WEST SONOMA COUNTY
ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:
Sonoma County

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Prepared by
Kosmont Companies

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Table of Contents

Section **Page**

1.0 Introduction 3
2.0 Description of the Proposed District....7
3.0 Description of Proposed Facilities and Development....8
4.0 Finding of Communitywide Significance 13
5.0 Financing Section....14
6.0 Removal of Dwelling Units and Replacement Housing Plan 18
7.0 Goals of the District 19
8.0 Appendices 20

Index of Appendices

Appendix A: Map of Boundaries of the West Sonoma County EIFD
Appendix B: Legal Description of the West Sonoma County EIFD
Appendix C: Projected Tax Increment Revenue Analysis
Appendix D: Fiscal Impact Analysis

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1.0 Introduction

1.1 Background & Purpose

The proposed West Sonoma County Enhanced Infrastructure Financing District ("West Sonoma County EIFD" or "District") will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the West County region. The West Sonoma County EIFD encompasses approximately 55,935 acres of land, representing approximately 5% of the total land area within the County. The West Sonoma County EIFD includes the primary population centers within West County that, along with other areas of West County, stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. The District will be funded by property tax increment from within the boundaries of the District as allocated by the County.

1.2 Contents and Overview of this Infrastructure Financing Plan ("IFP")

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

a) A map and legal description of the District, included herein as Appendix A and Appendix B, respectively.

b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. This information is included in Section 3 of this IFP.

c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. This information is included in Section 4 of this IFP.

d) A financing section (included in Section 5 of this IFP), which shall contain all of the following information:

    a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may change over time. Because the County is the only affected taxing entity, the

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maximum portion of the County's property tax increment to be committed to the District will be 25% throughout duration of the District's lifetime. This includes the County's incremental standard "AB8" property tax (general fund apportionment), but not the County's incremental property tax in lieu of MVLF.

b. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District from the County by year over the course of the projected District lifetime. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The Public Financing Authority ("PFA") governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the West Sonoma County EIFD will contribute approximately $86 million in present-value dollars to public improvements and affordable housing projects from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime. This is equivalent to approximately $238 million in nominal dollars (i.e., not adjusting for inflation).

d. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District (by the County, as the only affected taxing entity) shall not exceed $400,000,000 (nominal dollars) over the District lifetime. This cap is intended to provide capacity for future financings in a scenario where actual revenues exceed projections.

e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2080. This IFP assumes that the base year for the District will be Fiscal Year 2025-2026. Based on the timeline of the required filing with the State Board of Equalization and the subsequent tax rate area guidance that must be established for future property

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tax increment calculation and allocation, the District is anticipated to begin receiving tax revenues in Fiscal Year 2027-2028.

f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the County for providing facilities and services to the area of the District. It is estimated that, at Year 10 of the District lifetime, annual costs to the County will be approximately $269,500 to service the area of the District. Annual County revenues in Year 10 are estimated at approximately $1,000,800.

g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon the County, as the only affected taxing entity that is contributing tax increment revenues to the District. It is estimated that, at Year 10 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately $731,300 to the County.

h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.

e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

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f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

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2.0 Description of the Proposed District

The West Sonoma County EIFD encompasses approximately 55,935 acres of land, representing approximately 5% of the total land area within the County. The West Sonoma County EIFD includes the primary population centers within West County that, along with other areas of West County, stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

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3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development within the EIFD boundary is summarized in Table 1 below. Buildout and absorption of these land uses are forecasted in the first 10 years of the District lifetime.

Table 1: Anticipated Future Development

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2026$)
Residential – Market Rate	64 units	$550,000 per unit	$35.2 million
Residential – Affordable	293 units	*Property tax exempt*	$0
Commercial / Hotel	113 rooms	$350,000 per room	$39.6 million
Commercial / Retail	17,042 SF	$350 per SF	$6 million
Industrial / Flex	4,000 SF	$200 per SF	$800,000
Estimated Total			**$81.5 million**

3.2 Public Facilities to be Financed with Assistance from the EIFD

The PFA intends to utilize the District to contribute approximately $86 million (in present value dollars) of funding to infrastructure and affordable housing projects of communitywide and regional significance over the District lifetime. This is equivalent to approximately $238 million in nominal dollars (i.e., not accounting for inflation). Table 2 outlines an estimate of anticipated EIFD budget allocation over the District's lifetime.

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Table 2: Estimated EIFD Funding Allocation

PROJECTS *(within West Sonoma County with tangible benefit to properties within EIFD)*	**ESTIMATED ALLOCATION** *(present-value)*	**ESTIMATED TIMING**
a) Sheriff Substation b) Emergency access infrastructure c) Dock & coastal infrastructure at risk of sea level rise d) Community gathering space e) Roadway improvements f) Sidewalks and bike improvements g) Affordable and workforce housing h) Recreation improvements i) Wastewater infrastructure*	$86,000,000	2027-2077
Estimated Total EIFD Budget Allocation	**$86,000,000**	

Funds allocated in Table 2 above may be reallocated to any eligible projects under the IFP and EIFD law based on future infrastructure needs. Specific project funding will be subject to approval by the PFA.

Any affordable housing allocations from the West Sonoma County EIFD would be for the development or preservation of affordable housing in West Sonoma County for below market-rate housing for low-, very low-, and extremely low-income households, as defined in Sections 50105 and 50093 of the California Health and Safety Code.

* Funding allocation from the West Sonoma County EIFD towards eligible wastewater infrastructure projects will be capped at 10% of total EIFD available revenues, intended to serve as local matching funding for external funding sources, such as grants.

West Sonoma County EIFD funding allocations toward projects will be prioritized by the PFA based on economic and fiscal impacts, regulatory requirements, project readiness, the ability to leverage external funding, and overall community benefit. Priority will be given to projects that catalyze private investment, address critical infrastructure needs, and advance development that generates future tax increment and other fiscal revenues within the District, while avoiding duplication or conflicts with other existing funding sources.

Additional expenditures by the EIFD, including any use of potential future EIFD bond proceeds, will be subject to approval by the PFA. Targeted improvements would conform to established guidelines in existing, adopted planning documentation, such as the County General Plan.

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Eligible expenditures in accordance with Government code sections 53398.52include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or and are projects of communitywide significance that provide significant benefits to the district or the surrounding community.

The West Sonoma County EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the West Sonoma County EIFD. Facilities funded may be located outside the boundaries of the West Sonoma County EIFD, as long as they have a tangible connection to the work of the West Sonoma County EIFD. The West Sonoma County EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Projects financed by the West Sonoma County EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Libraries;
- Parks, recreational facilities, and open space;
- Governmental and administrative facilities;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery of a community and of ensuring the long-term economic sustainability of small businesses;
- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought;
- Broadband and telecommunications infrastructure;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

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- For areas at least partially in high or very high fire hazard severity zones designated by the State Fire Marshal pursuant to Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, facilities including heavy equipment to be used for vegetation clearance and firebreaks, undergrounding of local publicly owned electric utilities, as defined in Section 224.3 of the Public Utilities Code, against wildfires, and equipment used for fire watch, prevention, and fighting, including, but not limited to, helicopters, air tankers, and technological advancements to weather and wind science infrastructure, risk modeling, and prediction (with the exception that bond proceeds may not be used to finance equipment).

In addition, the West Sonoma County EIFD may finance any other expenses incidental to the formation, administration[1] and implementation of the West Sonoma County EIFD and to the construction, completion, inspection and acquisition of the authorized facilities, including, but not limited to, the costs of creation and administration of the West Sonoma County EIFD; costs of issuance of bonds or other debt of the West Sonoma County EIFD or of any other public agency (including a community facilities district) that finances authorized facilities, and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement for the costs of the improvements from the West Sonoma County EIFD; costs incurred by the County, or the West Sonoma County EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; and legal costs.

In accordance with Government Code Section 53398.69, the West Sonoma County EIFD may expend up to 10 percent of any accrued tax increment in the first two years of the effective date of the West Sonoma County EIFD on planning and dissemination of information to the residents within the West Sonoma County EIFD boundaries about the IFP and planned activities to be funded by the West Sonoma County EIFD, including reimbursement of the County's advanced funding of such eligible costs.

Ongoing administration costs are estimated in the range of $25,000 to $40,000, with expectations that such costs would increase with inflation during the EIFD lifetime.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified

[1] Administration costs refer to the actual or reasonably estimated costs directly related to the administration of the West Sonoma County EIFD, including, but not limited to, the following: the costs of computing annual tax increment revenues and preparing the required annual reporting; the costs of allocation tax increment revenues (whether by the County, or otherwise); the costs to the West Sonoma County EIFD, or any designee thereof in complying with disclosure requirements; the costs associated with preparing required disclosure statements and responding to public inquiries regarding the West Sonoma County EIFD; and the costs of the West Sonoma County EIFD, or any designee thereof related to any appeal of the implementation of the West Sonoma County EIFD. Administration costs shall also include amounts estimated or advanced by the County for any other administrative purposes, including, but not limited to, attorney's fees or any other expenses incidental to the implementation of the West Sonoma County EIFD.

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above, potentially including grant sources, impact fees, private sector investment incentivized by the formation of the EIFD itself, and/or other sources.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, unless otherwise outlined in this IFP. Some public facilities included in the EIFD area are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities, however it is possible that private sector developers may advance funding for improvements such as brownfield site remediation, with anticipation to be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

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4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of and is consistent with the County's General Plan, serves as a catalyst for private sector investment and critical public infrastructure with transformative potential for the West Sonoma County EIFD area. The District supports job creation, housing production, and improvement of quality of life.

Specific communitywide and regional benefits anticipated to be generated by the District include:

- Approximately $26 million in net fiscal surplus to the County over 50 years (on a present-value basis).
- Approximately 531 direct, indirect, and induced temporary, construction-related jobs in the County.
- Approximately $45 million in related wage income from construction activities.
- Approximately 162 direct, indirect, and induced permanent jobs in the County.
- Approximately $9 million in related wage income.
- Approximately $115 million in economic output from construction in the County.
- Approximately $25 million in annual ongoing economic output in the County.

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5.0 Financing Section

The West Sonoma County EIFD will be funded by property tax increment from within the boundaries of the District, solely from the County. No other taxing entity is contributing property tax increment to the District. It is anticipated that property tax increment will be utilized on both a "pay-as-you-go" basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the West Sonoma County EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency ("RDA") of Sonoma County, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until the Successor Agency's obligations are retired. Allocations from these RDA areas will take place following the expiration of outstanding Successor Agency obligations.

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the County's property tax increment to be committed to the District will be 25% throughout the duration of the District lifetime. This includes the County's incremental standard "AB8" property tax (general fund apportionment), but not the County's incremental property tax in lieu of MVLF.

5.2 Projection of District Tax Revenues by Year

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and the County contributions to the District over the District lifetime. It is expected that a total of approximately $238 million (nominal dollars) of incremental tax revenues will be allocated to the District by the County over approximately 50 years.

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Table 3: Projection of District Revenues by Year

	Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	Average County Share Available	County Increment Available	Portion of County Share Allocated	County Increment Allocated	Total Taxes Allocated to EIFD
0	2025 / 2026	$0	$0	18.5%	$0	0%	$0	$0
1	2027 / 2028	$457,099,095	$4,570,991	18.5%	$843,983	25%	$210,996	$210,996
2	2028 / 2029	$703,490,429	$7,034,904	18.5%	$1,298,917	25%	$324,729	$324,729
3	2029 / 2030	$957,705,123	$9,577,051	18.5%	$1,768,297	25%	$442,074	$442,074
4	2030 / 2031	$1,219,990,825	$12,199,908	18.5%	$2,252,578	25%	$563,145	$563,145
5	2031 / 2032	$1,490,603,004	$14,906,030	18.5%	$2,752,234	25%	$688,058	$688,058
6	2032 / 2033	$1,758,071,174	$17,580,712	18.5%	$3,246,084	25%	$811,521	$811,521
7	2033 / 2034	$2,033,697,161	$20,336,972	18.5%	$3,754,997	25%	$938,749	$938,749
8	2034 / 2035	$2,317,729,712	$23,177,297	18.5%	$4,279,432	25%	$1,069,858	$1,069,858
9	2035 / 2036	$2,610,425,156	$26,104,252	18.5%	$4,819,862	25%	$1,204,965	$1,204,965
10	2036 / 2037	$2,912,047,639	$29,120,476	18.5%	$5,376,774	25%	$1,344,194	$1,344,194
11	2037 / 2038	$3,217,700,118	$32,177,001	18.5%	$5,941,128	25%	$1,485,282	$1,485,282
12	2038 / 2039	$3,532,522,171	$35,325,222	18.5%	$6,522,412	25%	$1,630,603	$1,630,603
13	2039 / 2040	$3,856,788,886	$38,567,889	18.5%	$7,121,134	25%	$1,780,284	$1,780,284
14	2040 / 2041	$4,190,783,603	$41,907,836	18.5%	$7,737,819	25%	$1,934,455	$1,934,455
15	2041 / 2042	$4,534,798,161	$45,347,982	18.5%	$8,373,004	25%	$2,093,251	$2,093,251
16	2042 / 2043	$4,889,133,155	$48,891,332	18.5%	$9,027,244	25%	$2,256,811	$2,256,811
17	2043 / 2044	$5,254,098,200	$52,540,982	18.5%	$9,701,112	25%	$2,425,278	$2,425,278
18	2044 / 2045	$5,630,012,196	$56,300,122	18.5%	$10,395,195	25%	$2,598,799	$2,598,799
19	2045 / 2046	$6,017,203,612	$60,172,036	18.5%	$11,110,101	25%	$2,777,525	$2,777,525
20	2046 / 2047	$6,416,010,770	$64,160,108	18.5%	$11,846,455	25%	$2,961,614	$2,961,614
21	2047 / 2048	$6,826,782,143	$68,267,821	18.5%	$12,604,899	25%	$3,151,225	$3,151,225
22	2048 / 2049	$7,249,876,657	$72,498,767	18.5%	$13,386,096	25%	$3,346,524	$3,346,524
23	2049 / 2050	$7,685,664,007	$76,856,640	18.5%	$14,190,729	25%	$3,547,682	$3,547,682
24	2050 / 2051	$8,134,524,977	$81,345,250	18.5%	$15,019,501	25%	$3,754,875	$3,754,875
25	2051 / 2052	$8,596,851,776	$85,968,518	18.5%	$15,873,137	25%	$3,968,284	$3,968,284
26	2052 / 2053	$9,073,048,379	$90,730,484	18.5%	$16,752,381	25%	$4,188,095	$4,188,095
27	2053 / 2054	$9,563,530,880	$95,635,309	18.5%	$17,658,003	25%	$4,414,501	$4,414,501
28	2054 / 2055	$10,068,727,856	$100,687,279	18.5%	$18,590,793	25%	$4,647,698	$4,647,698
29	2055 / 2056	$10,589,080,742	$105,890,807	18.5%	$19,551,567	25%	$4,887,892	$4,887,892
30	2056 / 2057	$11,125,044,214	$111,250,442	18.5%	$20,541,164	25%	$5,135,291	$5,135,291
31	2057 / 2058	$11,677,086,590	$116,770,866	18.5%	$21,560,450	25%	$5,390,112	$5,390,112
32	2058 / 2059	$12,245,690,238	$122,456,902	18.5%	$22,610,313	25%	$5,652,578	$5,652,578
33	2059 / 2060	$12,831,351,995	$128,313,520	18.5%	$23,691,673	25%	$5,922,918	$5,922,918
34	2060 / 2061	$13,434,583,605	$134,345,836	18.5%	$24,805,474	25%	$6,201,368	$6,201,368
35	2061 / 2062	$14,055,912,163	$140,559,122	18.5%	$25,952,688	25%	$6,488,172	$6,488,172
36	2062 / 2063	$14,695,880,578	$146,958,806	18.5%	$27,134,319	25%	$6,783,580	$6,783,580
37	2063 / 2064	$15,355,048,045	$153,550,480	18.5%	$28,351,399	25%	$7,087,850	$7,087,850
38	2064 / 2065	$16,033,990,536	$160,339,905	18.5%	$29,604,991	25%	$7,401,248	$7,401,248
39	2065 / 2066	$16,733,301,302	$167,333,013	18.5%	$30,896,191	25%	$7,724,048	$7,724,048
40	2066 / 2067	$17,453,591,391	$174,535,914	18.5%	$32,226,127	25%	$8,056,532	$8,056,532
41	2067 / 2068	$18,195,490,182	$181,954,902	18.5%	$33,595,961	25%	$8,398,990	$8,398,990
42	2068 / 2069	$18,959,645,938	$189,596,459	18.5%	$35,006,891	25%	$8,751,723	$8,751,723
43	2069 / 2070	$19,746,726,366	$197,467,264	18.5%	$36,460,148	25%	$9,115,037	$9,115,037
44	2070 / 2071	$20,557,419,207	$205,574,192	18.5%	$37,957,002	25%	$9,489,251	$9,489,251
45	2071 / 2072	$21,392,432,833	$213,924,328	18.5%	$39,498,763	25%	$9,874,691	$9,874,691
46	2072 / 2073	$22,252,496,868	$222,524,969	18.5%	$41,086,776	25%	$10,271,694	$10,271,694
47	2073 / 2074	$23,138,362,824	$231,383,628	18.5%	$42,722,429	25%	$10,680,607	$10,680,607
48	2074 / 2075	$24,050,804,758	$240,508,048	18.5%	$44,407,153	25%	$11,101,788	$11,101,788
49	2075 / 2076	$24,990,619,951	$249,906,200	18.5%	$46,142,417	25%	$11,535,604	$11,535,604
50	2076 / 2077	$25,958,629,599	$259,586,296	18.5%	$47,929,740	25%	$11,982,435	$11,982,435
	Total				**$954,380,986**	**25%**	**$238,494,484**	**$238,494,484**
	Present Value				**$343,804,262**	**25%**	**$85,853,238**	**$85,853,238**

Note: Present value at 3% discount rate.

The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other complementary funding sources, such as new special property tax assessments or Community Facilities Districts (only if approved by the required electorate(s)).

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately $86 million of EIFD funding (in present value dollars) will be made available through bond or loan proceeds and pay-as-you-go proceeds over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

5.4 Limit on Total Dollars Allocated to the District

The total number of dollars or taxes that may be allocated to the District shall not exceed $400,000,000 (nominal dollars) over the District lifetime. This limit has been identified to allow capacity in case of actual revenues outperforming projections.

5.5 District Termination Date

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2080. This IFP assumes that that the base year for the District will be Fiscal Year 2025-2026. Based on the timeline of the required filing with the State Board of Equalization and the subsequent tax rate area guidance that must be established for future property tax increment calculation and allocation, the District is anticipated to begin receiving tax revenues in Fiscal Year 2027-2028.

5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the County for providing facilities and services to the area of the District. It is estimated that, at Year 10 of the District lifetime, annual costs to the County will be approximately $269,500 to service the area of the District.

5.7 Fiscal Impact Analysis

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon the County, as the only affected taxing entity that is contributing tax increment revenue to the District. Table 5 presents an overview of fiscal impacts to the County.

DRAFT

Table 5: Overview of Fiscal Impacts to County

	Year 10 Snapshot	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Sonoma			
Estimated Fiscal Revenues (Net of EIFD Allocation)	$1,000,800	$85,333,700	$35,069,200
Estimated Fiscal Expenditures	$269,500	$22,520,500	$9,055,100
Estimated Net Fiscal Impact to County	**$731,300**	**$62,813,200**	**$26,014,100**

It is estimated that, at Year 10 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately $731,300 for the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately $26.3 million for the County on a present-value basis. The analysis is based on assumed new development, including limited new hospitality and commercial development, which would be expected to generate hotel transient occupancy tax (TOT), sales tax, and other new fiscal revenues. This is in addition to the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, improved quality of life).

