOTT
125 South Main Street
Sebastopol, California
Telephone 43
Attorneys for Petitioner.

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SONOMA.

In the Matter of the Termination of the Joint Tenancy Interest of FRED MENNICK, Deceased.	:	No. 17415 Dept. No. 2

DECREE ESTABLISHING FACT OF DEATH AND DECLARING DECEDENT'S JOINT TENANCY INTEREST TERMINATED.

The verified petition of GERTRUDE E. MENNICK to establish the fact of the death of Fred Mennick and to declare the interest of said decedent in and to the hereinafter described real property terminated, having this day come on regularly to be heard, and it appearing to the satisfaction of the Court, THE COURT NOW FINDS:

That due and legal notice of the hearing of said petition has been given in the manner and for the time required by law;

That Lewis H. Cromwell, an Inheritance Tax Appraiser for the County of Sonoma, State of California, has been duly and regularly appointed to appraise the value of the property described in said petition, and to determine what, if any, inheritance taxes are due and payable to the State of California by reason of the death of said decedent; that said Inheritance Tax Appraiser has filed herein his certificate showing no inheritance taxes due or payable by reason of the death of said decedent; that no person has appeared to oppose said petition; that all of the allegations of said petition are true, and the prayer thereof ought to be granted.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that Fred Mennick is dead; that he died on the 13th day of September, 1946, in the County of Sonoma, State of California; that at the time of his death he was a resident of the County of Sonoma, State of California; that by reason of the death of said Fred Mennick all of his interest and estate as a joint tenant in and to the following described real property has terminated; that the sole ownership thereof has vested in Gertrude E. Mennick.

The property herein referred to is described as follows, to-wit:

That certain real property situated in the City of Sebastopol, County of Sonoma, State of California, described as follows:

PARCEL ONE:

Commencing at a point on the Easterly line of South Main Street distant thereon North 23° West 96 feet from the point formed by the intersection of the Easterly line of said South Main Street with the Northerly line of the 40 foot street extending from South Main Street to Petaluma Avenue, and situate Easterly from the Easterly end of Calder Avenue, in the Town of Sebastopol, Sonoma County, California; running thence Easterly, parallel with the Northerly line of Lot Number 20, as laid down and designated upon Map entitled "Map of J. W. Pitt's Addition to the Town of Sebastopol" filed in the office of the County Recorder of said Sonoma County on the 27th day of April 1892, and along the Southerly line of the land of Ernest E. Duke, as conveyed to him by Deed from Arthur C. Robinson, dated October 15, 1938, and recorded July 20, 1939, in Liber 480 of Official Records, page 171, Sonoma County Records, a distance of 108.2 feet, more or less, to the Easterly line of said Lot 20; thence southerly along said Easterly line of Lot Number 20 of said Addition, 41 feet, more or less, to the Southeast corner of said Lot 20; thence Westerly, along the Southerly line of Lot 20, 105.9 feet; more or less, to the Easterly line of said South Main Street; thence North 23° West 41 feet, more or less, to the point of commencement; being the Southerly 41 feet of Lot Number 20 of said Addition.

PARCEL TWO:

Commencing at the common corner of Lots 20 and 22 of J. W. Pitt's Addition to Sebastopol, according to the map thereof filed April 27, 1892 in Book 10 of Maps, page 29, Sonoma County Records, on the Easterly line of South Main Street; thence Southerly along the Easterly line of said street, 7 feet; thence Easterly at right angles, 100 feet; thence Northerly and parallel with the Easterly line of South Main Street, 7 feet to a point on the Northerly line of said Lot 22; thence Westerly along said Northerly line, 100 feet to the place of commencement, being a portion of Lot 22 of said Pitt's Addition.

That certain real property situated in the County of Sonoma, State of California, described as follows:

All of the West 220 feet of Block number twelve (12) in the Lincoln Addition to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland Street; thence at a right angle South 353 feet to the North line of Block 13 of said Addition; thence west along the North line of Block 13 to the East line of said Third Street according to the Official plat or map thereof filed in the office of the County Recorder of Sonoma County.

SAVING AND EXCEPTING THEREFROM that certain portion thereof conveyed by Fred Mennick and Gertrude E. Mennick to Peter A. Anderson and Marie M. Anderson by deed dated July 6, 1946, and recorded July 23, 1946 in the County Recorder's Office of the County of Sonoma, in Volume _ of Official Records, at page _, Recorder's Serial Number C22971, to which deed reference is hereby made.

Also saving and excepting from the above described parcel that certain portion thereof conveyed by Fred Mennick and Gertrude E. Mennick to Harold B. Stinson and Virginia C. Stinson by deed dated July 22, 1946, and recorded July 27, 1946, in the Office of the County Recorder of the County of Sonoma in Volume _ of Official Records, page_, Recorder's Serial Number C23393, to which deed reference is hereby made for a description of said property.

Dated this 11th day of October, 1946.

DONALD GEARY
Judge of the Superior Court.

ENDORSED FILED, Oct, 11-1946, WALTER H. NAGLE, COUNTY CLERK, BY LILLIAN GENTET, DEPUTY CLERK

The within instrument is a correct copy of the original on file in this office
ATTEST: OCT. 11, 1946
(SUPERIOR COURT SEAL)
Walter H. Nagle
County Clerk and ex-officio Clerk of the Superior Court of the State of California, in and for the County of Sonoma.

By Lillian Gentet
DEPUTY

Recorded at Request of Donald M. Scott, Oct. 11, 1946 at 19 mins. past 9 o'clock A. M., in Book 714 of Official Records, Page 23, Sonoma County Records.
Serial No. C28858
$1.80 Paid
Copyist: Bixby

Herbert B. Snyder, County Recorder
By Fred B. Wendt, Deputy Recorder

Book McKee ✓
Compared
Doc. Richardson

------oOo------

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SONOMA.

In the Matter of the Estate of EDWIN C. ALKIRE, also known as ED ALKIRE and EDWIN CURTIS ALKIRE, Deceased.