5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

DRAFT

6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

DRAFT

7.0 Goals of the District

As stated in the Resolution of Intention adopted by the County Board of Supervisors on October 14, 2025, the goal of the West Sonoma County EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the West Sonoma County EIFD and the surrounding community and for facilities located outside the West Sonoma County EIFD boundaries which have a tangible connection to the West Sonoma County EIFD.

More specifically, the goals of the District's implementation of the public facilities outlined in Section 3.2 are to support the County's General Plan and serve as a catalyst for private sector investment and critical public infrastructure with transformative potential for the West Sonoma County EIFD area. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

Additional objectives include economic development in the form of fiscal revenue generation for the County and other taxing entities, job creation, housing production, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure funding needs, which are are critical to catalyze private sector investment and development.

DRAFT

8.0 Appendices

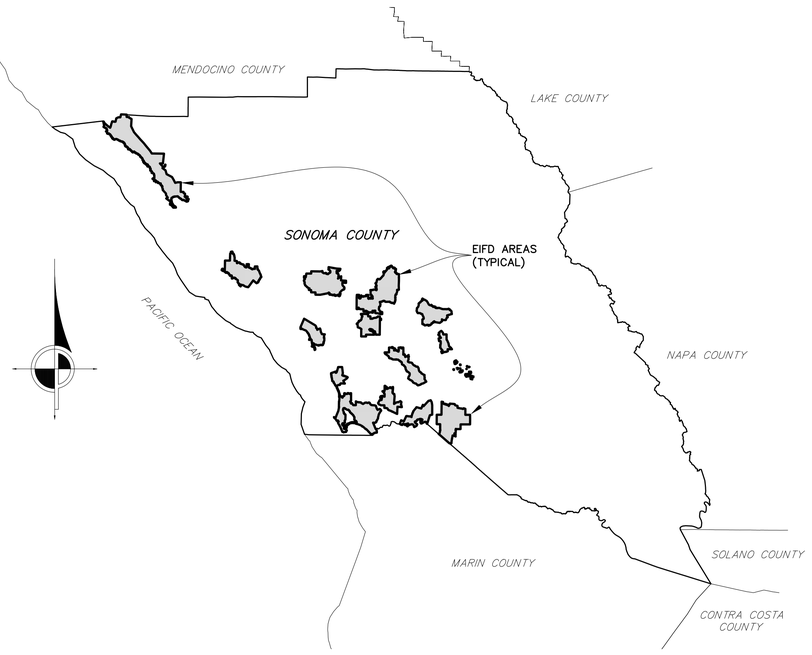
Appendix A: Map of Boundaries of the West Sonoma County EIFD
Appendix B: Legal Description of the West Sonoma County EIFD
Appendix C: Projected Tax Increment Revenue Analysis
Appendix D: Fiscal Impact Analysis

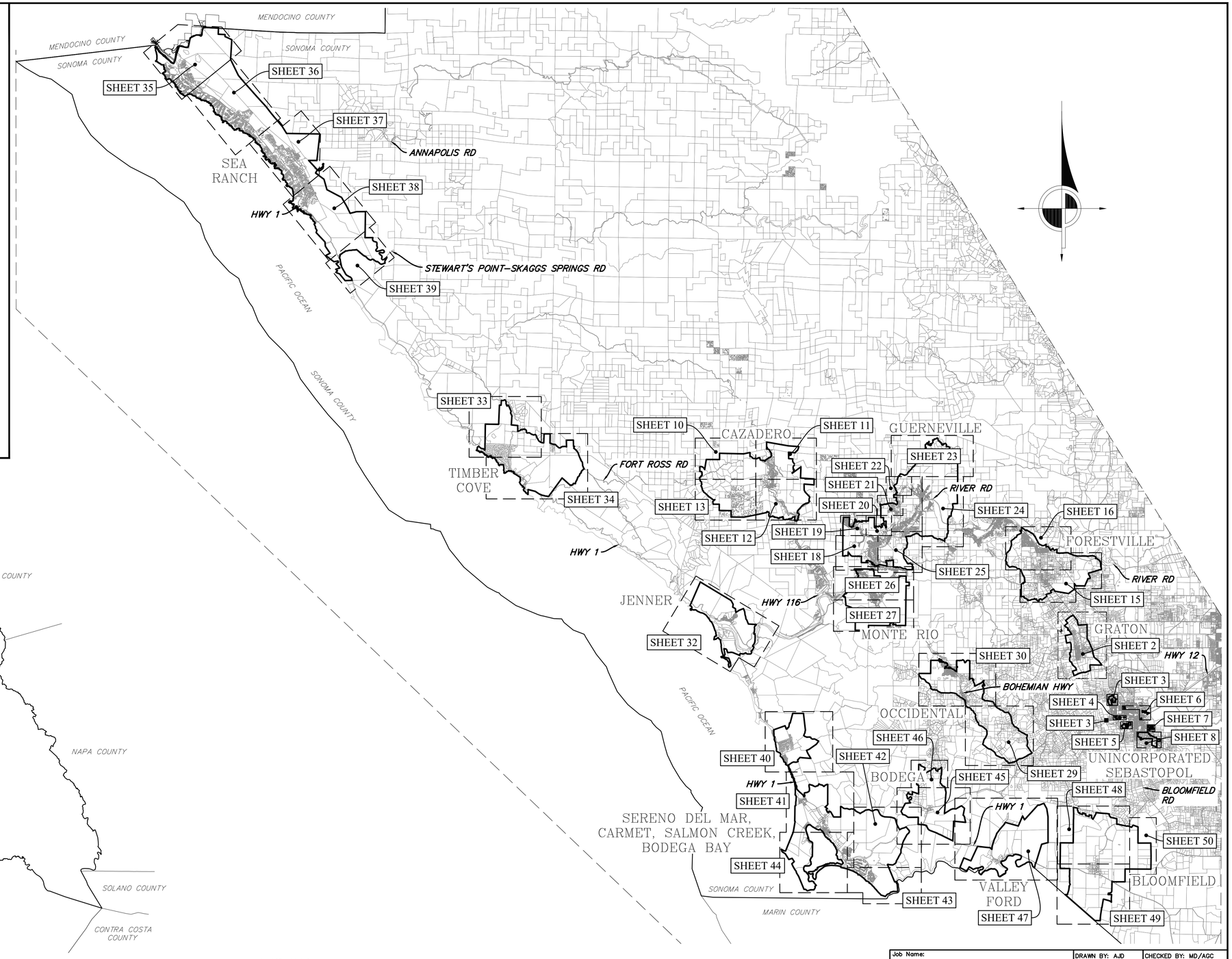
DRAFT

Appendix A:

ElFD Map







LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT

SURVEYOR'S STATEMENT

THIS MAP HAS BEEN COMPILED UNDER MY DIRECTION.

Preliminary
03/16/2026 10:08:49 AM

ANTHONY G. CINQUINI, P.L.S. 8614 DATE

PROFESSIONAL LAND SURVEYOR — ANTHONY G. CINQUINI — No. 8614 — STATE OF CALIFORNIA

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: NO SCALE	
	SHEET: 1 OF 50	JOB NUMBER: 11117-25
Description: SHEET INDEX MAP	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_01_INDEX.dwg
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GRATON



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N79°06'12"E	76.68'
L2	N1°08'51"W	454.68'
L3	S79°06'10"W	64.77'
L4	N3°55'24"W	422.89'
L5	N0°48'57"E	21.78'
L6	N68°51'04"E	136.28'
L7	N30°26'16"E	216.09'
L8	N0°36'12"E	328.98'
L9	N88°50'58"E	58.74'
L10	N1°16'27"W	694.88'
L11	N3°13'17"W	541.60'
L12	N24°23'51"W	365.23'
L13	S79°26'39"W	760.54'
L14	N9°41'18"W	1538.94'
L15	N80°06'31"E	98.91'
L16	N71°34'26"E	101.90'
L17	N80°06'29"E	241.63'
L18	N76°06'47"E	263.29'
L19	N79°11'22"E	617.00'
L20	N32°01'58"W	993.14'
L21	S52°22'07"W	16.54'
L22	N31°56'22"W	82.35'
L23	S61°52'09"W	191.90'
L24	N33°12'31"W	82.98'
L25	N53°58'55"E	113.61'
L26	N36°35'03"W	133.85'
L27	N49°30'38"E	105.24'
L28	N40°08'43"W	127.42'
L29	N44°16'09"W	38.79'
L30	N46°33'35"W	53.45'
L31	N49°12'43"W	53.45'
L32	N54°59'46"W	225.54'
L33	N62°45'37"W	87.16'
L34	N53°01'37"W	399.69'
L35	N49°35'10"E	869.79'
L36	N39°34'35"W	652.20'
L37	N49°32'45"E	1477.10'
L38	S43°32'37"E	115.45'
L39	N48°47'44"E	390.04'
L40	S39°00'29"E	1172.98'
L41	S52°58'59"W	9.78'
L42	S38°39'15"E	108.95'
L43	S25°54'18"E	234.32'
L44	S14°12'44"E	99.16'
L45	S18°46'23"E	68.00'
L46	S2°31'28"E	56.65'
L47	S7°24'56"E	55.12'
L48	S11°40'55"E	100.00'
L49	S77°28'21"W	14.00'
L50	S10°35'50"E	160.84'
L51	S10°43'36"E	278.31'
L52	S80°00'26"E	292.43'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L53	N88°55'43"E	100.53'
L54	N75°11'34"E	117.64'
L55	N84°56'50"E	444.98'
L56	N88°39'06"E	79.47'
L57	S81°41'42"E	147.15'
L58	N77°41'21"E	50.91'
L59	N82°13'08"E	203.89'
L60	N85°52'17"E	389.13'
L61	S39°42'20"E	31.15'
L62	S0°15'13"E	2715.46'
L63	S9°38'47"E	337.63'
L64	S51°02'21"E	187.09'
L65	S35°15'22"E	163.48'
L66	S29°13'54"E	96.06'
L67	S27°38'28"E	183.11'
L68	S21°17'42"E	490.69'
L69	S22°59'14"E	414.36'
L70	S20°20'54"E	99.26'
L71	S27°09'10"E	508.61'
L72	S11°47'35"E	638.97'
L73	S7°02'21"E	70.38'
L75	S13°56'21"E	72.30'
L76	S10°24'12"E	176.00'
L77	S13°38'30"E	290.36'
L78	S17°57'33"E	215.92'
L79	S28°08'43"E	124.39'
L80	S35°35'16"E	109.78'
L82	S53°44'13"E	515.16'
L84	S37°11'40"E	889.43'
L85	S0°41'23"W	48.53'
L86	N89°08'08"W	2385.29'
L87	S0°11'31"E	425.54'
L88	S7°46'52"E	698.63'
L89	S69°17'59"W	934.64'
L90	S71°24'21"W	86.64'
L92	S77°07'27"W	847.89'
L94	S61°07'27"W	373.38'
L95	S62°25'07"W	61.96'
L96	S20°06'11"E	9.99'
L97	S66°00'20"W	66.86'
L98	S21°57'59"E	6.42'
L99	S67°59'04"W	423.69'
L100	N20°08'09"W	971.83'
L101	N71°23'33"E	847.91'
L102	NW'LY	3150'+/-

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C74	1025.00'	6°54'00"	123.44'
C81	1245.00'	18°08'57"	394.37'
C83	1157.00'	16°32'33"	334.05'
C91	810.00'	32°07'13"	454.09'
C93	1040.00'	15°59'59"	290.42'

PARCEL TABLE	
PARCEL #	APN
1	061-040-038
2	084-130-003
3	130-060-005
4	130-060-043
5	130-060-056
6	130-060-057
7	130-060-058
8	130-060-077
9	130-060-078
10	130-070-003
11	130-070-004
12	130-070-011
13	130-070-016
14	130-070-017
15	130-070-018
16	130-070-019
17	130-070-021
18	130-080-025
19	130-080-026
20	130-080-049
21	130-080-050
22	130-080-059
23	130-080-065
24	130-080-066
25	130-080-075
26	130-080-078
27	130-080-079
28	130-080-080
29	130-090-020
30	130-090-021

PARCEL TABLE	
PARCEL #	APN
31	130-090-042
32	130-110-023
33	130-110-026
34	130-110-030
35	130-110-038
36	130-175-077
37	130-175-078
38	130-176-012
39	130-176-013
40	130-180-044
41	130-180-048
42	130-180-081
43	130-180-082
44	130-270-001
45	130-270-005
46	130-270-025
47	130-270-032
48	130-270-033
49	130-270-034
50	130-270-043
51	130-270-045
52	130-270-050
53	130-270-053
54	130-270-054
55	130-300-007
56	130-300-008
57	130-300-009
58	130-300-020
59	130-500-007
60	130-500-009

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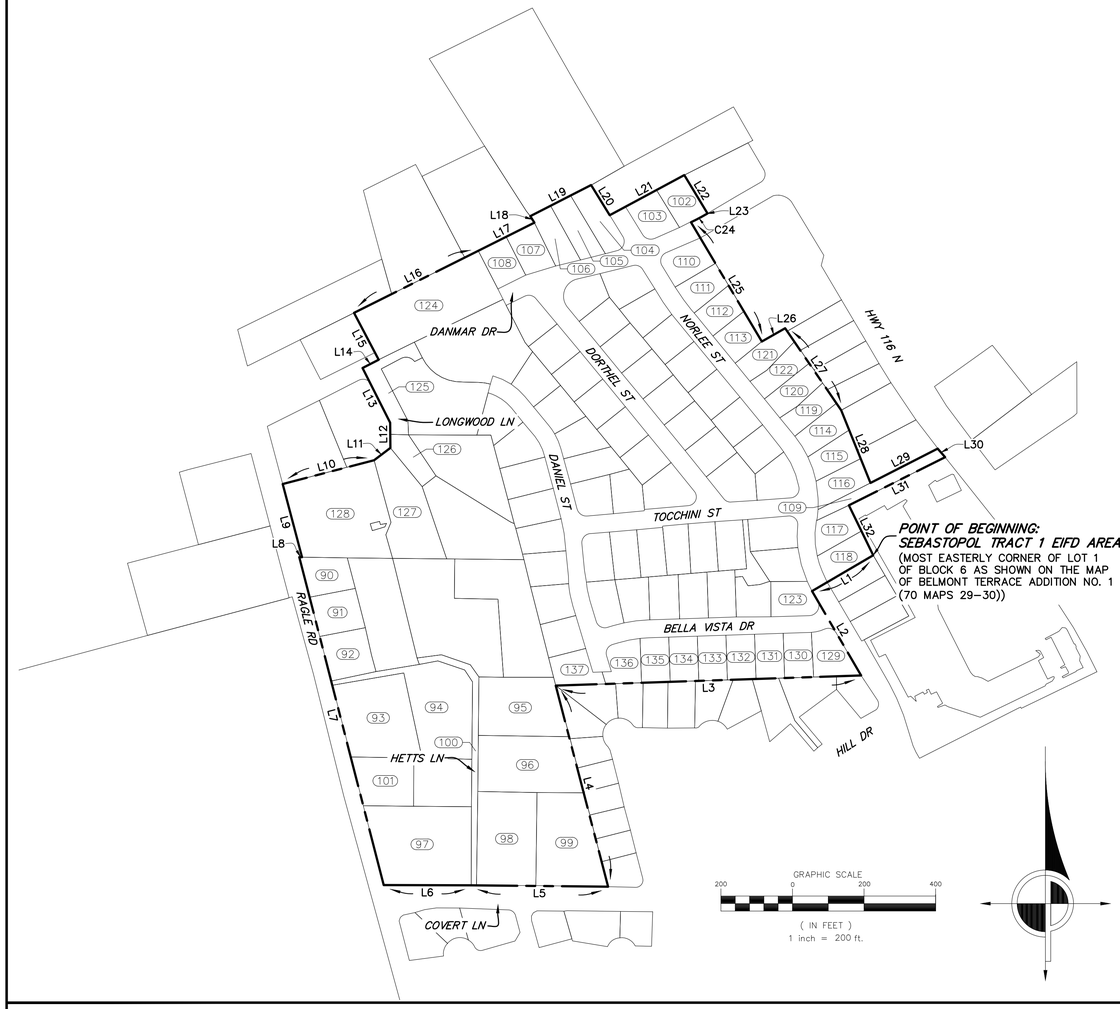
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- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

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	SCALE: 1" = 600'
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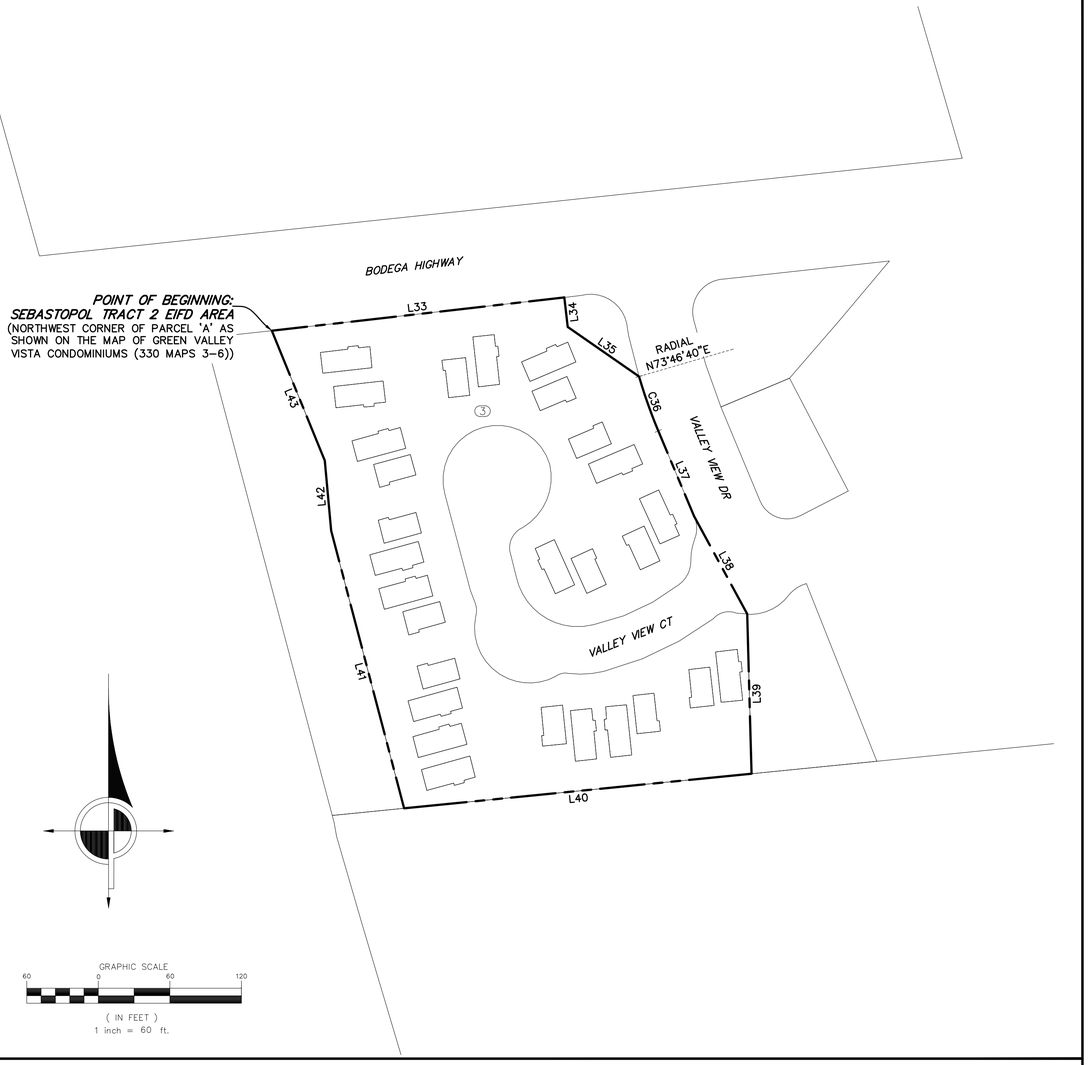
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UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL – TRACT 2