No. 17279 Dept. 2
LaFayette E. Carpenter
Prince Building
Petaluma, California
Attorney for Executrix and Executor

ORDER CONFIRMING SALE OF REAL PROPERTY

The return of Cora E. Jones, Executrix, and William V. Conway, Executor of the Estate of Edwin C. Alkire, also known as Ed Alkire, and Edwin Curtis Alkire, deceased, setting forth their proceedings upon the sale of certain real property of said estate in said return and hereinafter particularly described, came on regularly to be heard this 11th day of October 1946.

It is proved to the satisfaction of the Court, and the Court FINDS:

That the time for hearing said return was regularly set by the Clerk for this day; that notice of the time and place of the said hearing has been regularly given for the period, and in the manner required by Section 1200 of the Probate Code;

That said Executrix and Executor gave notice of the said sale as prescribed by the Probate Code; that said sale was regularly held on the 16th day of September 1946;

That at such sale the said real property was sold to Harvey C. Braren for the sum of Five Thousand Six Hundred Dollars, ($5,600.00), he being the highest and best bidder, and said sum being the highest and best sum bid; that the said sum is more than ninety per cent of the appraised value of the said property; that there is reason for the sale upon the ground that it is for the advantage, benefit, and best interests of the estate, and those interested therein, that the said real property be sold; that said sale was legally made and fairly conducted; that said property was appraised within one year of the time of such sale; that the sum bid is not disproportionate to the value of the property sold, and that a sum exceeding such bid at least ten per cent, exclusive of the

Received 6/12/2026

Notary Public in and for said County of Sonoma, State of California.
My Commission expires June 12 - 1949.
Recorded at Request of Grantees, Jan 4, 1947, at 34 mins. past 10 o'clock A.M. in Book 725 of Official Records, Page 41, Sonoma County Records.
Serial No. C34762 Herbert B. Snyder, County Recorder
$1.10 Paid By M. Grant, Deputy Recorder
Copyist: Richardson

Book Lopps ✓
Compared
Doc. Bixby

------oOo------

$3.30 U. S. Stps. Cd. Application No. 31345

DEED

GERTRUDE E. MENNICK, the first party, hereby GRANT to JOSEPH B. FITZER, a single man, the second party, all that real property situated in the County of Sonoma State of California, described as follows:

Commencing at the Northwesterly corner of Block No. 12 in Lincoln Addition to the Town of Sebastopol; thence Southerly along the Easterly line of Third Street 55 feet to the actual point of commencement of the land to be herein described; thence easterly and parallel to the Southerly line of Leland Street 220 feet; thence Southerly, parallel to the Easterly line of Third Street, a distance of 50 feet, thence Westerly 220 feet to the Easterly line of Third Street; thence Northerly along the Easterly line of Third Street 50 feet to the point of commencement.

IN WITNESS WHEREOF, the said first party has executed this conveyance this 20th day of December, 1946.

(NOTARY SEAL) Gertrude E. Mennick

STATE OF CALIFORNIA)
COUNTY OF Sonoma) SS.

On this 23rd day of December, in the year of our Lord One Thousand Nine Hundred and forty six, before me, Geo Carlisle a Notary Public in and for said County of Sonoma State of California, residing therein, duly commissioned and sworn, personally appeared Gertrude E. Mennick known to me to be the person described in and whose name subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Seal at my office in said County of Sonoma the day and year in this certificate first above written.

(NOTARY SEAL) Geo. Carlisle
Notary Public in and for said County of Sonoma, State of California.
My Commission expires 2/14/48.

Recorded at Request of Grantee, Jan 4, 1947, at 36 mins. past 10 o'clock A.M. in Book 725 of Official Records. Page 42 Sonoma County Records.
Serial No. C34764 Herbert B. Snyder, County Recorder
$1.00 Paid By M. Grant, Deputy Recorder
Copyist: Richardson

Book Lopps ✓
Compared
Doc. Bixby

------oOo------

$4.95 U. S. Rev. Stps. Cd.
31425 Application No. 31425

JOINT TENANCY DEED

JAMES O. BELL and DORETTA BELL, his wife, the first parties, hereby GRANT to FRANK LAWLER and ELAINE LAWLER, his wife, the second parties, in JOINT TENANCY all that real property situated in the County of Sonoma, State of California, and bounded and described as follows:

Lots 11 and 12, Block 14, Map of Subdivision B of Boyes Springs Park, near Boyes Springs, Sonoma County, California, filed August 16, 1917 in Book 35 of Maps, pages 7 and 8, Sonoma County records.

IN WITNESS WHEREOF, the said first parties have executed this conveyance this 23rd day of December, 1946.

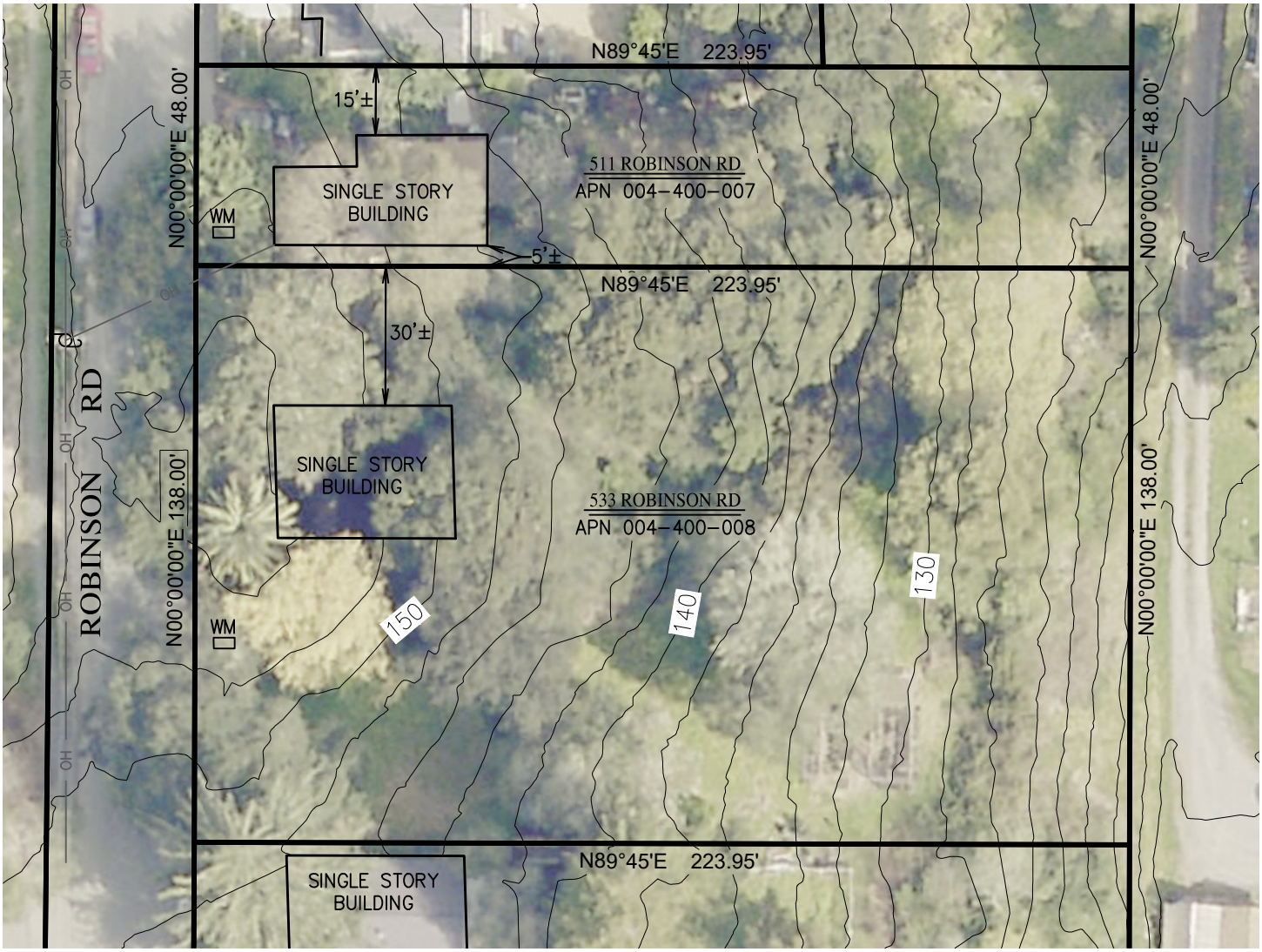
James O. Bell
Doretta Bell

STATE OF CALIFORNIA)
COUNTY OF Alameda) SS.

On this 23rd day of December, in the year of our Lord One Thousand Nine Hundred and Forty Six, before me, Bestor Robinson a Notary Public in and for said County of Alameda State of California, residing therein, duly commissioned and sworn, personally appeared James O. Bell and Doretta Bell his wife known to me to be the persons described in and whose names are subscrib-

Received 6/12/2026

139-C6-2026



0 40

1" = 40'

LEGEND

WM	WATER METER

FRED M. PHELPS

LICENSED LAND SURVEYOR
FRED M. PHELPS
No. 4483
STATE OF CALIFORNIA

FRED M. PHELPS LS 4483

SITE MAP

511 AND 513 ROBINSON RD

MAPPING NOTES

1. PROPERTY LINES PROTRACTED FROM RECORD DATA.
2. CONTOURS TAKEN FROM SONOMA COUNTY VEGETATION MAPPING AND LIDAR PROGRAM OF 2013.
3. PLANIMETRIC FEATURES TRACED FROM GOOGLE EARTH IMAGERY.
4. SITES ARE BOTH SERVED BY MUNICIPAL SEWER AND WATER

6/5/2026

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

Received 6/12/2026

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Please be advised that the company providing this document has knowledge that this document contains an unlawful restrictive covenant as described above.

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form (a copy is attached to this coversheet). A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

_____

County Counsel

By:

Date:

Consideration less than $100.00 BOOK 939 PAGE 116 [redacted] FD

Grant Deed

JOSEPH B. FITZER, a single man,

Grant to

EVELYN BARNES RIDLEY, a widow,

the real property situated in the County of Sonoma, State of California, described as follows:

Commencing at a point on the Easterly line of Third Street, distant thereon 55 feet Southerly from the Northwesterly corner of Block 12 in Lincoln Addition to the Town of Sebastopol; thence from said point of commencement and continuing Southerly along Third Street 2 feet; thence Easterly parallel with the Southerly line of Leland Street 220 feet; thence Northerly parallel with the Easterly line of Third Street 2 feet; thence Westerly 220 feet to the point of beginning.

Dated: February 14, 1950

Joseph B Fitzer

STATE OF CALIFORNIA
COUNTY OF Sonoma } ss.

On February 14, 1950
before me, Ernest A. Feaks, a Notary Public in and for said Sonoma County and State, personally appeared Joseph B. Fitzer, a single man

known to me to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same.

(SEAL) Ernest A. Feaks
Notary Public
My Commission Expires: February 25, 1952

RECORDING DATA

RECORDED AT REQUEST OF
Best & Feaks
AT 3 MIN. PAST 2 P. M
Book 939 Official Records p. 116
SONOMA COUNTY, CALIFORNIA
FEB 16 1950
[illegible] RECORDER
By Harriet E. Maddocks DEPUTY
FEE $1.50 Cal.
SERIAL No.
D 7043

RM 1-A--5-49--12M

CALIFORNIA PACIFIC TITLE INSURANCE COMPANY

Huffman

Received 6/12/2026

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Please be advised that the company providing this document has knowledge that this document contains an unlawful restrictive covenant as described above.