PARCEL TABLE	
PARCEL #	APN
1	004–063–029
2	004–540–COM
3	004–600–COM
4	004–610–COM
5	004–710–COM
6	004–720–COM
7	004–740–COM
8	004–760–COM
9	060–090–024
10	060–110–001
11	060–110–002
12	060–110–004
13	060–110–005
14	060–110–007
15	060–110–008
16	060–110–009

PARCEL TABLE	
PARCEL #	APN
17	060–110–010
18	060–110–016
19	060–110–018
20	060–110–019
21	060–110–020
22	060–110–027
23	060–110–029
24	060–110–034
25	060–110–035
26	060–110–038
27	060–110–040
28	060–110–044
29	060–120–015
30	060–130–018
31	060–130–019
32	060–130–029

PARCEL TABLE	
PARCEL #	APN
33	060–140–006
34	060–140–009
35	060–140–015
36	060–140–020
37	060–140–024
38	060–140–028
39	060–140–045
40	060–140–047
41	060–140–051
42	060–140–052
43	060–140–061
44	060–140–063
45	060–150–006
46	060–150–007
47	060–150–040
48	060–150–041

PARCEL TABLE	
PARCEL #	APN
49	060–150–053
50	060–150–054
51	060–150–089
52	060–150–090
53	060–150–091
54	060–160–001
55	060–160–008
56	060–160–010
57	060–160–011
58	060–160–023
59	060–160–024
60	060–160–033
61	060–160–034
62	060–160–037
63	060–160–038
64	060–170–005

PARCEL TABLE	
PARCEL #	APN
65	060–170–006
66	060–170–007
67	060–170–008
68	060–170–010
69	060–170–011
70	060–170–012
71	060–170–013
72	060–170–021
73	060–170–029
74	060–210–019
75	060–210–020
76	060–210–023
77	060–210–026
78	060–210–027
79	060–210–028
80	060–210–039

PARCEL TABLE	
PARCEL #	APN
81	060–222–003
82	060–222–004
83	060–222–005
84	060–222–006
85	060–222–007
86	060–222–009
87	060–222–011
88	060–222–014
89	060–222–015
90	060–262–011
91	060–262–012
92	060–262–013
93	060–262–017
94	060–262–018
95	060–262–019
96	060–262–020

PARCEL TABLE	
PARCEL #	APN
97	060–262–022
98	060–262–023
99	060–262–024
100	060–262–026
101	060–262–037
102	060–270–003
103	060–270–004
104	060–270–006
105	060–270–007
106	060–270–008
107	060–270–009
108	060–270–010
109	060–270–019
110	060–270–020
111	060–270–021
112	060–270–022

PARCEL TABLE	
PARCEL #	APN
113	060–270–023
114	060–270–028
115	060–270–029
116	060–270–030
117	060–270–031
118	060–270–032
119	060–270–062
120	060–270–063
121	060–270–064
122	060–270–065
123	060–270–081
124	060–340–021
125	060–340–027
126	060–340–042
127	060–340–043
128	060–340–044

PARCEL TABLE	
PARCEL #	APN
129	060–350–004
130	060–350–005
131	060–350–006
132	060–350–007
133	060–350–008
134	060–350–009
135	060–350–010
136	060–350–011
137	060–350–012
138	060–410–009
139	060–410–010
140	060–410–011
141	060–450–COM
142	063–011–017
143	063–011–020
144	063–011–021

PARCEL TABLE	
PARCEL #	APN
145	063–011–023
146	063–270–001
147	063–270–003
148	063–270–006
149	063–270–007
150	063–270–011
151	063–270–012
152	063–270–017
153	063–270–018
154	076–011–001
155	076–011–002
156	076–011–003

NOTE

SEE SHEET 9 FOR LINE AND CURVE TABLES.

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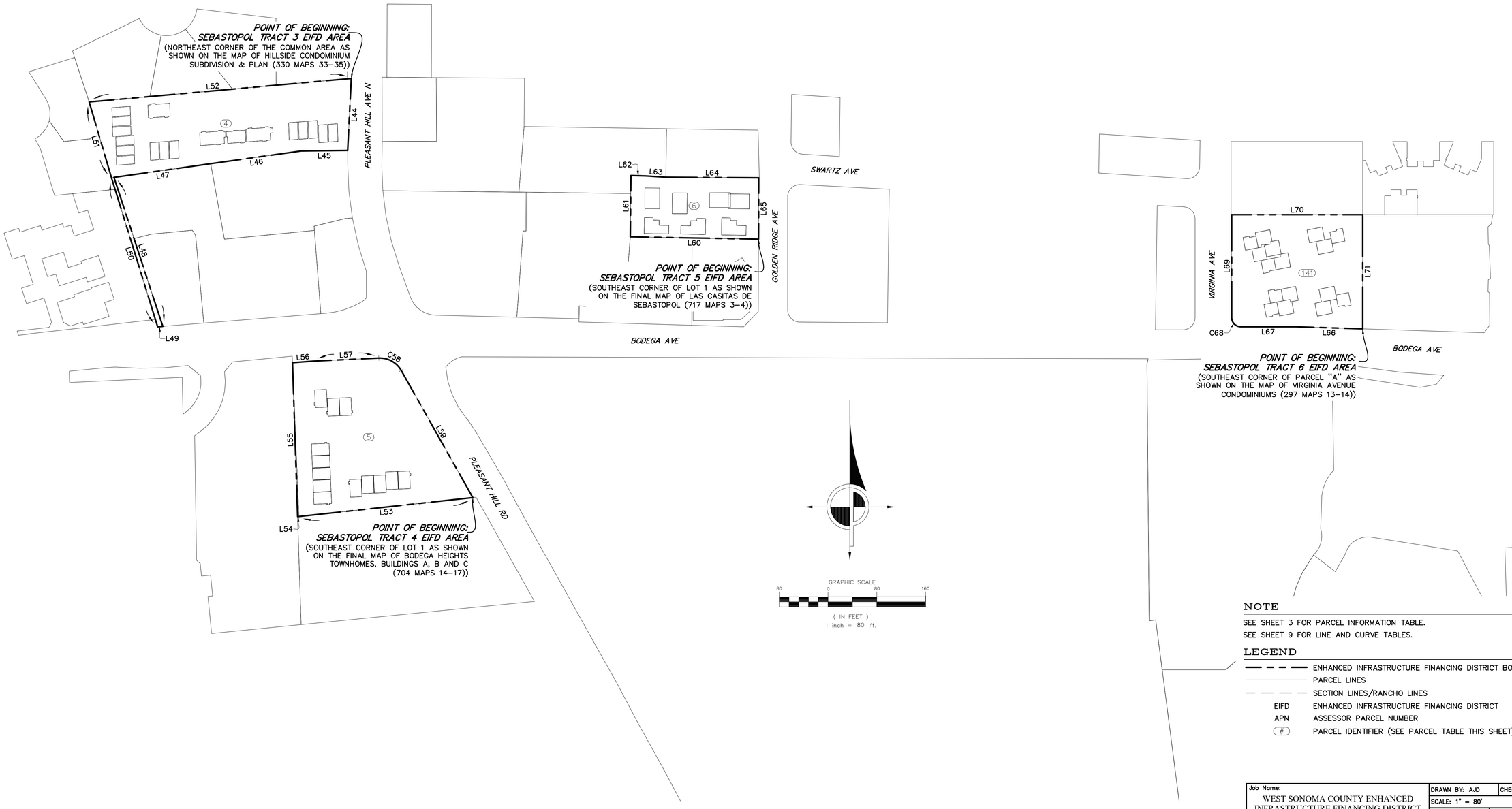
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- SECTION LINES/RANCHO LINES
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	SHEET: 3 OF 50	JOB NUMBER: 11117–25
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NOTE

SEE SHEET 3 FOR PARCEL INFORMATION TABLE.
SEE SHEET 9 FOR LINE AND CURVE TABLES.

LEGEND

— — — —	ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
———	PARCEL LINES
— — — —	SECTION LINES/RANCHO LINES
EIFD	ENHANCED INFRASTRUCTURE FINANCING DISTRICT
APN	ASSESSOR PARCEL NUMBER
(#)	PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 80'	
	SHEET: 4 OF 50	JOB NUMBER: 11117–25
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UNINCORPORATED SEBASTOPOL – TRACT 7



GRAPHIC SCALE

80 0 80 160

(IN FEET)
1 inch = 80 ft.

NOTE

SEE SHEET 3 FOR PARCEL INFORMATION TABLE.
SEE SHEET 9 FOR LINE AND CURVE TABLES.

LEGEND

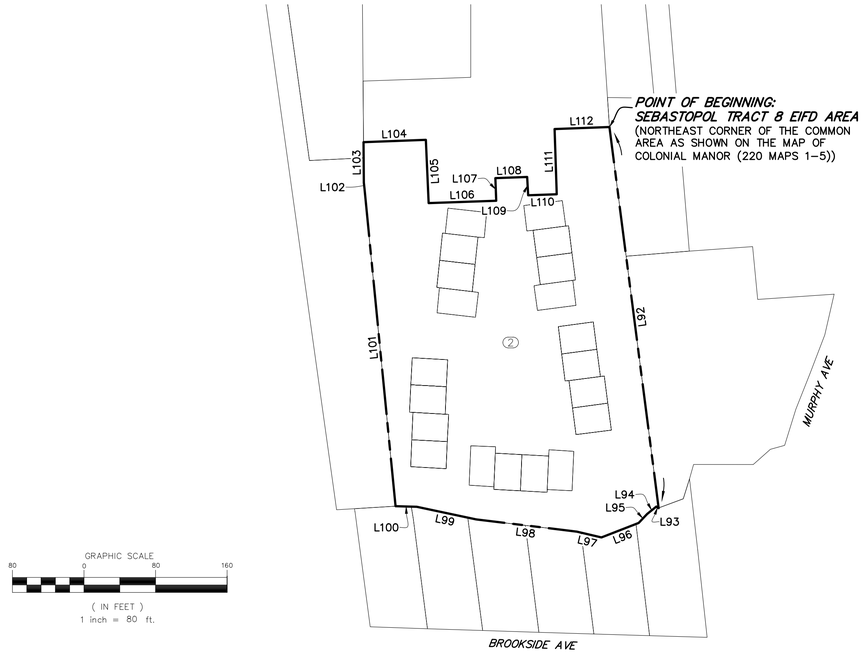
— — — —	ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
———	PARCEL LINES
— — — —	SECTION LINES/RANCHO LINES
EIFD	ENHANCED INFRASTRUCTURE FINANCING DISTRICT
APN	ASSESSOR PARCEL NUMBER
(#)	PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 80'	
	SHEET: 5 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - UNINCORPORATED SEBASTOPOL -	DWG. PATH:	Y:\11117\Cad\
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	DATE/TIME:	Mar 03, 2026 - 10:46am

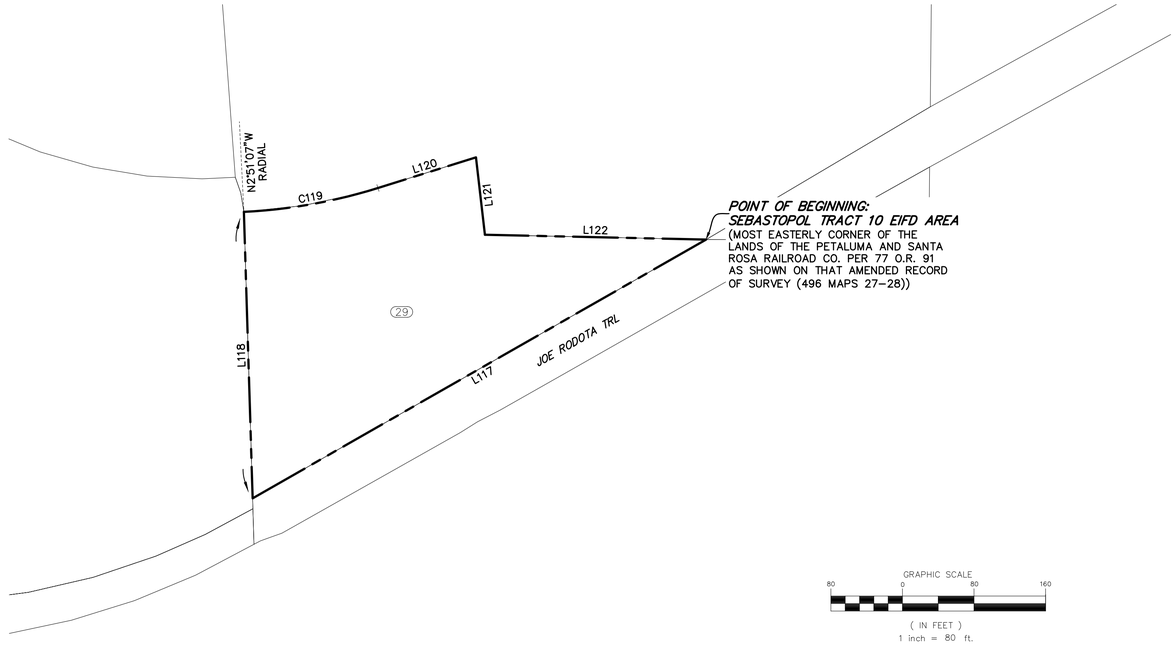
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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

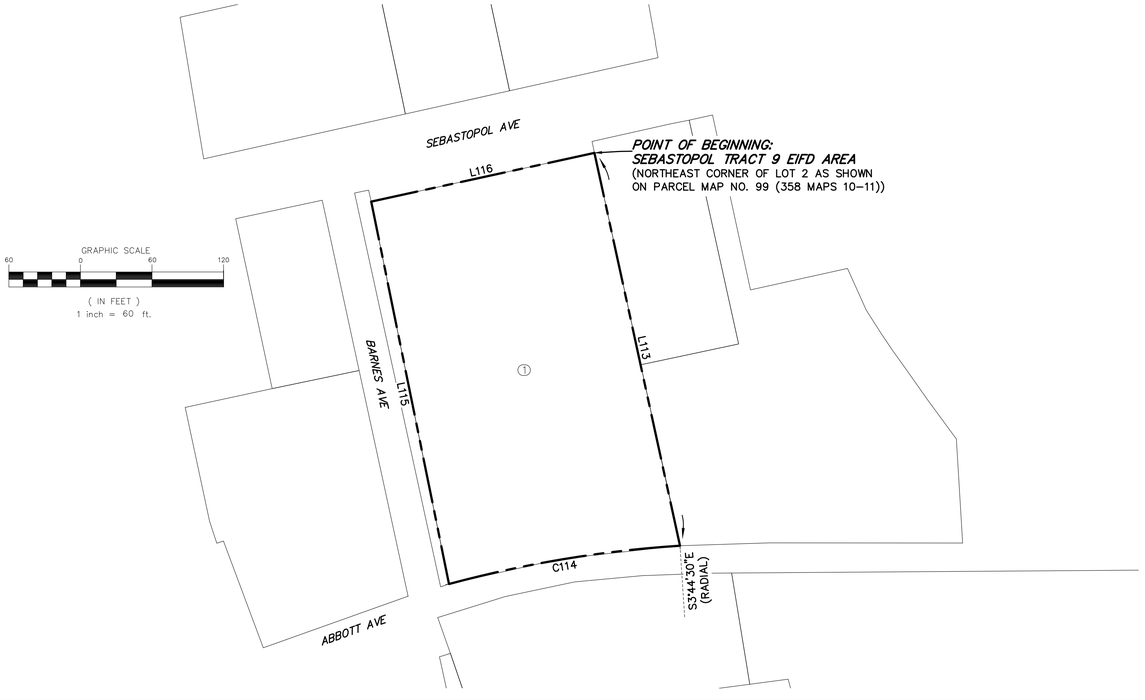
UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL – TRACT 8



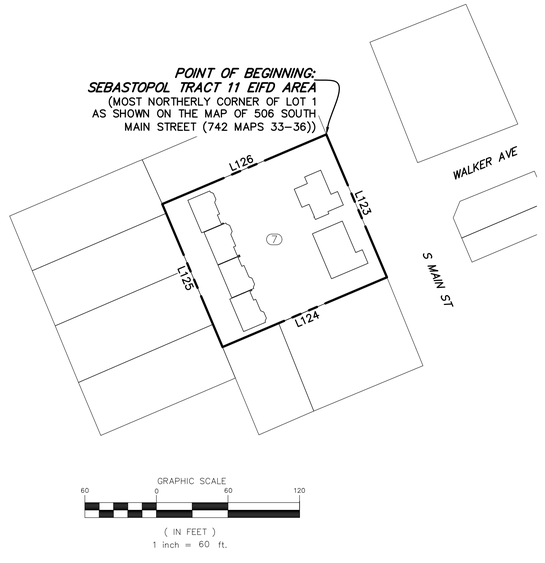
UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL – TRACT 10

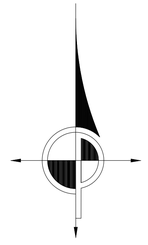


UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL – TRACT 9



UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL – TRACT 11





NOTE

SEE SHEET 3 FOR PARCEL INFORMATION TABLE.
SEE SHEET 9 FOR LINE AND CURVE TABLES.

LEGEND

— — —	ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
———	PARCEL LINES
— — —	SECTION LINES/RANCHO LINES
EIFD	ENHANCED INFRASTRUCTURE FINANCING DISTRICT
APN	ASSESSOR PARCEL NUMBER
(#)	PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: VARIES	
	SHEET: 6 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - UNINCORPORATED SEBASTOPOL -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_03_SEBASTOPOL.dwg
	DATE/TIME:	Mar. 03, 2026 – 10:46am

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UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL – TRACTS 12 & 13



NOTE

SEE SHEET 3 FOR PARCEL INFORMATION TABLE.
SEE SHEET 9 FOR LINE AND CURVE TABLES.

LEGEND

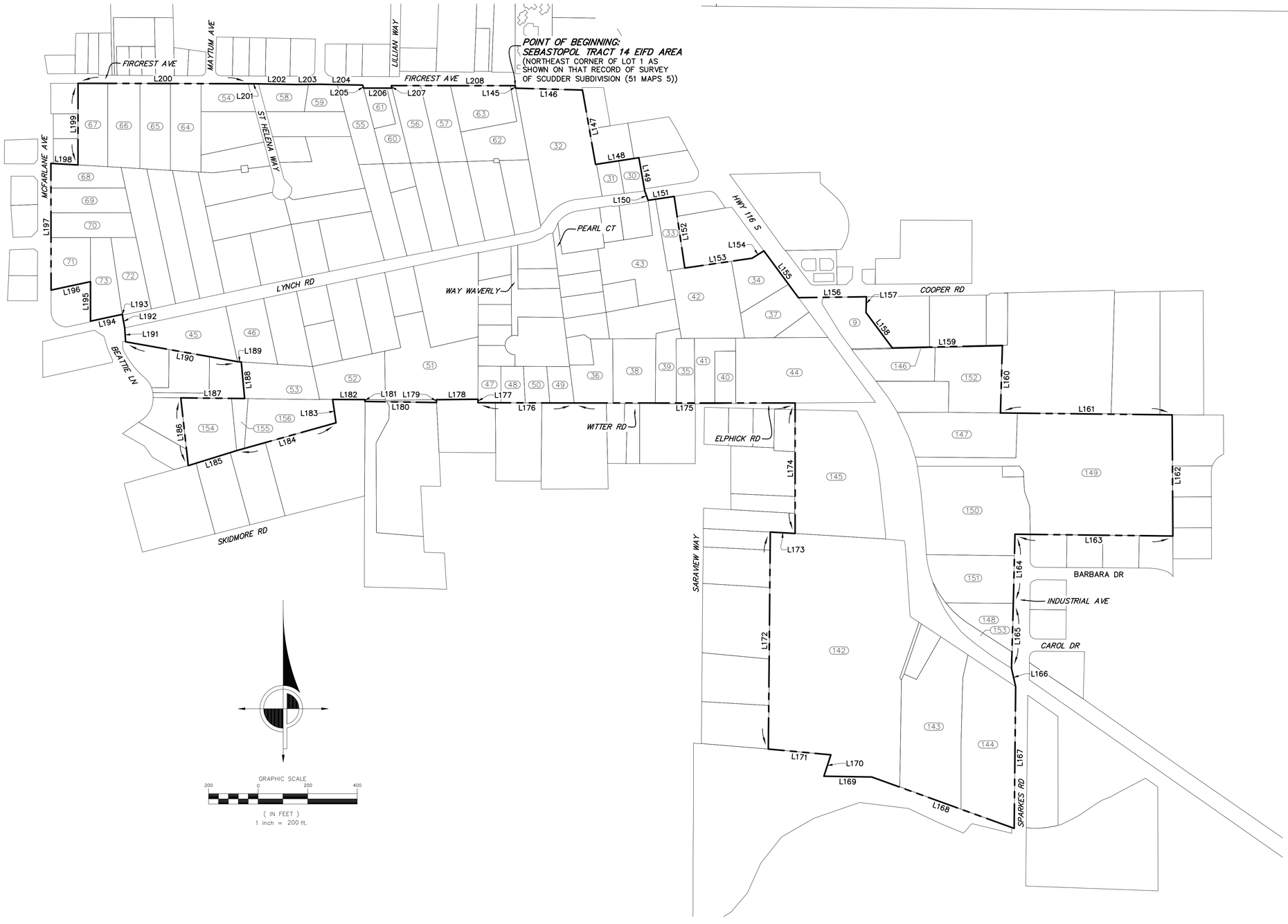
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC	
	SCALE: 1" = 60'		
	SHEET: 7 OF 50	JOB NUMBER: 11117-25	
Description: UNINCORPORATED POPULATION CENTER - UNINCORPORATED SEBASTOPOL -	DWG. PATH:	Y:\11117\Cad\	
	DWG. FILE:	11117EXHT_03_SEBASTOPOL.dwg	
	DATE/TIME:	Mar 03, 2026 - 10:46am	

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- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL – TRACT 14



GRAPHIC SCALE
200 0 200 400
(IN FEET)
1 inch = 200 ft.

NOTE

SEE SHEET 3 FOR PARCEL INFORMATION TABLE.
SEE SHEET 9 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 200'	
	SHEET: 8 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - UNINCORPORATED SEBASTOPOL -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_03_SEBASTOPOL.dwg
	DATE/TIME:	Mar 03, 2026 - 10:46am

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UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL – LINE TABLES

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N59°38'54"E	198.16'
L2	S30°10'39"E	272.91'
L3	S88°05'51"W	853.98'
L4	S14°36'10"E	580.85'
L5	N89°26'00"W	382.74'
L6	N89°50'01"W	244.53'
L7	N14°25'53"W	946.65'
L8	S89°01'53"E	7.69'
L9	S14°49'16"E	211.53'
L10	N75°25'28"E	264.11'
L11	S52°46'50"W	57.01'
L12	S0°33'24"E	70.52'
L13	S26°46'42"E	171.07'
L14	S62°50'41"W	50.80'
L15	S27°47'20"E	148.14'
L16	N63°27'57"E	388.24'
L17	S63°21'27"W	175.49'
L18	N32°29'42"W	21.62'
L19	N62°55'11"E	190.98'
L20	N31°40'14"W	99.09'
L21	N61°43'25"E	236.69'
L22	N31°11'01"W	125.29'
L23	S59°37'43"W	2.42'
L25	N30°41'01"W	387.79'
L26	S60°16'43"W	75.01'
L27	S34°21'40"E	277.68'
L28	S21°56'00"E	219.03'
L29	S62°55'27"W	210.92'
L30	S40°56'41"E	31.75'
L31	S63°25'38"W	300.72'
L32	N25°57'46"W	155.30'
L33	N83°30'29"E	246.85'
L34	N6°35'03"W	24.90'
L35	S55°12'03"E	72.83'
L37	S22°44'12"E	77.53'
L38	S28°31'26"E	93.29'
L39	S1°33'52"E	134.07'
L40	S84°19'01"W	292.75'
L41	N14°43'05"W	240.67'
L42	N5°14'09"W	59.06'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L43	N22°10'35"W	117.62'
L44	S2°52'06"W	118.31'
L45	S89°17'22"W	76.61'
L46	S82°00'13"W	149.59'
L47	S81°55'46"W	160.26'
L48	S18°07'25"E	257.42'
L49	S85°25'32"W	8.46'
L50	N17°11'36"W	256.19'
L51	N16°23'28"W	129.64'
L52	N84°52'00"E	431.74'
L53	S83°46'50"W	287.02'
L54	S86°01'44"W	2.16'
L55	N1°53'21"W	252.99'
L56	S85°46'30"W	35.43'
L57	N87°20'22"E	106.41'
L59	S29°21'50"E	239.60'
L60	N88°55'58"W	210.45'
L61	N0°35'43"E	100.59'
L62	S88°29'28"E	24.12'
L63	N86°18'49"W	33.20'
L64	S89°36'39"E	152.44'
L65	S0°11'05"W	100.70'
L66	N88°13'47"W	110.05'
L67	N90°00'00"W	90.00'
L69	N0°00'12"E	168.99'
L70	S90°00'00"E	215.00'
L71	S0°00'11"W	187.39'
L72	N52°22'35"E	516.35'
L73	N5°49'29"W	168.55'
L74	S89°26'00"E	249.82'
L75	S6°44'58"E	181.15'
L76	S87°33'19"E	16.17'
L77	N6°43'51"W	131.68'
L78	S90°00'00"E	226.09'
L80	S89°18'41"E	516.74'
L81	N0°10'09"E	5.36'
L82	N0°10'26"E	299.97'
L83	S89°49'28"E	399.93'
L84	S0°09'57"W	298.74'
L85	S0°00'10"E	301.61'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L86	N90°00'00"W	449.44'
L87	S10°14'56"W	496.64'
L88	S83°26'26"W	302.22'
L89	S83°18'35"W	773.02'
L90	N25°29'58"W	363.50'
L91	N29°14'58"W	158.46'
L92	S7°21'29"E	429.84'
L93	N53°33'24"W	3.21'
L94	S51°05'27"W	13.26'
L95	S43°28'15"W	13.78'
L96	N68°41'09"E	44.64'
L97	S76°43'29"E	28.31'
L98	N83°03'54"W	113.21'
L99	S78°01'03"E	68.02'
L100	N88°25'58"W	23.76'
L101	N5°34'51"W	356.94'
L102	N6°24'51"W	6.67'
L103	S0°24'51"E	45.14'
L104	N87°49'18"E	69.72'
L105	N2°34'10"W	70.82'
L106	S88°00'35"W	75.58'
L107	N2°11'07"W	25.30'
L108	N87°55'16"E	35.55'
L109	S3°07'49"E	20.51'
L110	S87°59'06"W	31.99'
L111	S1°55'54"E	72.98'
L112	S87°51'09"W	61.38'
L113	S12°17'22"E	337.14'
L115	N11°29'42"W	327.28'
L116	N77°41'36"E	191.54'
L117	S60°17'13"W	583.68'
L118	N1°44'55"W	320.43'
L120	N72°38'50"E	114.83'
L121	S6°34'10"E	87.12'
L122	S88°45'10"E	247.32'
L123	S23°00'10"E	130.10'
L124	S67°00'00"W	149.78'
L125	N22°51'07"W	130.10'
L126	N67°00'01"E	149.44'
L127	S0°47'34"E	330.33'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L128	N0°47'30"W	40.54'
L129	N0°47'34"W	79.49'
L130	S89°42'37"E	94.89'
L131	S0°01'56"E	284.72'
L132	N89°23'32"W	673.56'
L133	N89°55'25"W	239.82'
L134	N1°07'23"W	390.05'
L135	N89°49'46"W	254.63'
L136	N4°21'24"W	343.84'
L137	S89°42'43"E	1100.46'
L138	N31°31'10"W	305.10'
L139	N89°55'50"E	150.38'
L140	S30°42'35"E	197.68'
L142	S0°02'18"E	36.40'
L144	S58°43'37"W	79.16'
L145	S10°17'38"E	10.22'
L146	S88°23'24"E	269.73'
L147	S9°58'00"E	304.88'
L148	S81°14'02"W	177.00'
L149	N10°04'59"W	136.06'
L150	S19°30'19"E	40.30'
L151	S81°33'37"W	106.29'
L152	S8°25'39"E	292.44'
L153	N81°41'25"E	274.59'
L154	N58°11'14"E	56.09'
L155	S36°21'16"E	234.50'
L156	N89°16'18"E	274.83'
L157	S1°38'26"W	63.75'
L158	S36°39'00"E	178.12'
L159	N88°41'46"E	444.34'
L160	S1°39'20"W	272.74'
L161	S89°21'28"E	693.12'
L162	S0°20'08"E	489.31'
L163	N89°20'41"W	637.37'
L164	S1°21'45"W	279.46'
L165	S1°37'01"W	262.42'
L166	S12°51'56"E	75.85'
L167	S0°36'41"W	572.50'
L168	N70°08'59"W	611.04'
L169	N89°05'22"W	193.16'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L170	N17°59'32"E	91.05'
L171	N84°45'24"W	253.49'
L172	N0°31'05"E	876.51'
L173	S86°44'57"E	100.34'
L174	N0°00'21"E	527.00'
L175	N89°59'53"W	891.54'
L176	N89°49'44"W	388.71'
L177	N0°07'18"E	14.05'
L178	S89°20'53"W	167.85'
L179	S2°54'15"E	11.34'
L180	N89°08'32"W	288.88'
L181	N1°23'38"W	7.61'
L182	N89°49'18"W	130.14'
L183	S8°10'01"E	95.21'
L184	S74°20'24"W	416.56'
L185	S72°45'26"W	204.35'
L186	N6°18'42"W	275.30'
L187	S89°24'23"E	257.71'
L188	S5°14'40"E	148.51'
L189	N86°16'02"W	14.82'
L190	N79°55'19"W	458.97'
L191	N3°53'10"W	56.21'
L192	N10°23'38"W	52.55'
L193	N8°30'21"W	3.01'
L194	N77°54'53"E	130.92'
L195	S0°05'04"E	159.41'
L196	N77°54'57"E	162.48'
L197	N0°05'00"W	511.91'
L198	N86°39'16"W	109.59'
L199	N0°01'00"E	329.71'
L200	S89°51'19"E	686.61'
L201	S89°33'56"E	41.55'
L202	S88°54'22"E	148.60'
L203	S89°22'38"W	99.79'
L204	S88°54'22"E	172.72'
L205	S14°29'29"E	12.61'
L206	N89°58'21"W	114.62'
L207	N13°53'41"W	10.37'
L208	S89°58'23"E	500.06'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C24	609.40'	4°41'21"	49.88'
C36	426.00'	6°30'51"	48.43'
C58	40.00'	63°17'48"	44.19'
C68	15.00'	90°00'12"	23.56'
C79	38.78'	58°59'35"	39.93'
C114	992.52'	11°21'06"	196.64'
C119	603.14'	14°30'03"	152.65'
C141	4.00'	30°40'18"	2.14'
C143	100.00'	15°31'03"	27.08'

LEGEND

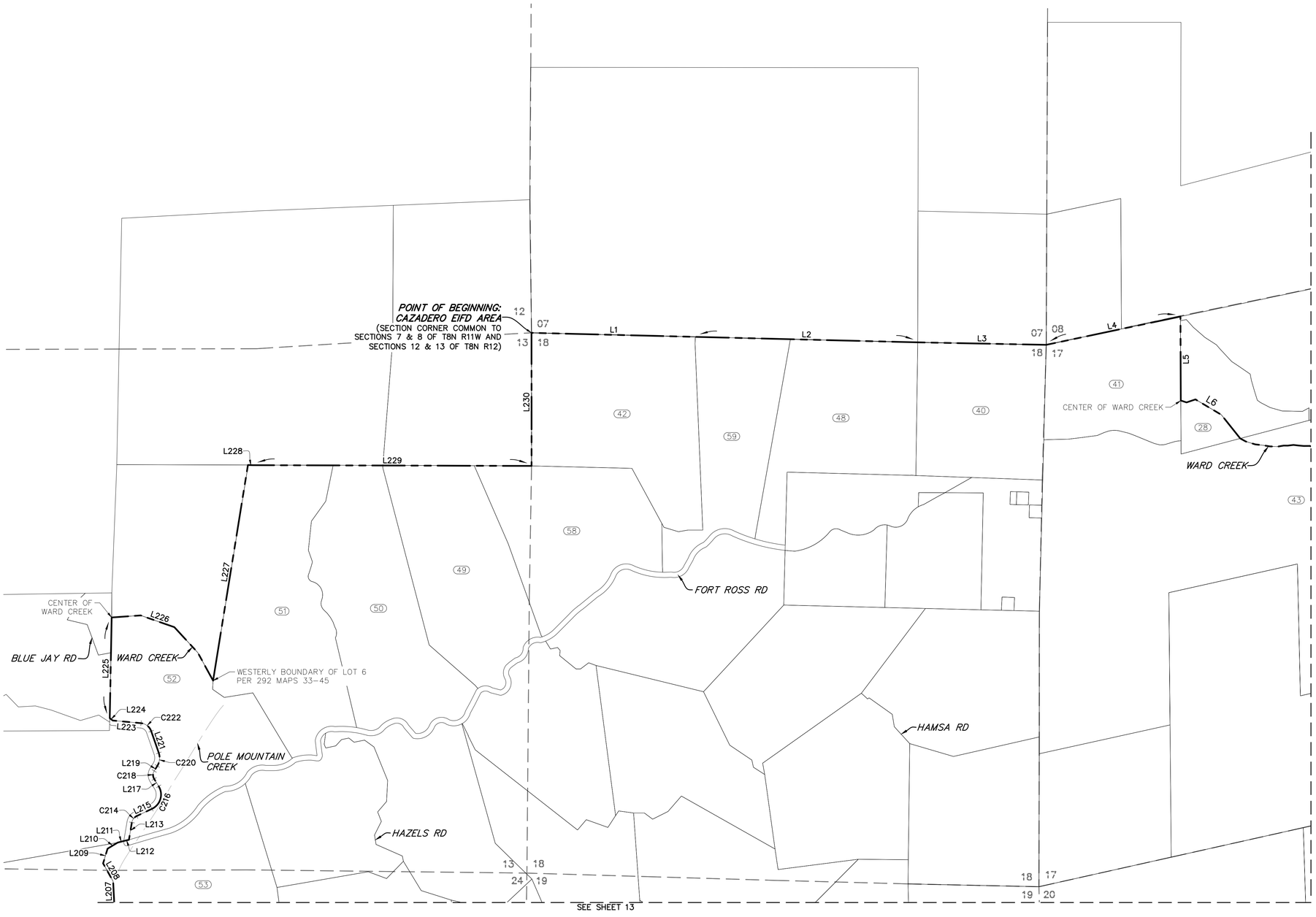
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: N/A	
	SHEET: 9 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - UNINCORPORATED SEBASTOPOL -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_03_SEBASTOPOL.dwg
	DATE/TIME:	Mar. 03, 2026 – 10:46am

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- BOUNDARY
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UNINCORPORATED POPULATION CENTER
CAZADERO



PARCEL TABLE	
PARCEL #	APN
1	105-130-008
2	105-130-009
3	105-130-010
4	105-130-011
5	105-150-002
6	105-160-002
7	105-160-003
8	105-160-004
9	105-160-005
10	105-160-006
11	105-160-007
12	105-160-019
13	105-260-003
14	105-260-007
15	105-260-008
16	106-110-011
17	106-190-006
18	106-200-002
19	106-200-003
20	106-210-001
21	106-230-001
22	106-230-011
23	106-230-016
24	106-230-017
25	106-230-019
26	106-240-003
27	106-240-008
28	106-260-001
29	106-260-010
30	106-260-012

PARCEL TABLE	
PARCEL #	APN
31	106-260-014
32	106-260-016
33	106-260-018
34	106-260-020
35	106-260-022
36	106-260-023
37	106-260-033
38	106-260-038
39	106-260-039
40	106-270-004
41	106-270-016
42	106-270-021
43	106-270-023
44	107-200-001
45	107-200-007
46	107-200-012
47	107-200-015
48	107-320-001
49	107-320-004
50	107-320-005
51	107-320-006
52	107-320-008
53	107-320-011
54	107-320-024
55	107-320-033
56	107-320-040
57	107-320-047
58	107-320-050
59	107-320-051

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

GRAPHIC SCALE
-500 0 500 1000
(IN FEET)
1 inch = 500 ft.

NOTE

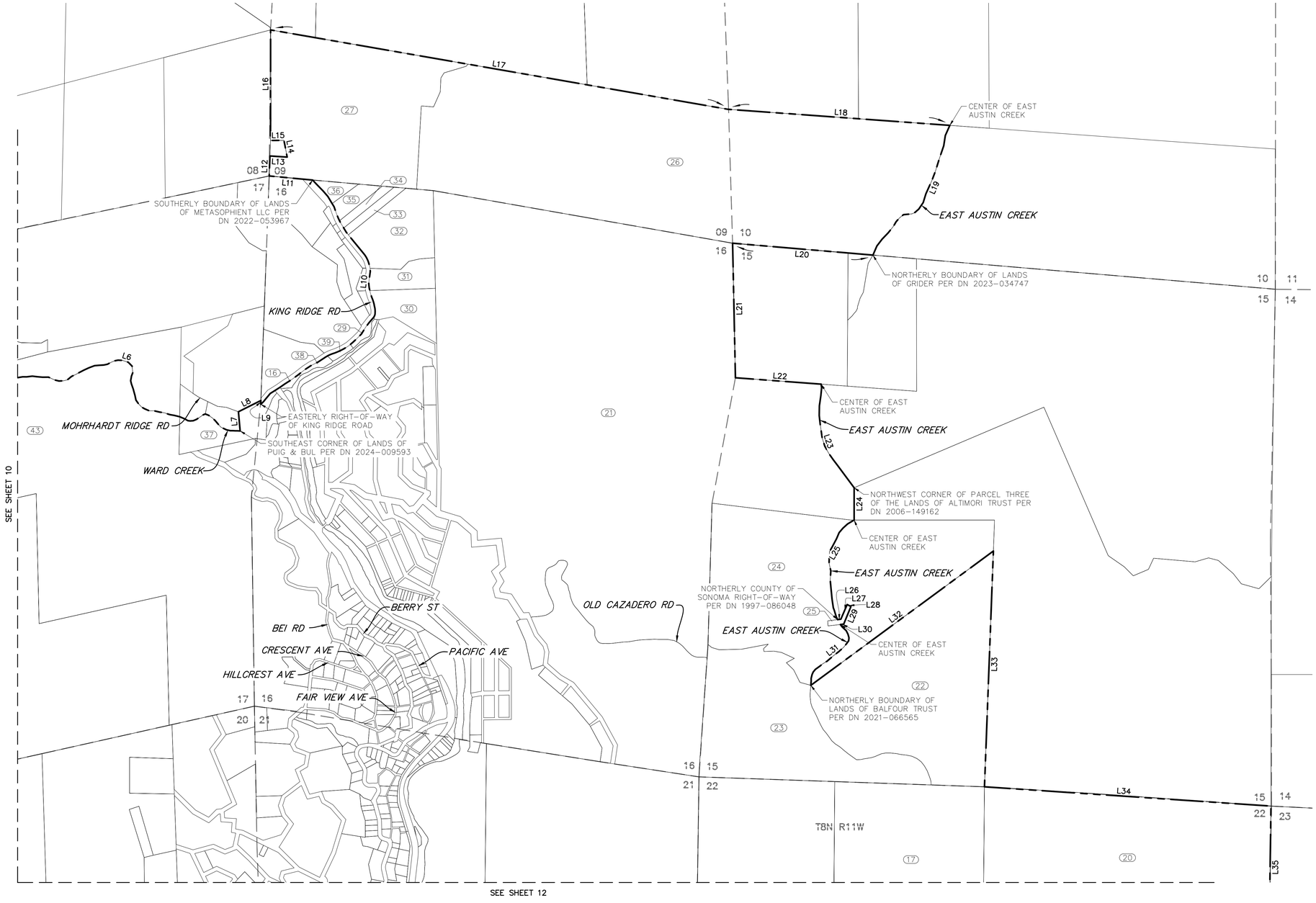
SEE SHEET 14 FOR LINE AND CURVE TABLES.