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form (a copy is attached to this coversheet). A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

_____

County Counsel

By:

Date:

BOOK 1599 PAGE 338

No Financial Consideration

GRANT DEED

For value received JOSEPH B. FITZER, an unmarried man,

GRANTS to

GERTRUDE E. MENNICK,

all that real property situate in the County of Sonoma, State of California, described as follows:

Commencing at the Northwesterly corner of Block No. 12 in Lincoln Addition to the Town of Sebastopol; thence Southerly along the Easterly line of Third Street 55 feet to the actual point of commencement of the land to be herein described; thence easterly and parallel to the Southerly line of Leland Street 220 feet; thence Southerly parallel to the Easterly line of Third Street, a distance of 50 feet, thence Westerly 220 feet to the Easterly line of Third Street; thence Northerly along the Easterly line of Third Street 50 feet to the point of commencement.

Saving and Excepting therefrom the Northerly 2 feet thereof conveyed by Joseph B. Fitzer to Evelyn Barnes Ridley by deed dated February 14, 1950 and recorded February 16, 1950 in the office of the County Recorder of Sonoma County under Recorder's Serial No. D-7043.

Dated June 27, 1958 Joseph B. Fitzer (Joseph B. Fitzer)

STATE OF CALIFORNIA } ss.
County of Sonoma

On June 27, 1958, before me, J. W. Andrews, a Notary Public, in and for said County and State, personally appeared JOSEPH B. FITZER,

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

J. W. Andrews
Notary Public

My commission expires November 7, 1961.

When recorded mail to:

Name Grantee

Address 511 Robinson Rd.

City Sebastopol, State Calif.

For Recorder's Use Only

RECORDED AT REQUEST OF Grantee

AT 30 MIN. PAST 2 P. M.

Book 1599 Official Records p. 338

SONOMA COUNTY, CALIFORNIA

JUN 30 1958

Robert A. Doyle RECORDER

By Hazel B. Lane DEPUTY

FEE $ 2.00

SERIAL No. F 45625

Received 6/12/2026

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.
Or
_____County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

_____
County Counsel
By:
Date:

RECORDED AT REQUEST OF 84006399

WESTN. T. CO.

1984 JAN 31 AM 10: 30

OFFICIAL RECORDS
SONOMA COUNTY CALIFORNIA

BERNICE A. PETERSON

SONOMA COUNTY
DOCUMENTARY TRANSFER TAX
PAID $ 96.25

RECORDING REQUESTED BY
Western Title Insurance Company

AND WHEN RECORDED MAIL TO

NAME Mr. and Mrs. R. Bruce Hoffe
ADDRESS C/O Law Offices of Watson & Hoffe
CITY & STATE P. O. Box 5001 Richmond, Ca. 94805

Title Order No. _____ Escrow No. 140512-DM

MAIL TAX STATEMENTS TO

NAME " Same As Above "
ADDRESS
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax $96.25.....
☒ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining thereon at time of sale.

Western Title Insurance Company
Signature of declarant or agent determining tax—firm name

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, GERTRUDE E. MENNICK, a widow

GRANTS to R. BRUCE HOFFE and SHIRLEY S. HOFFE, husband and wife, as Community Property

all that real property situate in the City of Sebastopl

County of Sonoma , State of California, described as follows:

" See legal description attached hereto as Exhibit "A" and made a part hereof "

Dated January 10, 1984

Gertrude E. Mennick
GERTRUDE E. MENNICK

Jane Petrotta
Jane Petrotta, Witness

WITNESS

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On this 24th day of January, 19 84, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jane Petrotta personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, as a Witness thereto, who being by me duly sworn, deposes and says: That she resides in Arcadia, California and that she was present and saw Gertrude E. Mennick personally known to her to be the same person described in and whose name is subscribed to the within and annexed instrument as the Party thereto, execute and deliver the same, and she acknowledged to said affiant that Gertrude E. Mennick executed the same; and that said affiant subscribed her name thereto as a Witness.

WITNESS my hand and official seal.

Judith S. Gooler
Notary signature

Attached to Grant Deed dated 1/10/84 to HOFFE

OFFICIAL SEAL
JUDITH S. GOOLER
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 8, 1984

OR STAMP

(This area for official seal)

All that real property situate in the City of Sebastopol, County of Sonoma, State of California described as follows:

84006399

All of the West 220 feet of Block 12- Lincoln Addition to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland Street; thence at a right angle South 353 feet to the North line of Block 13 of said Addition; thence West along the North line of Block 13 to the East line of said Third Street according to the Official plat or map thereof filed in the Office of the County Recorder of Sonoma County.

EXCEPTING THEREFROM that portion thereof conveyed to Peter A. Anderson, et ux by deed recorded July 23, 1946 in the County Recorder's Office of the County of Sonoma, Serial No: C-22971.

ALSO EXCEPTING THEREFROM, that portion thereof conveyed to Harold B. Stinson, by deed recorded July 27, 1946 in the Office of the County Recorder of the County of Sonoma, Series No: C-23393 of Official Records.

EXCEPTING THEREFROM a 2-foot strip as conveyed to Evelyn Barnes Ridley , by deed recorded February 16, 1950 in the Office of the County Recorder of Sonoma County under Recorder's Serial No: D-7043.

A. P. Nos. 004-400-07 & 08

EXHIBIT "A"

Received 6/12/2026

RECORDING REQUESTED BY
R. Bruce & Shirley S. Hoffe
APN: 004-400-007, -008

AND WHEN RECORDED MAIL TO

DAVID L. FREY, ESQ.
FOLEY McINTOSH FREY & CLAYTOR, P.C.
3675 MT. DIABLO BOULEVARD, SUITE 250
LAFAYETTE, CALIFORNIA 94549-3775

2001144641
OFFICIAL RECORDS OF
SONOMA COUNTY
EEVE T. LEWIS
2

GENERAL PUBLIC
10/23/2001 11:11 DEED
RECORDING FEE: 10.00

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantors declare under penalty of perjury that the following is true and correct. Pursuant to Revenue and Taxation Code § 62(d) this is not a change in ownership

Documentary transfer tax is $ NONE and City of Sebastopol transfer tax is $ NONE.

( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
(X) City of Sebastopol ( ) unincorporated area of
(X) Property not sold (X) Pursuant to Revenue and Taxation Code section 11925(d) Proportional interests remain the same after transfer

GRANTORS R. BRUCE HOFFE and SHIRLEY S. HOFFE, husband and wife, as Community Property, hereby GRANT to R. BRUCE HOFFE AND SHIRLEY S. HOFFE, TRUSTEES OF THE HOFFE FAMILY TRUST U/D/T/D 03/01/01, the following described real property in the City of Sebastopol, County of Sonoma, State of California, further described as follows:

See Exhibit 'A' attached hereto and made a part hereof.

APN: 004-400-007, -008

DATED: March 1, 2001

R. Bruce Hoffe

Shirley S. Hoffe

STATE OF CALIFORNIA)
) ss
COUNTY OF CONTRA COSTA)

On October 16, 2001, before me, Karen Ogden, Notary Public, personally appeared **R. Bruce Hoffe and Shirley S. Hoffe**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons or the entities upon behalf of which the persons acted executed the instrument.

WITNESS my hand and official seal.

KAREN OGDEN
Commission # 1258148
Notary Public - California
Contra Costa County
My Comm. Expires Apr 1, 2005

Karen Ogden

MAIL TAX STATEMENTS TO: 102 Fiesta Circle, Orinda, CA 94563

EXHIBIT 'A'

All that real property situate in the City of Sebastopol, County of Sonoma, State of California described as follows:

All of the West 220 feet of Block 12 – Lincoln Addition to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland Street; thence at a right angle South 353 feet to the North line of Block 13 of said Addition; thence West along the North line of Block 13 to the East line of said Third Street according to the Official plat or map thereof filed in the Office of the County Recorder of Sonoma County.

EXCEPTING THEREFROM that portion thereof conveyed to Peter A. Anderson, et ux by deed recorded July 23, 1946 in the County Recorder's Office of the County of Sonoma, Serial No: C-22971.

ALSO EXCEPTING THEREFROM, that portion thereof conveyed to Harold B. Stinson, by deed recorded July 27, 1946 in the Office of the County Recorder of the County of Sonoma, Series No: C-23393 of Official Records.

EXCEPTING THEREFROM a 2-foot strip as conveyed to Evelyn Barnes Ridley, by deed recorded February 16, 1950 in the Office of the County Recorder of Sonoma County under Recorder's Serial No: D-7043.

APN: 004 400 007 000

Received 6/12/2026

Recording Requested By:
WATSON, HOFFE & HASS by PETER A. HASS
When recorded mail document to:

NAME MICHAEL B. HOFFE
ADDRESS 2 RISA COURT

CITY ORINDA
STATE & ZIP CA 94563

2025023583

Official Records Of Sonoma County
Deva Marie Proto
05/27/2025 08:01 AM
GENERAL PUBLIC

AFFD 4 Pgs

Fee: $100.00

PAID

Above Space for Recorder's Use Only

AFFIDAVIT OF DEATH OF TRUSTEE

Assessor's Parcel Number: 004-400-007 -008

State of California
County of SONOMA }

MICHAEL B. HOFFE , of legal age, being first duly sworn, deposes and says:

1. ROLLA BRUCE HOFFE AND SHIRLEY S. HOFFE , the decedent mentioned in the attached certified copy of Certificate of Death, is the same person named as Trustee in the certain Declaration of Trust Dated March 1, 2001 and AMENDED AND RESTATED July 12, 2010 executed by ROLLA BRUCE HOFFE AND SHIRLEY S. HOFFE as trustor(s).
2. At the time of the decedent's death, decedent was the owner, as Trustee, of certain real property acquired by a deed recorded on OCTOBER 23, 2001 , as instrument No. 201144641 , in the Official Records of SONOMA County, California, covering the following described property situated in the said County, State of California:
   PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
3. I am the surviving or successor Trustee of the same trust under which said decedent held title as trustee pursuant to the deed described above, and am designated and empowered pursuant to the terms of said trust to serve as Trustee thereof.

Dated May 19, 2025

Michael B Hoffe
MICHAEL B. HOFFE, SUCCESSOR TRUSTEE

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 CONTRA COSTA

SUBSCRIBED AND SWORN TO (or affirmed) before me on this 19TH day of MAY, 2025 , by MICHAEL B. HOFFE , proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Stephanie R. Herrera
Notary Signature
Notary Public Commissioned for said County and State

STEPHANIE R. HERRERA
Notary Public - California
Contra Costa County
Commission # 2376691
My Comm. Expires Sep 27, 2025

NOTARY SEAL

EXHIBIT 'A'

All that real property situate in the City of Sebastopol, County of Sonoma, State of California described as follows:

All of the West 220 feet of Block 12 – Lincoln Addition to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland Street; thence at a right angle South 353 feet to the North line of Block 13 of said Addition; thence West along the North line of Block 13 to the East line of said Third Street according to the Official plat or map thereof filed in the Office of the County Recorder of Sonoma County.

EXCEPTING THEREFROM that portion thereof conveyed to Peter A. Anderson, et ux by deed recorded July 23, 1946 in the County Recorder's Office of the County of Sonoma, Serial No: C-22971.

ALSO EXCEPTING THEREFROM, that portion thereof conveyed to Harold B. Stinson, by deed recorded July 27, 1946 in the Office of the County Recorder of the County of Sonoma, Series No: C-23393 of Official Records.

EXCEPTING THEREFROM a 2-foot strip as conveyed to Evelyn Barnes Ridley, by deed recorded February 16, 1950 in the Office of the County Recorder of Sonoma County under Recorder's Serial No: D-7043.