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: CBS	CHECKED BY: MD/AGC
	SCALE: 1" = 500'	
	SHEET: 10 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - CAZADERO -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_04_CAZADERO.dwg
	DATE/TIME:	Mar 03, 2026 - 10:46am

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UNINCORPORATED POPULATION CENTER
CAZADERO



PARCEL TABLE	
PARCEL #	APN
1	105-130-008
2	105-130-009
3	105-130-010
4	105-130-011
5	105-150-002
6	105-160-002
7	105-160-003
8	105-160-004
9	105-160-005
10	105-160-006
11	105-160-007
12	105-160-019
13	105-260-003
14	105-260-007
15	105-260-008
16	106-110-011
17	106-190-006
18	106-200-002
19	106-200-003
20	106-210-001
21	106-230-001
22	106-230-011
23	106-230-016
24	106-230-017
25	106-230-019
26	106-240-003
27	106-240-008
28	106-260-001
29	106-260-010
30	106-260-012

PARCEL TABLE	
PARCEL #	APN
31	106-260-014
32	106-260-016
33	106-260-018
34	106-260-020
35	106-260-022
36	106-260-023
37	106-260-033
38	106-260-038
39	106-260-039
40	106-270-004
41	106-270-016
42	106-270-021
43	106-270-023
44	107-200-001
45	107-200-007
46	107-200-012
47	107-200-015
48	107-320-001
49	107-320-004
50	107-320-005
51	107-320-006
52	107-320-008
53	107-320-011
54	107-320-024
55	107-320-033
56	107-320-040
57	107-320-047
58	107-320-050
59	107-320-051

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

GRAPHIC SCALE
-500 0 500 1000
(IN FEET)
1 inch = 500 ft.

NOTE

SEE SHEET 14 FOR LINE AND CURVE TABLES.

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: CBS	CHECKED BY: MD/AGC
	SCALE: 1" = 500'	
	SHEET: 11 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - CAZADERO -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXH1_04_CAZADERO.dwg
	DATE/TIME:	Mar. 03, 2026 - 10:46am

CINQUINI & PASSARINO, INC.
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BOUNDARY
TOPOGRAPHIC
CONSTRUCTION
SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
CAZADERO



PARCEL TABLE	
PARCEL #	APN
1	105-130-008
2	105-130-009
3	105-130-010
4	105-130-011
5	105-150-002
6	105-160-002
7	105-160-003
8	105-160-004
9	105-160-005
10	105-160-006
11	105-160-007
12	105-160-019
13	105-260-003
14	105-260-007
15	105-260-008
16	106-110-011
17	106-190-006
18	106-200-002
19	106-200-003
20	106-210-001
21	106-230-001
22	106-230-011
23	106-230-016
24	106-230-017
25	106-230-019
26	106-240-003
27	106-240-008
28	106-260-001
29	106-260-010
30	106-260-012

PARCEL TABLE	
PARCEL #	APN
31	106-260-014
32	106-260-016
33	106-260-018
34	106-260-020
35	106-260-022
36	106-260-023
37	106-260-033
38	106-260-038
39	106-260-039
40	106-270-004
41	106-270-016
42	106-270-021
43	106-270-023
44	107-200-001
45	107-200-007
46	107-200-012
47	107-200-015
48	107-320-001
49	107-320-004
50	107-320-005
51	107-320-006
52	107-320-008
53	107-320-011
54	107-320-024
55	107-320-033
56	107-320-040
57	107-320-047
58	107-320-050
59	107-320-051

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

GRAPHIC SCALE
-500 0 500 1000
(IN FEET)
1 inch = 500 ft.

NOTE

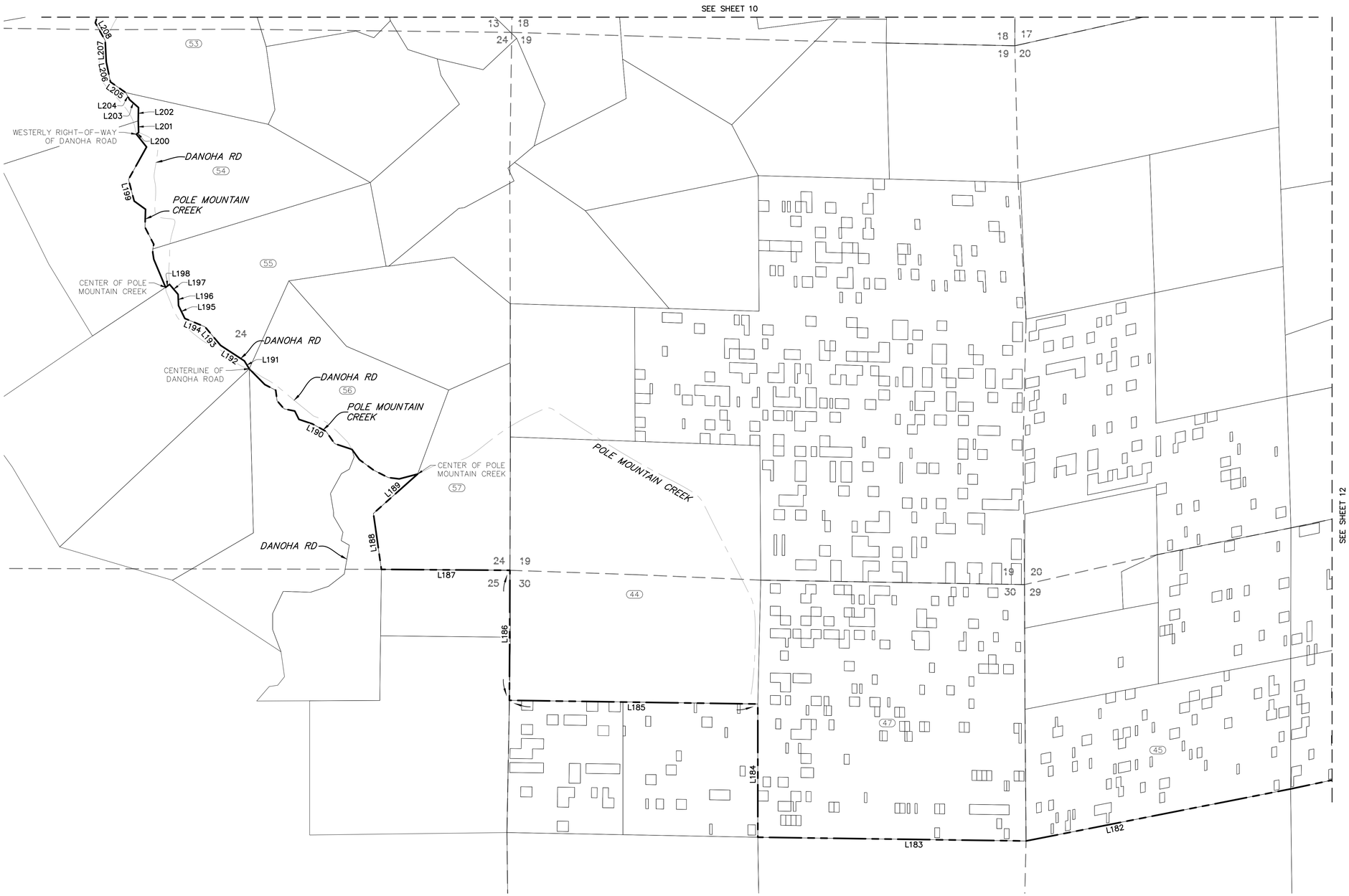
SEE SHEET 14 FOR LINE AND CURVE TABLES.

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: CBS	CHECKED BY: MD/AGC
	SCALE: 1" = 500'	
	SHEET: 12 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - CAZADERO -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_04_CAZADERO.dwg
	DATE/TIME:	Mar 03, 2026 - 10:46am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
CAZADERO



PARCEL TABLE	
PARCEL #	APN
1	105-130-008
2	105-130-009
3	105-130-010
4	105-130-011
5	105-150-002
6	105-160-002
7	105-160-003
8	105-160-004
9	105-160-005
10	105-160-006
11	105-160-007
12	105-160-019
13	105-260-003
14	105-260-007
15	105-260-008
16	106-110-011
17	106-190-006
18	106-200-002
19	106-200-003
20	106-210-001
21	106-230-001
22	106-230-011
23	106-230-016
24	106-230-017
25	106-230-019
26	106-240-003
27	106-240-008
28	106-260-001
29	106-260-010
30	106-260-012

PARCEL TABLE	
PARCEL #	APN
31	106-260-014
32	106-260-016
33	106-260-018
34	106-260-020
35	106-260-022
36	106-260-023
37	106-260-033
38	106-260-038
39	106-260-039
40	106-270-004
41	106-270-016
42	106-270-021
43	106-270-023
44	107-200-001
45	107-200-007
46	107-200-012
47	107-200-015
48	107-320-001
49	107-320-004
50	107-320-005
51	107-320-006
52	107-320-008
53	107-320-011
54	107-320-024
55	107-320-033
56	107-320-040
57	107-320-047
58	107-320-050
59	107-320-051

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

GRAPHIC SCALE
-500 0 500 1000
(IN FEET)
1 inch = 500 ft.

NOTE

SEE SHEET 14 FOR LINE AND CURVE TABLES.

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: CBS	CHECKED BY: MD/AGC
	SCALE: 1" = 500'	
	SHEET: 13 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - CAZADERO -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_04_CAZADERO.dwg
	DATE/TIME:	Mar 03, 2026 - 10:46am

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UNINCORPORATED POPULATION CENTER
CAZADERO

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°35'10"E	1568.00'
L2	S88°35'12"E	2128.38'
L3	S88°53'12"E	1229.65'
L4	N78°04'27"E	1312.44'
L5	S0°15'28"E	804.54'
L6	SE'LY	3770'±
L7	N5°08'53"W	186.84'
L8	N63°24'05"E	243.64'
L9	S2°07'49"W	35.65'
L10	N'LY	2925'±
L11	N84°36'26"W	423.22'
L12	N2°07'22"E	194.23'
L13	S86°19'23"E	167.70'
L14	N10°57'12"W	165.46'
L15	S89°28'45"W	130.34'
L16	N0°03'14"E	1072.93'
L17	S80°08'55"E	4501.08'
L18	S85°50'39"E	2159.74'
L19	SW'LY	1535'±
L20	N85°09'14"W	1366.61'
L21	S1°12'16"E	1306.32'
L22	S85°43'40"E	833.47'
L23	SE'LY	1105'±
L24	S0°00'00"E	313.33'
L25	S'LY	1070'±
L26	N82°39'24"E	32.51'
L27	N23°20'28"E	154.52'
L28	S61°36'48"E	40.87'
L29	S22°14'57"W	184.78'
L30	S83°37'00"W	32.34'
L31	SW'LY	780'±
L32	N53°39'14"E	2198.63'
L33	S2°09'55"W	2289.72'
L34	S86°08'49"E	2785.71'
L35	S0°48'34"W	1205.30'
L36	N85°36'47"W	2040.26'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	S0°54'14"E	1207.25'
L38	S24°35'04"E	434.70'
L39	S43°05'01"E	1316.56'
L40	S14°47'50"E	57.99'
L41	S'LY	870'±
L42	S80°15'02"E	112.17'
L43	S0°11'38"W	76.86'
L44	S41°27'29"W	183.65'
L45	S52°49'21"W	75.30'
L46	S31°11'50"W	87.30'
L47	S73°47'20"W	218.57'
L48	S82°17'41"W	85.14'
L49	S71°40'47"W	56.04'
L50	S0°00'00"E	50.61'
L51	S89°58'40"W	234.08'
L52	S51°06'01"W	177.83'
L53	S58°12'19"W	109.88'
L54	S65°09'20"W	219.91'
L55	S60°33'58"W	100.17'
L56	S50°51'42"W	194.73'
L57	S41°19'44"W	284.71'
L58	S42°23'08"W	1163.42'
L59	S12°47'56"W	381.71'
L60	S54°54'30"E	163.45'
L61	S54°47'51"E	155.10'
L62	S48°19'24"E	236.33'
L63	S22°25'21"W	384.84'
L64	S31°58'22"W	135.36'
L65	S3°21'03"W	84.52'
L66	S6°18'47"E	125.50'
L67	S25°54'45"W	132.31'
L68	S10°30'18"W	65.68'
L69	S5°55'27"W	123.58'
L70	S16°07'57"W	133.11'
L71	S35°07'59"W	85.97'
L72	S41°42'26"W	51.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L73	S51°33'58"W	286.47'
L74	N35°40'38"W	189.64'
L75	N67°11'58"W	140.76'
L76	S42°14'05"W	147.67'
L77	N7°26'54"E	829.95'
L79	S75°40'24"W	271.11'
L82	S15°15'03"W	83.56'
L84	S60°38'41"W	134.82'
L85	S60°38'33"W	90.38'
L87	N75°37'02"W	22.12'
L89	S83°58'27"W	216.11'
L91	S60°56'44"W	85.08'
L93	N88°17'11"W	20.64'
L95	S45°42'17"W	62.79'
L97	N83°04'00"W	252.57'
L99	S54°46'56"W	74.63'
L101	N89°32'02"W	150.16'
L103	N85°39'01"W	35.84'
L105	S89°36'55"W	107.30'
L107	N8°50'41"W	59.65'
L109	N56°30'21"W	87.29'
L111	N21°13'37"E	98.55'
L113	N0°22'03"W	100.11'
L115	N89°50'25"W	14.17'
L116	S85°50'26"W	100.10'
L117	N86°55'16"W	55.89'
L119	S30°30'17"W	61.11'
L120	S53°11'11"W	69.90'
L122	N61°09'58"W	31.10'
L123	N58°56'18"W	48.49'
L125	S64°52'24"W	99.95'
L127	S2°19'51"E	61.65'
L129	N72°19'11"W	41.04'
L131	S66°28'36"W	3.23'
L133	N65°07'04"W	79.71'
L135	N3°21'52"W	35.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L137	S50°58'53"W	61.55'
L139	N35°27'30"W	64.43'
L141	S78°01'20"W	59.10'
L142	S80°24'17"W	169.51'
L144	N0°40'35"E	60.69'
L146	S58°26'50"W	55.12'
L148	N63°53'11"W	90.07'
L150	N9°27'27"W	12.26'
L152	S53°33'20"W	66.24'
L154	N89°54'59"W	16.81'
L156	S65°27'02"W	150.41'
L158	N55°10'36"W	20.40'
L159	N48°00'51"W	59.24'
L161	N19°44'51"W	68.81'
L162	N17°47'46"W	69.19'
L164	N0°39'24"E	80.44'
L165	N5°35'04"W	76.35'
L167	N28°38'15"E	126.09'
L169	N23°33'43"W	110.81'
L170	N15°51'51"W	81.80'
L172	S84°48'22"W	100.21'
L177	S39°04'25"W	45.52'
L179	S69°33'27"W	28.75'
L180	S3°11'25"E	79.95'
L181	S77°58'01"W	2097.83'
L182	S78°52'02"W	2625.26'
L183	N89°12'22"W	2612.32'
L184	N0°00'00"E	1298.27'
L185	N89°09'32"W	2419.31'
L186	N0°14'45"E	1267.03'
L187	N89°35'45"W	1251.94'
L188	N8°08'47"W	550.37'
L189	N48°17'46"E	576.84'
L190	NW'LY	2100'±
L191	N31°25'51"W	89.95'
L192	N56°55'12"W	277.34'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L193	N39°52'23"W	236.12'
L194	N67°33'21"W	212.21'
L195	N26°10'45"W	140.16'
L196	N2°14'36"W	108.83'
L197	N40°17'41"W	128.57'
L198	S52°08'06"W	48.62'
L199	N'LY	1680'±
L200	N50°29'22"E	27.47'
L201	N1°45'30"W	112.93'
L202	N0°56'11"E	129.92'
L203	N48°28'30"W	115.55'
L204	N28°27'22"W	77.94'
L205	N55°00'22"W	182.17'
L206	N11°47'40"W	198.19'
L207	N2°55'10"W	209.21'
L208	N29°03'25"W	197.55'
L209	N16°51'32"E	147.04'
L210	N58°59'39"E	112.55'
L211	N75°05'08"E	60.67'
L212	N77°07'55"E	50.49'
L213	N9°41'04"E	168.64'
L215	N64°40'26"E	161.69'
L217	N31°37'30"W	82.40'
L219	N31°52'39"E	56.37'
L221	N19°09'35"W	220.26'
L223	N84°39'06"W	271.93'
L224	N51°11'21"W	36.41'
L225	N1°04'26"E	963.93'
L226	SE'LY	1255'±
L227	N9°10'55"E	2090.89'
L228	S88°10'45"E	49.43'
L229	S89°50'36"E	2664.23'
L230	N0°01'25"W	1274.22'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C78	150.00'	16°59'03"	44.46'
C80	240.00'	26°39'25"	111.66'
C81	75.00'	87°04'46"	113.99'
C83	150.00'	45°23'38"	118.84'
C86	100.00'	43°44'25"	76.34'
C88	175.00'	20°24'30"	62.33'
C90	175.00'	23°01'44"	70.34'
C92	100.00'	30°46'05"	53.70'
C94	65.00'	46°00'31"	52.20'
C96	50.00'	51°13'43"	44.71'
C98	55.00'	42°09'05"	40.46'
C100	50.00'	35°41'02"	31.14'
C102	800.00'	3°53'01"	54.22'
C104	675.00'	4°44'04"	55.78'
C106	25.00'	81°32'25"	35.58'
C108	55.00'	47°39'41"	45.75'
C110	70.00'	77°43'58"	94.97'
C112	165.00'	21°35'40"	62.19'
C114	65.00'	89°28'22"	101.50'
C118	75.00'	62°34'27"	81.91'
C121	97.00'	65°38'51"	111.14'
C124	87.00'	56°11'18"	85.32'
C126	61.00'	67°12'15"	71.55'
C128	55.00'	110°00'40"	105.60'
C130	112.00'	41°12'13"	80.54'
C132	60.00'	48°24'20"	50.69'
C134	61.00'	61°45'12"	65.75'
C136	39.00'	125°39'15"	85.53'
C138	49.00'	93°33'37"	80.01'
C140	113.00'	66°31'10"	131.19'
C143	57.00'	100°16'18"	99.75'
C145	46.00'	122°13'45"	98.13'
C147	67.00'	57°39'59"	67.43'
C149	77.00'	54°25'44"	73.15'
C151	77.00'	116°59'14"	157.22'
C153	133.00'	36°31'42"	84.79'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C155	266.00'	24°38'00"	114.36'
C157	228.00'	59°22'23"	236.27'
C160	102.00'	28°16'00"	50.32'
C163	273.00'	18°27'11"	87.92'
C166	90.00'	34°13'19"	53.76'
C168	115.00'	52°11'58"	104.77'
C171	52.89'	79°19'47"	73.23'
C173	86.48'	44°43'19"	67.50'
C174	140.99'	31°58'00"	78.66'
C175	57.54'	44°05'39"	44.28'
C176	62.72'	100°11'51"	109.68'
C178	56.24'	60°00'00"	58.90'
C214	83.32'	54°59'22"	79.97'
C216	151.02'	96°17'56"	253.82'
C218	72.91'	63°30'09"	80.80'
C220	145.81'	51°02'14"	129.88'
C222	114.57'	65°29'31"	130.95'

Job Name:
WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

Description:
UNINCORPORATED POPULATION CENTER
- CAZADERO -

DRAWN BY: CBS | CHECKED BY: MD/AGC
SCALE: N/A
SHEET: 14 OF 50 | JOB NUMBER: 11117-25
DWG. PATH: Y:\11117\Cad\
DWG. FILE: 11117EXHT_04_CAZADERO.dwg
DATE/TIME: Mar 03, 2026 - 10:47am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
FORESTVILLE

PARCEL TABLE	
PARCEL #	APN
1	078-020-003
2	078-020-006
3	078-020-013
4	078-020-020
5	078-020-022
6	078-020-028
7	078-020-029
8	078-020-050
9	078-020-056
10	078-020-058
11	078-020-059
12	078-020-060
13	078-020-061
14	078-050-034
15	082-010-001
16	082-010-030
17	082-021-005
18	082-130-011
19	082-130-018

PARCEL TABLE	
PARCEL #	APN
20	082-130-019
21	082-130-020
22	082-130-022
23	082-130-023
24	082-130-025
25	082-130-026
26	082-130-027
27	082-130-029
28	082-142-002
29	082-142-003
30	083-020-013
31	083-020-066
32	083-020-067
33	083-020-070
34	083-020-074
35	083-020-080
36	083-020-088
37	083-020-089
38	083-020-092

PARCEL TABLE	
PARCEL #	APN
39	083-020-093
40	083-020-094
41	083-020-096
42	083-020-097
43	083-020-098
44	083-050-016
45	083-130-060
46	083-130-076
47	083-130-077
48	083-130-078
49	083-180-008
50	083-180-028
51	083-180-029
52	083-190-003
53	083-200-004
54	083-200-005
55	083-200-006
56	083-200-009
57	083-200-053

PARCEL TABLE	
PARCEL #	APN
58	084-010-004
59	084-020-006
60	084-020-017
61	084-020-025
62	084-031-001
63	084-031-003
64	084-031-004
65	084-031-041
66	084-031-044
67	084-031-057
68	084-031-072
69	084-040-011
70	084-040-012
71	084-200-024
72	084-200-042
73	084-200-044
74	084-200-055
75	084-200-056

GRAPHIC SCALE
-500 0 500 1000
(IN FEET)
1 inch = 500 ft.