APN: 004 400 007 000

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY of CONTRA COSTA

MARTINEZ, CALIFORNIA

3052014005014
STATE FILE NUMBER

CERTIFICATE OF DEATH
STATE OF CALIFORNIA
USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11a(REV 3/06)

3201407000207
LOCAL REGISTRATION NUMBER

DECEDENT'S PERSONAL DATA

1. NAME OF DECEDENT– FIRST (Given)	2. MIDDLE	3. LAST (Family)
ROLLA	BRUCE	HOFFE

AKA. ALSO KNOWN AS – Include full AKA (FIRST, MIDDLE, LAST)

4. DATE OF BIRTH mm/dd/ccyy	5. AGE Yrs.	IF UNDER ONE YEAR Months	IF UNDER ONE YEAR Days	IF UNDER 24 HOURS Hours	IF UNDER 24 HOURS Minutes	6. SEX
05/01/1927	86					M

9. BIRTH STATE/FOREIGN COUNTRY	10. SOCIAL SECURITY NUMBER	11. EVER IN U.S. ARMED FORCES?	12. MARITAL STATUS/SRDP* (at Time of Death)	7. DATE OF DEATH mm/dd/ccyy	8. HOUR (24 Hours)
CA	[redacted]7943	[X] YES [ ] NO [ ] UNK	MARRIED	01/11/2014	0735

13. EDUCATION – Highest Level/Degree (see worksheet on back)	14/15. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (If yes, see worksheet on back)	16. DECEDENT'S RACE – Up to 3 races may be listed (see worksheet on back)
DOCTORATE	[ ] YES [X] NO	CAUCASIAN

17. USUAL OCCUPATION – Type of work for most of life. DO NOT USE RETIRED	18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	19. YEARS IN OCCUPATION
ATTORNEY AT LAW	CORPORATE LAW	55

USUAL RESIDENCE

20. DECEDENT'S RESIDENCE (Street and number, or location): 102 FIESTA CIRCLE

21. CITY	22. COUNTY/PROVINCE	23. ZIP CODE	24. YEARS IN COUNTY	25. STATE/FOREIGN COUNTRY
ORINDA	CONTRA COSTA	94563	60	CA

INFORMANT

26. INFORMANT'S NAME, RELATIONSHIP	27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip)
MICHAEL B. HOFFE, SON	2 RISA COURT, ORINDA, CA 94563

SPOUSE/SRDP AND PARENT INFORMATION

28. NAME OF SURVIVING SPOUSE/SRDP*–FIRST	29. MIDDLE	30. LAST (BIRTH NAME)	
SHIRLEY	SHARON	BAGNALL	
31. NAME OF FATHER/PARENT–FIRST	32. MIDDLE	33. LAST	34. BIRTH STATE
JAMES	FRANCIS	HOFFE	CO
35. NAME OF MOTHER/PARENT–FIRST	36. MIDDLE	37. LAST (BIRTH NAME)	38. BIRTH STATE
GERTRUDE	VIOLET	SMYTH	CA

FUNERAL DIRECTOR/ LOCAL REGISTRAR

39. DISPOSITION DATE mm/dd/ccyy	40. PLACE OF FINAL DISPOSITION
01/15/2014	OAKMONT MEMORIAL PARK 2099 RELIEZ VALLEY ROAD, LAFAYETTE, CA 94549

41. TYPE OF DISPOSITION(S)	42. SIGNATURE OF EMBALMER	43. LICENSE NUMBER
CR/BU	▶ NOT EMBALMED	-

44. NAME OF FUNERAL ESTABLISHMENT	45. LICENSE NUMBER	46. SIGNATURE OF LOCAL REGISTRAR	47. DATE mm/dd/ccyy
OAKMONT MORTUARY	FD875	▶ WENDEL BRUNNER, MD	01/14/2014

PLACE OF DEATH

101. PLACE OF DEATH	102. IF HOSPITAL, SPECIFY ONE	103. IF OTHER THAN HOSPITAL, SPECIFY ONE
AEGIS OF MORAGA	[ ] IP [ ] ER/OP [ ] DOA	[ ] Hospice [ ] Nursing Home/LTC [ ] Decedent's Home [X] Other

104. COUNTY	105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)	106. CITY
CONTRA COSTA	950 COUNTRY CLUB DRIVE	MORAGA

CAUSE OF DEATH

107. CAUSE OF DEATH — Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Time Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	(A) COLON CANCER	(AT) YRS
Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	(B)	(BT)
	(C)	(CT)
	(D)	(DT)

108. DEATH REPORTED TO CORONER?	109. BIOPSY PERFORMED?	110. AUTOPSY PERFORMED?	111. USED IN DETERMINING CAUSE?
[ ] YES [X] NO	[ ] YES [X] NO	[ ] YES [X] NO	[ ] YES [ ] NO

REFERRAL NUMBER

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107: NONE

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.)	113A. IF FEMALE, PREGNANT IN LAST YEAR?
NO	[ ] YES [ ] NO [ ] UNK

PHYSICIAN'S CERTIFICATION

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.	115. SIGNATURE AND TITLE OF CERTIFIER	116. LICENSE NUMBER	117. DATE mm/dd/ccyy
	▶ FORREST ORREN BEATY M.D.	A24751	01/14/2014

Decedent Attended Since (A) mm/dd/ccyy	Decedent Last Seen Alive (B) mm/dd/ccyy	118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE
12/20/2013	01/10/2014	FORREST ORREN BEATY M.D. 365 LENNON LANE #140, WALNUT CREEK, CA 94598

CORONER'S USE ONLY

119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.
MANNER OF DEATH [ ] Natural [ ] Accident [ ] Homicide [ ] Suicide [ ] Pending Investigation [ ] Could not be determined

120. INJURED AT WORK?	121. INJURY DATE mm/dd/ccyy	122. HOUR (24 Hours)
[ ] YES [ ] NO [ ] UNK		

123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)

124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)

125. LOCATION OF INJURY (Street and number, or location, and city, and zip)

126. SIGNATURE OF CORONER / DEPUTY CORONER ▶	127. DATE mm/dd/ccyy	128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER

STATE REGISTRAR	A	B	C	D	E		FAX AUTH.#	CENSUS TRACT
						010001002540965		

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA } SS

DATE ISSUED JAN 15 2014

0010393 9 3

This is a true and exact reproduction of the document officially registered and placed on file in the office of the CONTRA COSTA COUNTY DEPARTMENT OF HEALTH SERVICES.