SEE SHEET 16

RIVER RD
MALONE RD
TRENTON RD
WESTERLY RIGHT-OF-WAY OF LAGUNA ROAD
RADIAL S55°15'53"E
RADIAL N87°30'43"W
LAGUNA RD
NORTHERLY RIGHT-OF-WAY OF VINE HILL ROAD
RADIAL N19°21'37"W
VINE HILL RD
WESTERLY RIGHT-OF-WAY OF UPPER VINE HILL ROAD
RADIAL S55°15'53"E

SEE SHEET 16

DAVIS RD
MIRABEL RD
WINTER ORCHARD LN
HOLMES HILL RD
VAN KEPPEL RD
RUSSELL LN
LAVON CT
SPEER RANCH RD
JIM CT
1ST ST
NOLAN RD
NOLAN CT
NASH RD
GREEN LN
HUGHES RD
WAYNE CT
CENTER ST
2ND ST
MARTINELLI RD
NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 116 AT THE EASTERLY ROW OF MARTINELLI ROAD
HWY 116
FORESTVILLE LN
1ST ST
CONOR CT
RAILROAD AVE
FORESTVILLE ST
RANCHO MOLINO TRL
HIDDEN LAKE RD
PACKING HOUSE RD
PAJARO LN
RANCHO MOLINOS
380 MAPS 8-13
GALUSHA LN
HWY 116
KAY LN
ELLEN LN
GIOVANETTI RD
327 MAPS 46-49

POINT OF BEGINNING:
FORESTVILLE EIFD AREA
(SOUTHWEST CORNER OF LANDS OF WALTER AS SHOWN ON THAT RECORD OF SURVEY (380 MAPS 8-13))

NOTE

SEE SHEET 17 FOR LINE AND CURVE TABLES.

LEGEND

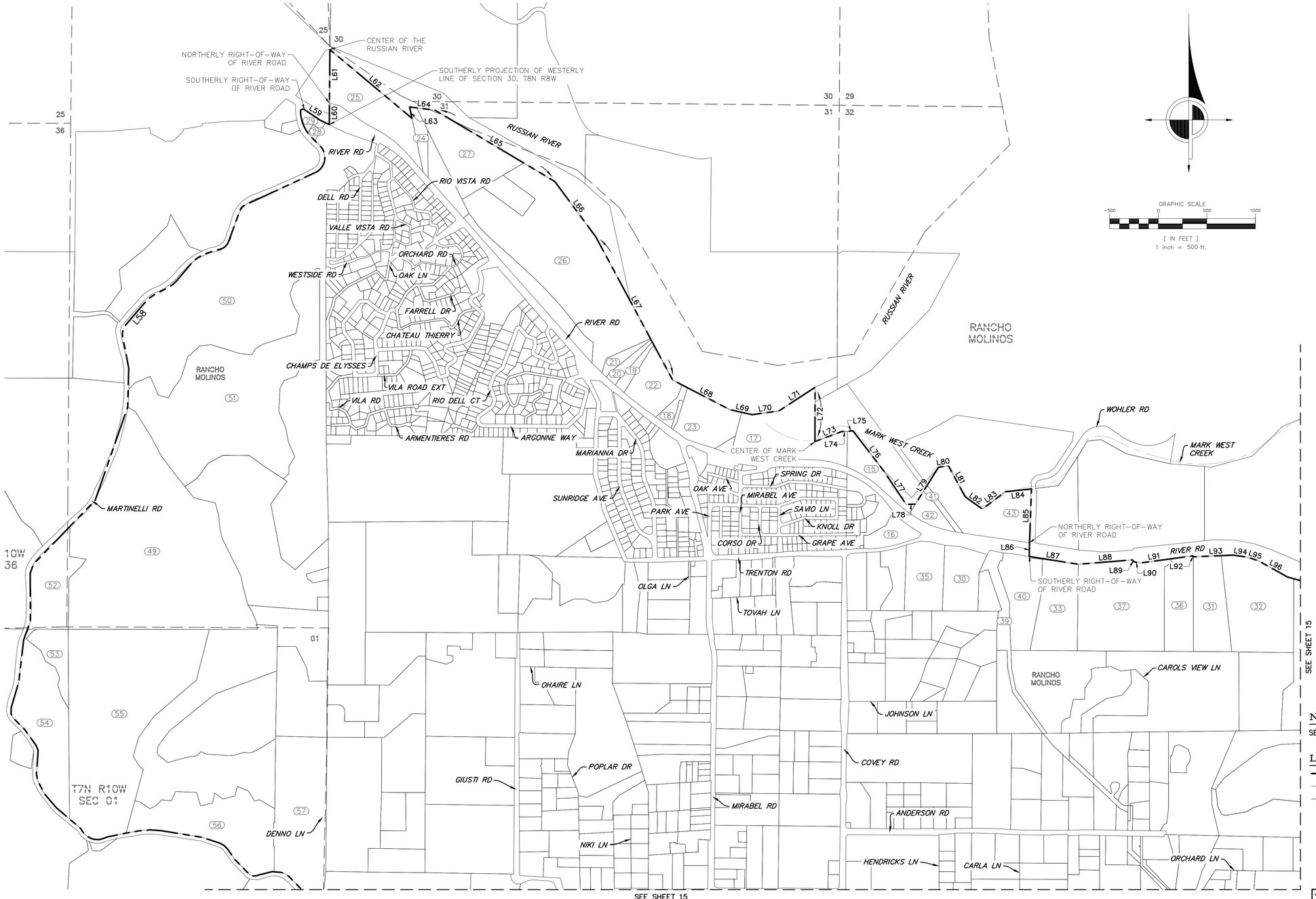
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 500'	
	SHEET: 15 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - FORESTVILLE -	DWG. PATH: Y:\11117\Cad\	
	DWG. FILE: 11117EXHT_05_FORESTVILLE.dwg	
	DATE/TIME: Mar. 03, 2026 - 10:47am	

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
FORESTVILLE



GRAPHIC SCALE
-500 0 500 1000
(IN FEET)
1 inch = 500 ft.

PARCEL TABLE	
PARCEL #	APN
1	078-020-003
2	078-020-006
3	078-020-013
4	078-020-020
5	078-020-022
6	078-020-028
7	078-020-029
8	078-020-050
9	078-020-056
10	078-020-058
11	078-020-059
12	078-020-060
13	078-020-061
14	078-050-034
15	082-010-001
16	082-010-030
17	082-021-005
18	082-130-011
19	082-130-018
20	082-130-019
21	082-130-020
22	082-130-022
23	082-130-023
24	082-130-025
25	082-130-026
26	082-130-027
27	082-130-029
28	082-142-002
29	082-142-003
30	083-020-013
31	083-020-066
32	083-020-067
33	083-020-070
34	083-020-074
35	083-020-080
36	083-020-088
37	083-020-089
38	083-020-092

PARCEL TABLE	
PARCEL #	APN
39	083-020-093
40	083-020-094
41	083-020-096
42	083-020-097
43	083-020-098
44	083-050-016
45	083-130-060
46	083-130-076
47	083-130-077
48	083-130-078
49	083-180-008
50	083-180-028
51	083-180-029
52	083-190-003
53	083-200-004
54	083-200-005
55	083-200-006
56	083-200-009
57	083-200-053
58	084-010-004
59	084-020-006
60	084-020-017
61	084-020-025
62	084-031-001
63	084-031-003
64	084-031-004
65	084-031-041
66	084-031-044
67	084-031-057
68	084-031-072
69	084-040-011
70	084-040-012
71	084-200-024
72	084-200-042
73	084-200-044
74	084-200-055
75	084-200-056

NOTE

SEE SHEET 17 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 500'	
	SHEET: 16 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - FORESTVILLE -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXH1_05_FORESTVILLE.dwg
	DATE/TIME:	Mar 03, 2026 - 10:47am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
FORESTVILLE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N34°12'13"W	578.02'
L2	S57°06'50"W	735.05'
L3	S33°11'11"E	394.51'
L4	S71°04'12"W	622.01'
L5	N38°02'48"W	11.39'
L6	S71°38'30"W	546.04'
L7	S25°47'31"E	398.80'
L8	S52°39'30"W	606.49'
L9	S53°46'09"W	616.66'
L10	S20°59'53"W	59.40'
L11	N44°33'37"W	321.58'
L12	S83°30'27"W	121.07'
L13	S66°02'54"W	295.76'
L14	S10°18'00"E	274.35'
L15	S81°04'48"W	287.39'
L16	N32°54'24"W	197.16'
L17	N71°57'32"W	155.23'
L18	N2°55'56"W	233.52'
L19	S56°40'33"W	165.11'
L20	N75°03'22"W	234.84'
L21	N0°08'36"E	103.94'
L22	S77°57'47"W	66.05'
L23	S37°07'42"W	119.73'
L24	S72°27'20"W	87.49'
L25	S84°03'33"W	398.64'
L26	S61°43'36"W	315.10'
L27	S89°27'33"W	184.86'
L28	S78°12'27"W	175.29'
L29	S87°43'44"W	87.06'
L30	S82°28'37"W	125.49'
L31	N32°29'52"W	12.87'
L32	N6°40'36"E	153.53'
L33	N12°00'12"W	82.27'
L34	N72°46'30"W	215.33'
L35	N65°09'38"W	94.67'
L36	N51°14'32"W	165.31'
L37	S84°36'49"W	81.12'
L38	N65°17'29"W	163.10'
L39	N54°55'59"W	117.67'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L40	N35°42'15"E	61.20'
L41	N13°37'52"E	83.70'
L42	N31°16'36"W	120.89'
L43	N84°40'37"W	145.04'
L44	S80°15'38"W	105.10'
L45	S82°43'37"W	141.08'
L46	S72°05'40"W	80.06'
L47	S84°01'22"W	73.80'
L48	N0°12'17"E	2540.64'
L49	N40°47'31"E	108.51'
L50	N53°48'04"E	406.58'
L51	S2°12'05"E	181.06'
L52	N34°17'10"E	229.80'
L53	N2°42'08"W	65.01'
L54	N74°15'51"E	78.08'
L55	N83°34'47"E	89.74'
L56	S86°41'23"E	48.23'
L57	N6°35'53"W	96.77'
L58	N'LY	2.8MI ±
L59	SE'LY	300' ±
L60	N0°25'39"E	220.14'
L61	N0°25'39"E	552.82'
L62	S50°02'59"E	1103.20'
L63	N11°44'20"W	119.66'
L64	S82°45'35"E	263.63'
L65	S59°12'45"E	1436.47'
L66	S36°30'32"E	710.75'
L67	S28°11'46"E	1674.59'
L68	S62°37'28"E	661.40'
L69	S77°15'46"E	237.09'
L70	N82°07'34"E	278.37'
L71	N56°45'52"E	445.43'
L72	S0°10'01"W	559.00'
L73	N69°35'29"E	296.30'
L74	N89°40'32"E	57.37'
L75	N82°33'58"E	56.27'
L76	S37°31'13"E	523.66'
L77	S33°44'19"E	413.08'
L78	N88°49'22"E	95.40'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L79	N32°02'04"E	448.96'
L80	N81°22'55"E	102.57'
L81	S28°29'02"E	363.64'
L82	S54°29'36"E	217.94'
L83	N52°49'57"E	295.09'
L84	N83°50'17"E	272.03'
L85	S2°06'32"W	554.36'
L86	S1°14'59"W	142.24'
L87	S80°59'21"E	512.47'
L88	N85°24'08"E	557.85'
L89	S39°52'24"E	27.10'
L90	S81°27'25"E	70.08'
L91	N82°14'34"E	539.36'
L92	S35°15'16"E	12.14'
L93	N87°30'34"E	411.00'
L94	S81°50'20"E	144.83'
L95	S72°08'30"E	120.98'
L96	S60°50'01"E	343.98'
L97	S74°19'42"E	388.99'
L98	S63°08'52"E	190.53'
L99	S41°53'51"E	66.71'
L100	S73°47'36"E	528.48'
L101	N44°59'15"E	15.82'
L102	S79°30'31"E	181.95'
L103	S83°08'11"E	214.26'
L104	S5°37'45"E	14.07'
L105	S86°28'47"E	108.30'
L106	S88°50'53"E	208.75'
L107	N89°19'04"E	918.42'
L108	S84°58'18"E	100.50'
L109	N89°19'04"E	450.00'
L110	S78°16'29"E	255.98'
L111	N89°19'04"E	165.29'
L112	N3°03'43"E	20.00'
L113	N88°47'59"E	128.50'
L114	N78°10'48"E	298.44'
L115	N89°19'04"E	100.00'
L116	N0°40'56"E	15.00'
L117	N87°42'27"E	249.74'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L119	S5°01'26"W	5.05'
L121	S50°13'35"E	177.15'
L122	S18°22'24"W	280.62'
L123	S86°45'00"E	279.91'
L124	S52°02'05"E	153.64'
L125	S54°48'57"E	412.18'
L126	S49°55'13"E	51.40'
L127	S39°47'22"E	103.21'
L128	S29°39'36"E	370.35'
L129	S1°47'49"E	438.16'
L130	S4°57'35"E	403.08'
L131	S13°35'41"E	130.30'
L132	S18°50'41"E	159.72'
L133	S9°50'41"E	180.18'
L134	S1°50'41"E	82.50'
L136	N89°15'00"W	188.10'
L137	N89°15'00"W	133.82'
L138	S0°00'00"E	19.29'
L139	S71°13'38"W	1154.78'
L141	S80°39'57"W	118.58'
L143	S70°38'25"W	293.94'
L145	S85°17'49"W	101.55'
L148	S25°14'24"E	518.86'
L149	S22°54'14"E	296.84'
L150	S18°30'00"W	132.00'
L151	S84°30'00"W	433.62'
L152	S21°50'27"W	307.56'
L153	S24°30'00"W	347.16'
L154	S23°20'47"W	203.90'
L155	S22°30'00"W	231.62'
L156	S22°47'37"W	530.56'
L157	N89°23'01"W	1821.13'
L158	N34°48'49"W	556.30'
L159	S1°52'13"E	1129.54'
L160	S53°59'59"W	1192.78'
L161	S50°00'02"W	328.03'
L162	N80°11'01"W	2726.41'
L163	S72°22'26"W	78.29'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C118	1460.00'	5°30'54"	140.53'
C120	1455.00'	23°32'06"	597.66'
C135	159.16'	68°39'51"	190.74'
C140	696.77'	9°26'21"	114.79'
C142	942.01'	10°01'32"	164.83'
C144	630.96'	14°39'26"	161.41'
C146	190.00'	34°37'51"	114.84'
C147	190.00'	77°25'18"	256.74'

Job Name:
WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

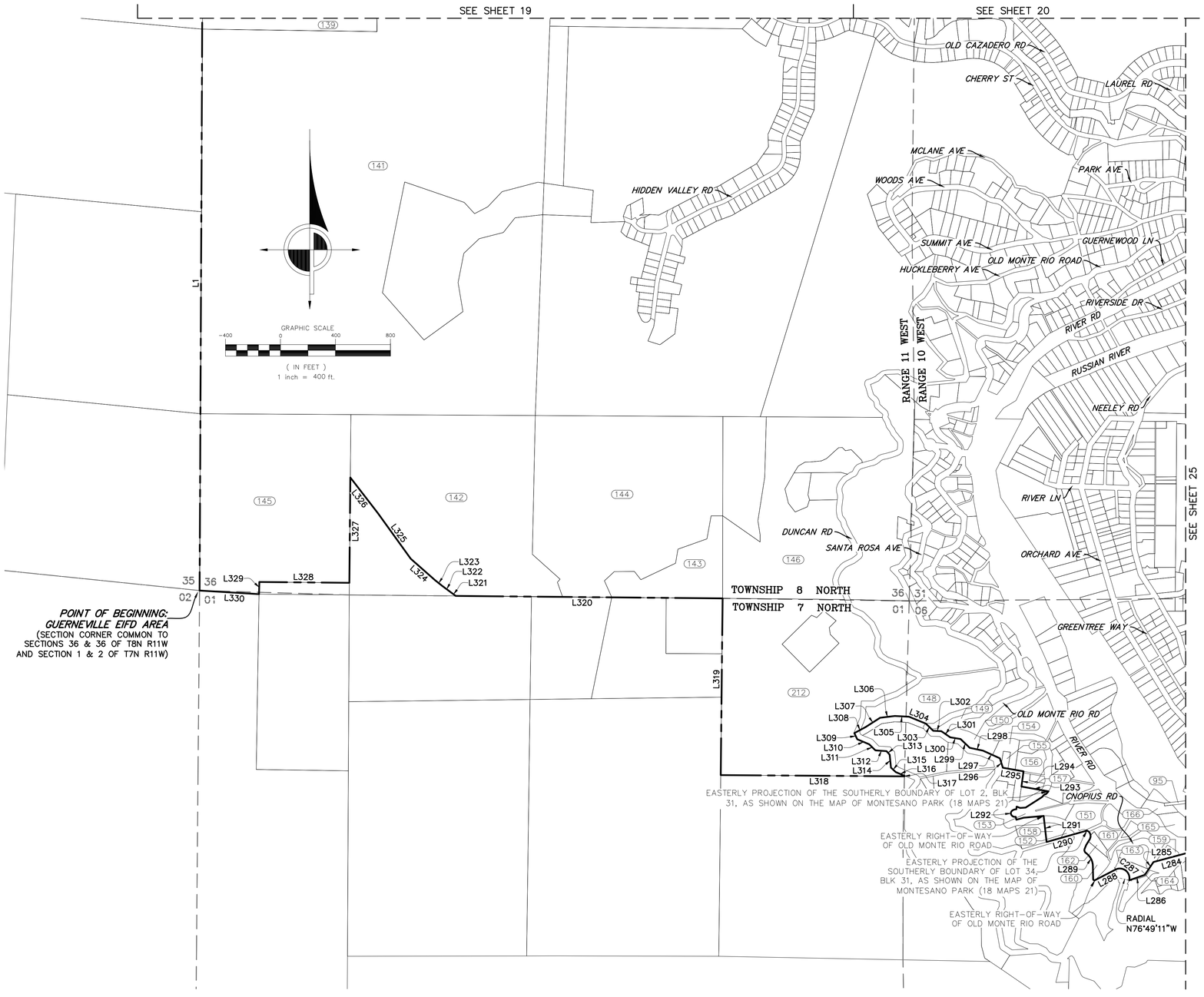
Description:
UNINCORPORATED POPULATION CENTER - FORESTVILLE -