Wendel Brunner MD
CONTRA COSTA COUNTY HEALTH OFFICER

This copy not valid unless prepared on engraved border displaying seal and signature of Contra Costa County Health Officer.

PBNCO (Rev) 09/13

PACIFIC BANKNOTE CO., SAN CO.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CONTRA COSTA COUNTY HEALTH OFFICER MARTINEZ, CALIF.

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY of CONTRA COSTA
MARTINEZ, CALIFORNIA

3052025084513 — STATE FILE NUMBER

CERTIFICATE OF DEATH
STATE OF CALIFORNIA
USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11 (REV 7/24)

3202507002416 — LOCAL REGISTRATION NUMBER

DECEDENT'S PERSONAL DATA

1. NAME OF DECEDENT – FIRST (Given)	2. MIDDLE	3. LAST (Family)
SHIRLEY	SHARON	HOFFE

AKA, ALSO KNOWN AS – Include full AKA (FIRST, MIDDLE, LAST)

4. DATE OF BIRTH mm/dd/ccyy	5. AGE Yrs.	If UNDER ONE YEAR: Months / Days	If UNDER 24 HOURS: Hours / Minutes	6. SEX
[redacted]	99			F

9. BIRTH STATE/FOREIGN COUNTRY	10. SOCIAL SECURITY NUMBER	11. EVER IN U.S. ARMED FORCES?	12. MARITAL STATUS/SRDP* (at Time of Death)	7. DATE OF DEATH mm/dd/ccyy	8. HOUR (24 Hours)
CA	[redacted]8735	☐ YES ☒ NO ☐ UNK	WIDOWED	04/14/2025	0649

13. EDUCATION – Highest Level/Degree (see worksheet on back)	14/15. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (If yes, see worksheet on back)	16. DECEDENT'S RACE – Up to 3 races may be listed (see worksheet on back)
HS GRADUATE	☐ YES ☒ NO	CAUCASIAN

17. USUAL OCCUPATION – Type of work for most of life. DO NOT USE RETIRED	18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	19. YEARS IN OCCUPATION
HOME MAKER	OWN HOME	80

USUAL RESIDENCE

20. DECEDENT'S RESIDENCE (Street and number, or location): 102 FIESTA CIR

21. CITY	22. COUNTY/PROVINCE	23. ZIP CODE	24. YEARS IN COUNTY	25. STATE/FOREIGN COUNTRY
ORINDA	CONTRA COSTA	94563	99	CA

INFORMANT

26. INFORMANT'S NAME, RELATIONSHIP	27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip)
MICHAEL HOFFE, SON	2 RISA CT, ORINDA, CA 94563

SPOUSE/SRDP AND PARENT INFORMATION

28. NAME OF SURVIVING SPOUSE/SRDP*–FIRST	29. MIDDLE	30. LAST (BIRTH NAME)	
-	-	-	
31. NAME OF PARENT–FIRST	32. MIDDLE	33. LAST (BIRTH NAME)	34. BIRTH STATE
HAROLD	-	BAGNALL	CA
35. NAME OF PARENT–FIRST	36. MIDDLE	37. LAST (BIRTH NAME)	39. BIRTH STATE
GENEVIEVE	-	DOUGERY	CA

FUNERAL DIRECTOR/ LOCAL REGISTRAR

38. DISPOSITION DATE mm/dd/ccyy	40. PLACE OF FINAL DISPOSITION	
04/18/2025	OAKMONT MEMORIAL PARK	2099 RELIEZ VALLEY ROAD, LAFAYETTE, CA 94549

41. TYPE OF DISPOSITION(S)	42. SIGNATURE OF EMBALMER	43. LICENSE NUMBER
CREMATE/BURIAL	▶ NOT EMBALMED	-

44. NAME OF FUNERAL ESTABLISHMENT	45. LICENSE NUMBER	46. SIGNATURE OF LOCAL REGISTRAR	47. DATE mm/dd/ccyy
OAKMONT MEMORIAL PARK AND MORTUARY	FD875	▶ ORI TZVIELI, MD	04/18/2025

PLACE OF DEATH

101. PLACE OF DEATH	102. IF HOSPITAL, SPECIFY ONE	103. IF OTHER THAN HOSPITAL, SPECIFY ONE
RESIDENCE	☐ IP ☐ ER/OP ☐ DOA	☐ Hospice ☐ Nursing Home/LTC ☒ Decedent's Home ☐ Other

104. COUNTY	105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)	106. CITY
CONTRA COSTA	102 FIESTA CIR	ORINDA

CAUSE OF DEATH

107. CAUSE OF DEATH — Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Time Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) →	(A) RESPIRATORY FAILURE WITH HYPOXIA	(AT) DAYS
Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	(B) ATHEROSCLEROTIC HEART DISEASE	(BT) YRS
	(C) HYPERTROPIC CARDIOMYOPATHY	(CT) YRS
	(D)	(DT)

108. DEATH REPORTED TO CORONER?	109. BIOPSY PERFORMED?	110. AUTOPSY PERFORMED?	111. USED IN DETERMINING CAUSE?
☒ YES ☐ NO	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☐ NO