DRAWN BY: AJD	CHECKED BY: MD/AGC
SCALE: N/A	
SHEET: 17 OF 50	JOB NUMBER: 11117-25
DWG. PATH:	Y:\11117\Cad\
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- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
GUERNEVILLE



PARCEL TABLE	
PARCEL #	APN
1	069-050-015
2	069-050-016
3	069-050-018
4	069-060-007
5	069-060-022
6	069-060-024
7	069-060-025
8	069-060-028
9	069-060-033
10	069-060-035
11	069-060-041
12	069-060-042
13	069-070-007
14	069-070-026
15	069-110-006
16	069-110-008
17	069-110-009
18	069-110-010
19	069-120-019
20	069-120-020
21	069-140-043
22	069-140-046
23	069-140-049
24	069-140-054
25	069-140-055
26	069-190-014
27	069-190-016
28	069-190-018
29	069-190-020
30	069-190-021
31	069-190-026
32	069-200-010
33	069-200-024
34	069-200-043
35	069-200-045
36	069-200-048
37	069-200-063
38	069-200-065
39	069-200-067
40	069-200-069
41	069-200-070
42	069-220-004
43	069-220-005
44	069-220-018
45	069-220-031
46	069-220-050
47	069-220-051
48	069-240-003
49	069-240-004
50	069-240-005
51	069-240-006
52	069-240-007
53	069-240-010

PARCEL TABLE	
PARCEL #	APN
54	069-240-011
55	069-240-013
56	069-240-014
57	069-240-023
58	069-240-026
59	069-240-044
60	069-240-047
61	069-240-048
62	069-240-049
63	069-240-052
64	069-250-001
65	069-250-002
66	069-250-018
67	069-260-007
68	069-320-006
69	070-010-042
70	070-330-002
71	070-330-006
72	070-340-003
73	070-350-004
74	070-350-005
75	070-360-019
76	070-360-029
77	070-360-031
78	071-150-002
79	071-150-003
80	071-150-004
81	071-150-005
82	071-150-006
83	071-150-007
84	071-150-010
85	071-150-017
86	071-150-021
87	071-160-041
88	071-160-059
89	071-210-019
90	071-210-032
91	071-210-034
92	071-210-039
93	071-210-046
94	071-250-030
95	071-250-031
96	071-250-032
97	071-260-011
98	071-260-013
99	071-260-016
100	071-260-017
101	071-260-018
102	071-260-019
103	071-260-020
104	071-260-039
105	071-260-042
106	071-260-051

PARCEL TABLE	
PARCEL #	APN
107	071-270-022
108	071-270-023
109	071-290-015
110	071-290-029
111	071-290-031
112	071-290-042
113	071-290-048
114	071-300-012
115	071-300-013
116	071-321-019
117	071-321-020
118	071-321-021
119	071-321-022
120	071-323-001
121	072-011-001
122	072-011-021
123	072-011-022
124	072-011-039
125	072-011-050
126	072-011-051
127	072-011-WCT
128	072-013-035
129	072-014-001
130	072-014-040
131	072-014-041
132	072-014-042
133	072-014-043
134	072-015-002
135	072-015-037
136	072-015-038
137	072-015-039
138	072-015-040
139	072-021-008
140	072-021-012
141	072-021-013
142	072-021-015
143	072-021-017
144	072-021-018
145	072-021-042
146	072-021-044
147	072-120-030
148	072-220-002
149	072-220-004
150	072-230-001
151	072-240-011
152	072-240-012
153	072-240-017
154	072-240-030
155	072-240-031
156	072-240-033
157	072-240-035
158	072-240-048
159	072-250-009

PARCEL TABLE	
PARCEL #	APN
160	072-250-015
161	072-250-016
162	072-250-017
163	072-250-021
164	072-250-022
165	072-250-024
166	072-250-026
167	072-270-035
168	072-310-022
169	072-310-025
170	072-310-026
171	072-310-033
172	072-310-042
173	072-310-043
174	072-330-006
175	072-330-007
176	072-330-008
177	072-330-009
178	072-330-010
179	072-330-018
180	072-330-026
181	072-330-028
182	072-330-047
183	072-330-053
184	072-330-054
185	072-340-019
186	072-340-021
187	072-340-033
188	072-340-045
189	072-350-025
190	072-350-026
191	072-350-030
192	072-350-031
193	072-350-034
194	072-350-035
195	072-350-048
196	072-350-060
197	072-360-005
198	072-360-006
199	072-360-019
200	085-010-009
201	085-010-015
202	085-010-024
203	085-010-025
204	085-010-027
205	085-010-029
206	085-060-002
207	085-060-004
208	085-060-005
209	085-060-015
210	085-070-001
211	085-070-002
212	097-100-008

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C287	70.00'	129°49'28"	158.61'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°15'50"E	6518.20'
L284	S74°59'51"W	444.86'
L285	S33°48'46"W	112.25'
L286	S70°35'42"W	120.97'
L288	S62°34'17"W	168.56'
L289	NW'LY	415'±

LINE TABLE		
LINE #	DIRECTION	LENGTH
L290	S74°08'51"W	305.74'
L291	N6°28'40"W	191.05'
L292	N'LY	620'±
L293	N79°57'26"W	199.37'
L294	N7°55'47"E	111.75'
L295	N80°04'32"W	152.52'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L296	N17°43'50"W	72.04'
L297	N65°37'06"W	134.99'
L298	N77°50'00"W	98.83'
L299	N46°08'37"W	92.46'
L300	N80°54'00"W	76.29'
L301	N55°13'32"W	78.33'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L302	N86°52'40"W	59.15'
L303	N45°34'30"W	73.79'
L304	N67°42'38"W	133.38'
L305	N86°58'07"W	103.53'
L306	S83°04'00"W	107.82'
L307	S57°13'33"W	126.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L308	S61°47'33"W	92.41'
L309	S25°39'19"E	49.78'
L310	S67°20'53"E	93.97'
L311	S45°20'10"E	63.34'
L312	S86°07'57"E	81.17'
L313	S41°03'55"E	34.88'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L314	S5°33'23"E	94.19'
L315	S47°12'27"E	47.91'
L316	S66°57'56"E	68.38'
L317	S1°14'16"W	4.16'
L318	N89°36'55"W	1336.32'
L319	N0°36'28"E	1286.63'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L320	N89°28'28"W	1941.59'
L321	N53°25'03"W	40.89'
L322	N53°25'03"W	81.14'
L323	N51°32'54"W	66.20'
L324	N48°35'31"W	236.74'
L325	N35°44'58"W	408.12'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L326	N37°41'13"W	328.96'
L327	S0°31'53"W	766.59'
L328	N89°28'27"W	654.89'
L329	S1°27'43"W	88.38'
L330	N86°32'58"W	433.03'

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name:
WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

Description:
UNINCORPORATED POPULATION CENTER - GUERNEVILLE -

DRAWN BY: AKM | CHECKED BY: MD/AGC
SCALE: 1" = 400'
SHEET: 18 OF 50 | JOB NUMBER: 11117-25
DWG. PATH: Y:\11117\Cad\
DWG. FILE: 11117EXHT_06_GUERNEVILLE.dwg
DATE/TIME: Mar. 03, 2026 - 10:47am

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UNINCORPORATED POPULATION CENTER
GUERNEVILLE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°15'50"E	6518.20'
L2	N3°51'53"E	1380.22'
L3	N89°52'30"E	1247.78'
L4	S1°59'01"W	1716.37'
L9	S76°16'51"E	61.93'
L10	N0°42'29"E	125.12'
L12	N14°26'09"W	14.33'
L14	S0°43'30"W	34.39'
L17	N83°35'20"E	40.06'
L19	N6°12'04"W	101.09'
L21	N4°58'50"E	166.44'
L23	N28°09'35"E	60.92'
L25	N15°35'39"E	132.31'
L26	N21°27'43"E	69.20'
L27	S66°57'26"E	53.47'
L28	N11°04'56"E	51.82'
L29	N38°36'26"E	76.59'
L30	N45°09'36"W	44.35'
L32	N25°24'11"E	150.87'
L34	N22°44'50"W	120.94'
L35	N70°55'57"E	21.76'
L36	N22°50'20"W	32.51'
L37	N12°15'10"E	180.92'
L38	S36°39'55"E	111.68'
L41	S33°35'49"E	46.23'
L45	S0°52'18"E	32.65'
L49	S70°34'24"E	51.53'
L53	N79°22'24"E	120.06'
L54	N66°11'47"E	50.59'
L55	S73°52'24"E	47.54'
L56	N63°54'08"E	325.57'
L57	S27°32'08"E	225.66'
L58	N67°53'28"E	6.42'
L59	N76°03'44"E	67.26'
L61	S90°00'00"E	24.22'
L62	S83°32'30"E	28.89'
L63	S42°44'55"E	27.72'
L64	S80°34'51"E	64.10'
L65	S48°06'27"E	28.18'
L66	S78°36'55"E	95.34'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L67	N61°16'35"E	51.35'
L68	S49°28'03"E	28.01'
L69	S77°59'16"E	44.47'
L70	N32°32'56"E	17.20'
L71	N89°07'45"E	31.20'
L73	N67°42'53"W	110.21'
L75	N51°20'06"E	28.50'
L76	N62°02'19"E	31.94'
L77	N73°53'34"E	150.54'
L78	S47°02'14"E	56.99'
L79	N89°37'20"E	1170.56'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C5	120.00'	49°17'04"	103.22'
C6	230.00'	52°32'22"	210.91'
C7	270.00'	40°31'24"	190.96'
C8	180.00'	38°27'53"	120.84'
C11	100.00'	65°54'15"	115.02'
C13	118.50'	29°25'30"	60.86'
C15	81.50'	23°52'35"	33.96'
C16	125.97'	39°02'03"	85.82'
C18	40.00'	89°47'24"	62.69'
C20	260.00'	10°02'32"	45.57'
C22	125.00'	23°37'40"	51.55'
C24	750.00'	11°48'00"	154.46'
C31	306.00'	17°29'06"	93.38'
C33	155.00'	48°09'01"	130.26'
C39	35.00'	128°48'31"	78.68'
C40	25.00'	40°19'52"	17.60'
C42	120.00'	25°35'32"	53.60'
C43	80.00'	25°53'52"	36.16'
C44	380.00'	32°25'11"	215.02'
C46	25.00'	54°02'50"	23.58'
C47	50.00'	91°38'58"	79.98'
C48	25.00'	56°41'44"	24.74'
C50	250.00'	3°52'35"	16.91'
C51	25.00'	38°58'35"	17.01'
C52	50.00'	28°19'16"	24.71'
C60	62.00'	42°51'37"	46.38'
C72	35.00'	69°41'17"	42.57'
C74	40.00'	119°02'59"	83.11'

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AKM	CHECKED BY: MD/AGC
	SCALE: 1" = 200'	
	SHEET: 19 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - GUERNEVILLE -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_06_GUERNEVILLE.dwg
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UNINCORPORATED POPULATION CENTER
GUERNEVILLE

SEE SHEET 21



LINE TABLE		
LINE #	DIRECTION	LENGTH
L79	N89°37'20"E	1170.56'
L80	N0°41'48"E	740.46'
L81	S88°53'29"E	1234.37'
L82	S1°14'56"W	1315.23'
L83	S0°44'08"E	385.57'
L84	S3°10'09"E	303.06'
L85	S50°48'57"E	268.31'
L86	N45°48'42"E	91.09'
L88	N16°18'40"W	92.29'
L90	N30°26'55"W	68.36'
L92	S68°43'03"E	28.68'
L94	S77°57'51"E	195.52'
L96	S67°36'27"E	226.88'
L98	N19°35'41"E	49.17'
L100	S70°12'27"E	80.74'
L102	S47°25'17"E	71.00'
L104	S15°38'01"E	143.11'
L106	N55°19'15"E	60.04'
L108	N19°19'10"E	146.52'
L110	N43°33'07"E	8.40'
L112	N65°25'29"W	162.69'
L114	N16°25'24"W	78.32'
L117	N37°56'55"E	33.19'
L119	N67°01'30"E	98.46'
L120	N75°03'12"E	123.64'
L123	S3°45'55"E	21.63'
L124	S3°20'03"W	33.53'
L125	S12°59'03"W	31.44'
L126	S33°41'33"W	48.07'
L129	S64°18'38"E	130.92'
L131	S15°41'42"W	65.82'
L133	S36°37'55"E	92.07'
L134	N61°33'36"E	63.42'
L135	N3°21'08"E	65.59'
L136	N18°02'23"E	20.87'
L138	N40°44'15"E	38.20'
L139	N10°18'39"W	68.97'
L140	N13°56'42"W	241.21'
L141	N6°24'19"W	309.88'
L142	N4°57'28"E	547.84'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L143	N30°30'44"W	108.72'
L144	S37°05'26"W	80.75'
L145	S73°23'34"W	373.82'
L146	N0°47'04"W	114.70'
L147	N14°55'49"W	341.48'
L148	N2°24'39"E	407.45'
L149	N89°31'54"W	562.25'
L150	N0°13'05"E	1910.94'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C87	75.00'	62°07'23"	81.32'
C89	175.00'	14°08'15"	43.18'
C91	70.00'	49°42'21"	60.73'
C93	45.00'	114°09'00"	89.65'
C95	400.00'	10°21'24"	72.30'
C97	75.00'	92°47'52"	121.47'
C99	110.00'	90°11'52"	173.17'
C101	350.00'	22°47'10"	139.19'
C103	10.00'	31°47'16"	5.55'
C105	65.00'	109°02'43"	123.71'
C107	215.00'	36°00'05"	135.09'
C109	185.00'	24°13'56"	78.24'
C111	50.00'	108°58'36"	95.10'
C113	65.00'	49°00'06"	55.59'
C115	40.00'	112°18'53"	78.41'
C116	116.00'	57°56'35"	117.31'
C118	275.00'	29°04'35"	139.56'
C121	120.00'	26°22'09"	55.23'
C122	30.00'	74°48'44"	39.17'
C127	100.00'	63°49'37"	111.40'
C128	450.00'	28°22'09"	222.81'
C130	140.00'	80°00'19"	195.49'
C132	175.00'	52°19'37"	159.82'
C137	7.00'	110°13'53"	13.47'

LEGEND

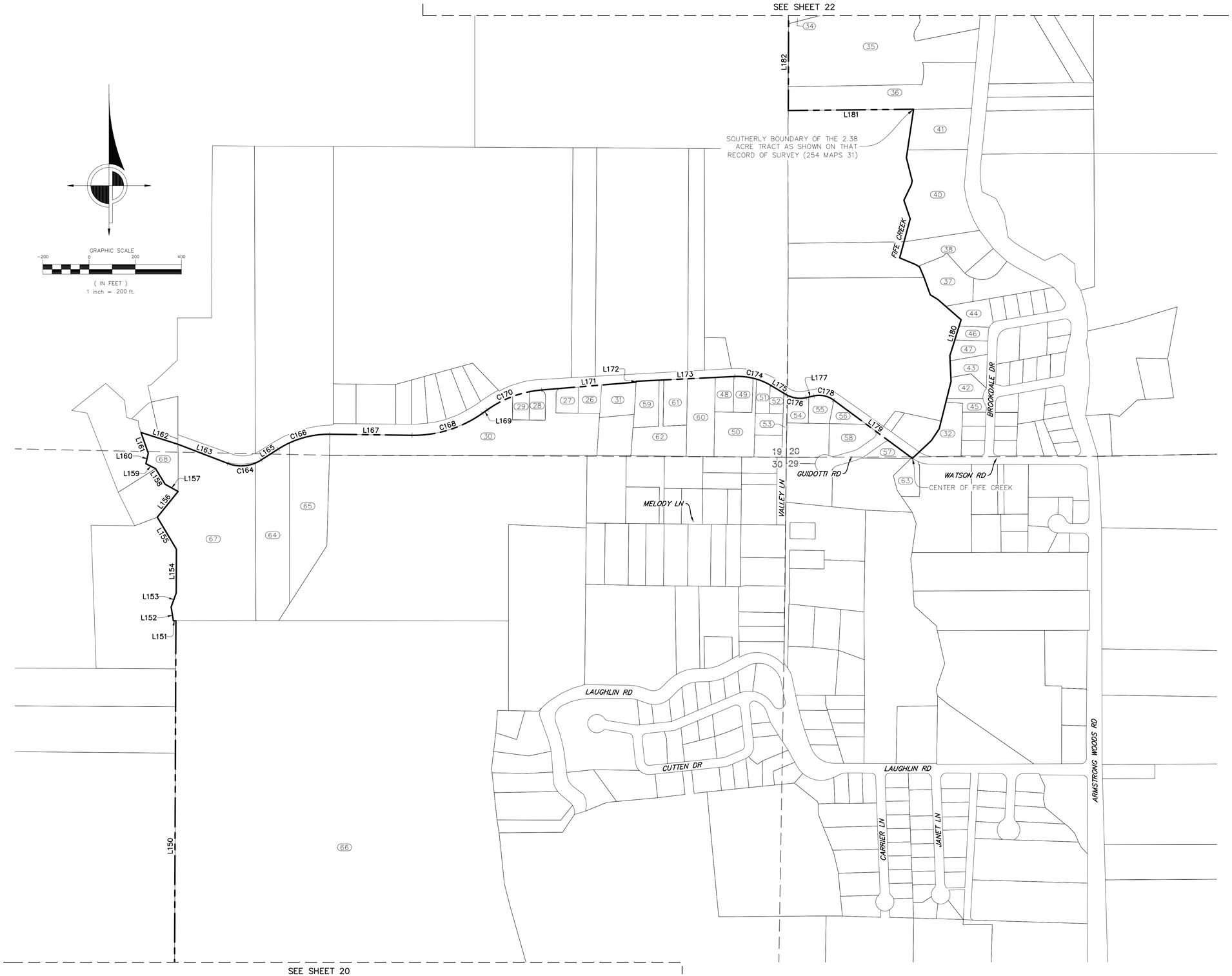
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AKM	CHECKED BY: MD/AGC
	SCALE: 1" = 200'	
	SHEET: 20 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - GUERNEVILLE -	DWG. PATH:	Y:\11117\Cad\
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GUERNEVILLE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L150	N0°13'05"E	1910.94'
L151	N89°56'57"W	11.10'
L152	N8°57'58"W	60.54'
L153	N19°59'02"E	64.40'
L154	N0°14'20"E	189.45'
L155	N30°49'22"W	161.73'
L156	N38°58'17"E	143.07'
L157	N60°39'11"W	64.36'
L158	N31°30'11"W	79.44'
L159	N63°04'17"W	46.92'
L160	N12°50'31"E	46.32'
L161	N19°10'03"W	95.24'
L162	S72°21'55"E	167.64'
L163	S68°58'25"E	231.97'
L165	N57°18'39"E	88.59'
L167	S89°16'22"E	355.72'
L169	N54°36'56"E	25.98'
L171	N85°14'03"E	410.46'
L172	N2°13'42"E	3.60'
L173	N87°12'51"E	428.55'
L175	S59°01'13"E	73.62'
L177	N77°26'59"E	34.88'
L179	S53°30'50"E	424.65'
L180	N'LY	1725'±
L181	S89°26'00"W	542.96'
L182	N0°10'28"E	552.20'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C164	160.00'	53°42'56"	150.00'
C166	405.00'	33°24'59"	236.21'
C168	515.00'	36°06'42"	324.59'
C170	475.00'	30°37'06"	253.84'
C174	280.00'	33°45'56"	165.01'
C176	120.00'	43°31'48"	91.17'
C178	105.00'	49°02'04"	89.86'