REFERRAL NUMBER: 2025-1838

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107: NONE

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.)	113A. DECEDENT PREGNANT IN LAST YEAR?
NO	☐ YES ☒ NO ☐ UNK

PHYSICIAN'S CERTIFICATION

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.	115. SIGNATURE AND TITLE OF CERTIFIER	116. LICENSE NUMBER	117. DATE mm/dd/ccyy
Decedent Attended Since: (A) 03/13/2025 — Decedent Last Seen Alive: (B) 04/14/2025	▶ NORMAN PETER WOODS, MD	G34166	04/18/2025

118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE: NORMAN WOODS, MD
1470 CIVIC CT. #310, CONCORD, CA 94570

CORONER'S USE ONLY

119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH: ☐ Natural ☐ Accident ☐ Homicide ☐ Suicide ☐ Pending Investigation ☐ Could not be determined	120. INJURED AT WORK? ☐ YES ☐ NO ☐ UNK	121. INJURY DATE mm/dd/ccyy	122. HOUR (24 Hours)

123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)

124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)

125. LOCATION OF INJURY (Street and number, or location, and city, and zip)

126. SIGNATURE OF CORONER / DEPUTY CORONER	127. DATE mm/dd/ccyy	128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER
▶		

STATE REGISTRAR	A	B	C	D	E	FAX AUTH.#	CENSUS TRACT

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA } SS

DATE ISSUED 04/22/2025 MB 0 0 0 0 0 9 4 6 7 8

This is a true and exact reproduction of the document officially registered and placed on file in the office of the CONTRA COSTA COUNTY DEPARTMENT OF HEALTH SERVICES.

Ori Tzvieli, MD
CONTRA COSTA COUNTY HEALTH OFFICER

This copy not valid unless prepared on engraved border displaying seal and signature of Contra Costa County Health Officer.

THE GREAT SEAL OF THE STATE OF CALIFORNIA — EUREKA — VERITAS

CONTRA COSTA COUNTY — HEALTH OFFICER — MARTINEZ, CALIF.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Received 6/12/2026

First American Title™

Guarantee

Chain of Title Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5013500-4903-7388239

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

Lisa W. Cornehl, Secretary

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
   (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of

such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price. Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee. The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including

litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title

First American Title™

Schedule A

Chain of Title Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER
4903-7388239

File No.: 4903-7388239 Liability: $1,000.00 Fee: $250.00

1. Name of Assured: Ann Harris

2. Date of Guarantee: April 06, 2026 at 7:30 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was (acquired) (reserved) by MICHAEL B. HOFFE, SUCCESSOR TRUSTEE OF THE HOFFE FAMILY TRUST U/D/T/D 03/01/01

pursuant to a in and to the land described as follows:

Real Property in the city of Sebastopol, County of Sonoma, State of California, described as follows:

All of the West 220 feet of Block 12 LINCOHI ADDITION to the Town of Sebastopol, being a piece of land fronting 353 feet on Third Street 220 feet on Leland Street; thence at a right angle South 353 feet to the North line of Block 13 of said addition; thence West along the North line of Block 13 to the East line of said Third Street according to the Official Plat or map thereof filed in the Office of the County Recorder of Sonoma County.

EXCEPTING THEREFROM that portion thereof conveyed to Peter A. Anderson, et ux by deed recorded July 23, 1946 in the County Recorder's Office of the County of Sonoma, Serial No: C-22971.

ALSO EXCEPTING THEREFROM, that portion thereof conveyed to Harold B. Stinson, by deed recorded July 27, 1946 in the Office of the County Recorder of the County of Sonoma, Series No: C-23393 of Official Records.

EXCEPTING THEREFROM a 2 -foot strip as conveyed to Evelyn Barnes Ridley, by deed recorded February 16, 1950 in the Office of the County Recorder of Sonoma County under recorder's Serial No: D-7043.

APN: 004-400-007-000 AND 004-400-008-000

Only the following deeds and unreleased mortgages appear in such records subsequent to: JUNE 20, 1922

3. A document recorded JUNE 20, 1922 as BOOK 19, PAGE 218 of Official Records.

From: JAMES FEET, A WIDOWER
To: J.D. GRAY AND LULU GRAY

4. A document recorded DECEMBER 8, 1944 as BOOK 623, PAGE 403 of Official Records.

   From: IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SONOMA, IN THE MATTER OF THE ESTATE OF J. D. GRAY, DECEASED, AS CASE NO. 16295
   To: LULU GRAY

5. A document recorded SEPTEMBER 25, 1945 as BOOK 667, PAGE 1 of Official Records.

   From: LULU GRAY, A WIDOW
   To: FRED MENNICK AND GERTRUDE E. MENNICK, HIS WIFE IN JOINT TENANCY

6. A document recorded OCTOBER 11, 1946 as BOOK 714, PAGE 23 of Official Records.

   From: IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SONOMA, IN THE MATTER OF THE TERMINATION OF THE JOINT TENANCY INTEREST OF FRED MENNICK DECEASED, No. 17415
   To: GERTRUDE E. MENNICK

7. A document recorded JANUARY 31, 1984 as INSTRUMENT NO. 1984-6399 of Official Records.

   From: GERTRUDE E. MENNICK, A WIDOW
   To: R. BRUCE HOFFE AND SHIRLEY S. HOFFE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY

8. A document recorded OCTOBER 23, 2001 as INSTRUMENT NO. 2001-144641 of Official Records.

   From: R. BRUCE HOFFE AND SHIRLEY S. HOFFE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY
   To: R. BRUCE HOFFE AND SHIRLEY S. HOFFE, TRUSTEES OF THE HOFFE FAMILY TRUST U/D/T/D 03/01/01

9. Document: AFFIDAVIT OF DEATH OF TRUSTEE

   Recorded: MAY 27, 2025 as INSTRUMENT NO. 2025-23583 of Official Records.

This Guarantee does not cover:

1. Taxes, assessments, and matters related thereto.
2. Instruments, proceedings or other matters which do not specifically describe the land.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

First American Title Company
105 Morris Street, Suite 100
Sebastopol, CA 95472

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

Received 6/12/2026

(511 Robinson Rd)



(533 Robinsone Rd)