LEGEND

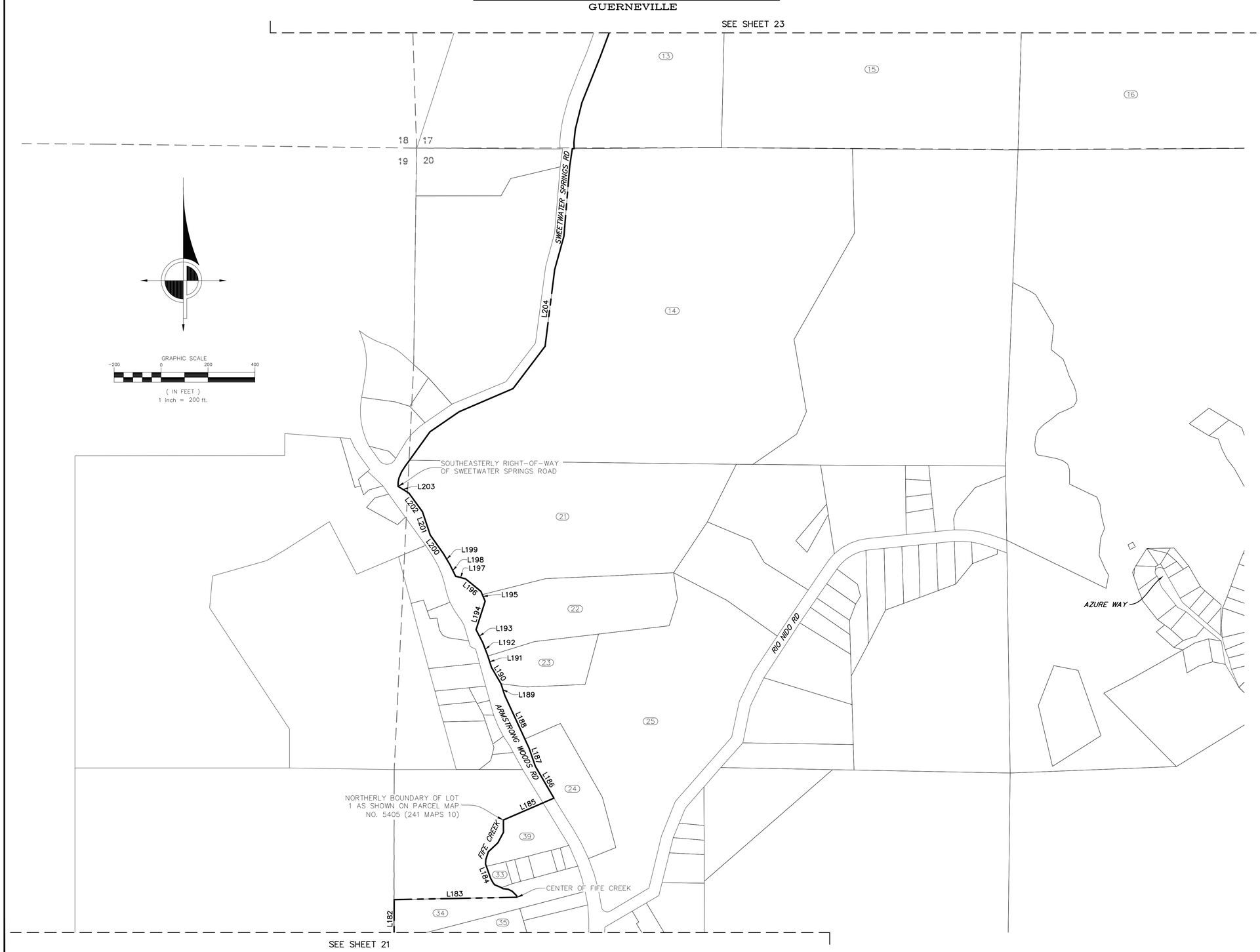
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
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- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AKM	CHECKED BY: MD/AGC
	SCALE: 1" = 200'	
	SHEET: 21 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - GUERNEVILLE -	DWG. PATH: Y:\11117\Cad\	
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GUERNEVILLE



GRAPHIC SCALE
-200 0 200 400
(IN FEET)
1 inch = 200 ft.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L182	N0°10'28"E	552.20'
L183	N88°53'18"E	523.21'
L184	N'LY	425'±
L185	N66°37'17"E	234.69'
L186	N30°14'34"W	157.19'
L187	N19°04'49"W	81.28'
L188	N24°42'42"W	248.55'
L189	N17°53'58"W	51.72'
L190	N30°06'05"W	80.98'
L191	N17°41'23"W	50.57'
L192	N20°52'50"W	61.70'
L193	N27°15'55"W	61.70'
L194	N17°39'34"E	127.08'
L195	N23°04'17"W	45.87'
L196	N50°39'23"W	84.19'
L197	N75°18'15"W	44.15'
L198	N26°03'22"W	54.82'
L199	N30°30'48"W	54.82'
L200	N35°23'36"W	96.96'
L201	N18°23'24"W	104.84'
L202	N36°05'06"W	98.60'
L203	N58°08'04"W	54.27'
L204	NE'LY	4.5± M

LEGEND

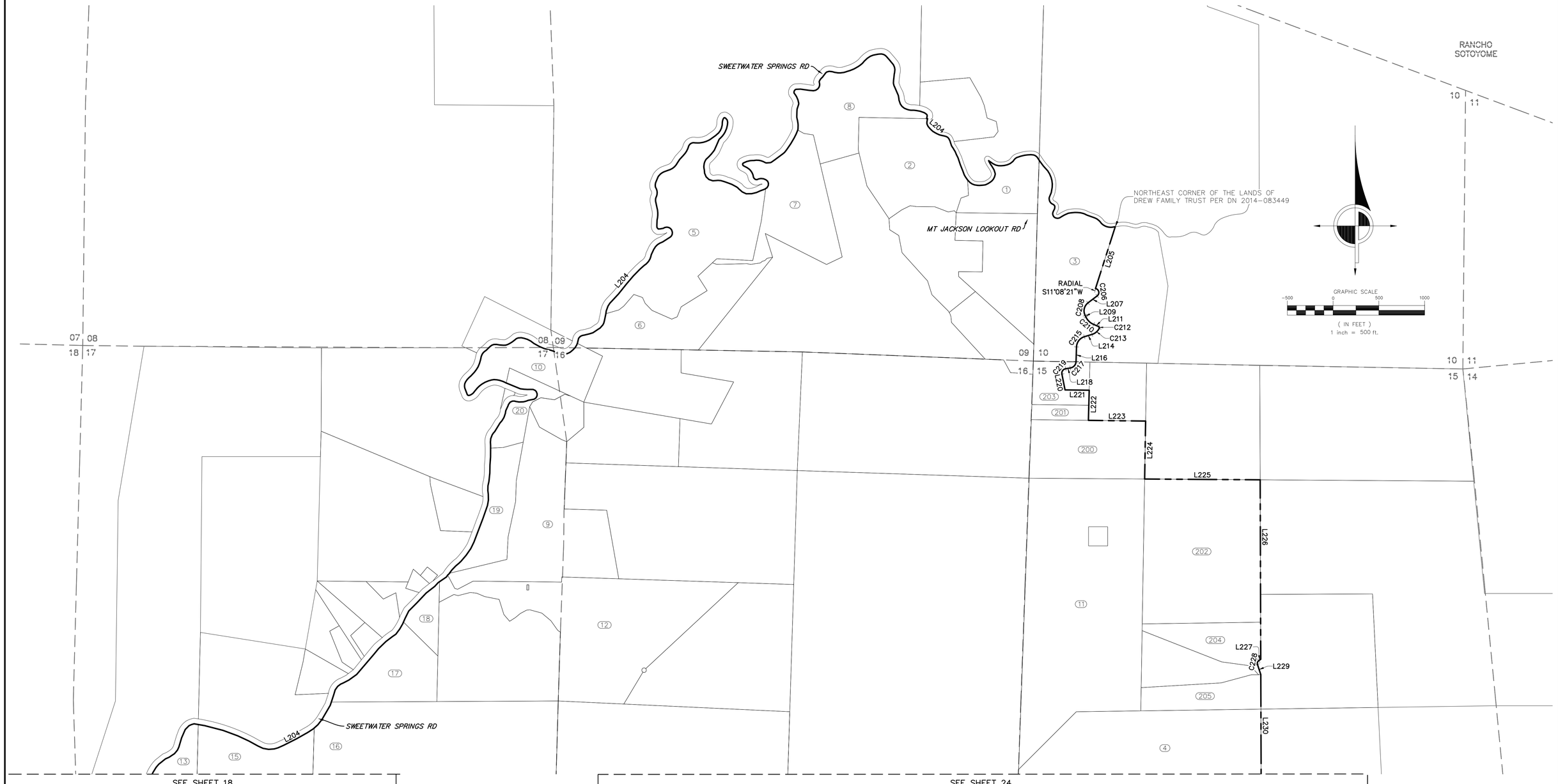
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AKM	CHECKED BY: MD/AGC
	SCALE: 1" = 200'	
	SHEET: 22 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - GUERNEVILLE -	DWG. PATH:	Y:\11117\Cad\
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GUERNEVILLE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L204	NE'LY	4.5± M
L205	S17°41'50"W	709.36'
L207	S52°38'34"W	126.97'
L209	S25°49'17"E	22.22'
L211	S66°54'41"E	56.90'
L214	S73°07'22"W	88.63'
L216	S1°48'03"W	159.26'
L218	S80°58'09"W	51.08'
L220	S11°10'38"E	175.73'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L221	S89°16'55"E	264.51'
L222	S1°31'01"W	329.94'
L223	S89°16'50"E	625.12'
L224	S0°57'18"W	633.87'
L225	S89°36'12"E	1262.76'
L226	S0°10'58"E	1962.79'
L227	S54°30'42"W	27.59'
L229	S18°05'52"E	116.93'
L230	S0°10'56"E	1632.77'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C206	45.00'	131°30'13"	103.28'
C208	110.00'	78°27'51"	150.64'
C210	165.00'	41°47'33"	120.35'
C212	15.00'	93°46'52"	24.55'
C213	130.00'	46°15'10"	104.94'
C215	120.00'	71°19'18"	149.38'
C217	75.00'	79°10'06"	103.63'
C219	50.00'	92°08'48"	80.41'
C228	36.00'	72°36'34"	45.62'

LEGEND

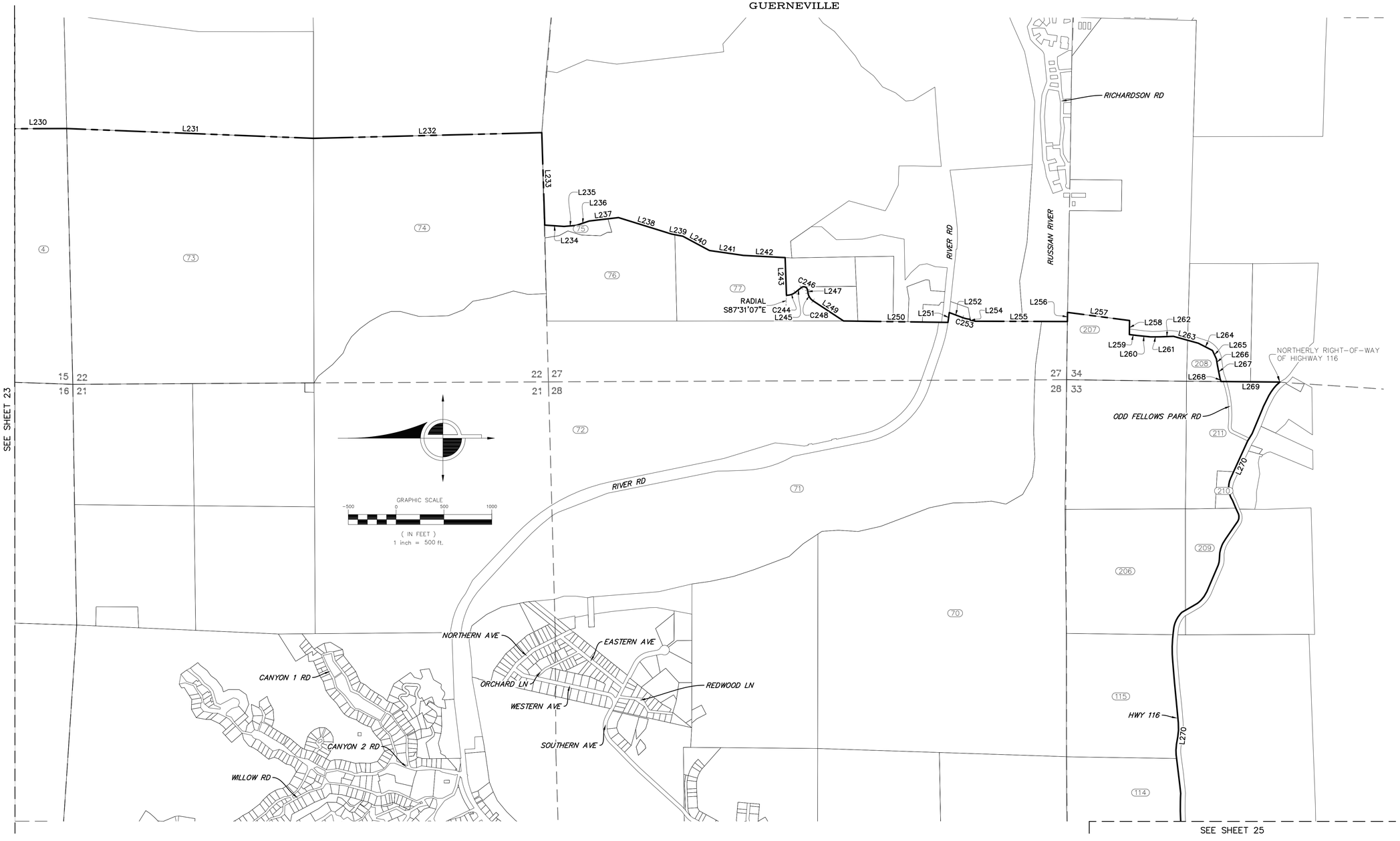
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AKM	CHECKED BY: MD/AGC
	SCALE: 1" = 500'	
	SHEET: 23 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - GUERNEVILLE -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_06_GUERNEVILLE.dwg
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UNINCORPORATED POPULATION CENTER
GUERNEVILLE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L230	S0°10'56"E	1632.77'
L251	S82°09'41"E	103.80'
L252	S20°41'39"W	150.16'
L254	S80°57'32"W	20.44'
L255	S0°10'49"W	1014.07'
L256	S88°55'38"E	95.35'
L257	S7°29'02"W	653.92'
L258	N89°17'21"W	146.73'
L259	S6°57'39"W	81.50'
L260	S5°53'01"W	142.00'
L261	S0°31'18"E	100.00'
L262	S1°57'53"E	138.75'
L263	S15°24'58"W	270.30'
L264	S27°12'10"W	165.70'
L265	S65°15'13"W	98.10'
L266	S80°45'24"W	66.00'
L267	S78°48'01"W	140.00'
L268	S72°54'56"W	34.80'
L269	S0°32'38"W	615.47'
L270	W'LY	1.6± M

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C244	140.00'	40°55'32"	100.00'
C246	40.00'	119°17'25"	83.28'
C248	120.00'	47°25'48"	99.34'
C253	275.00'	16°25'08"	78.80'

LEGEND

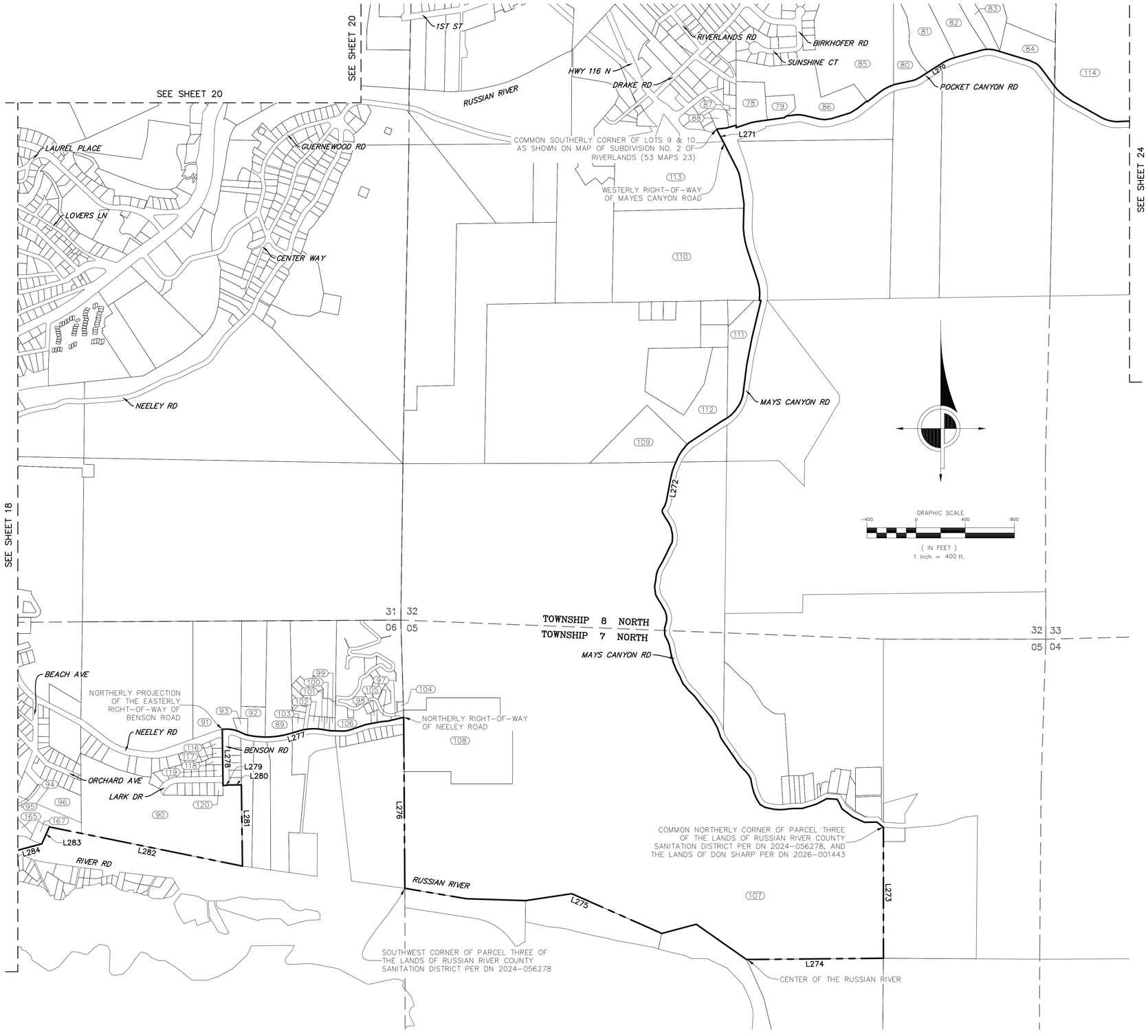
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AKM	CHECKED BY: MD/AGC
	SCALE: 1" = 500'	
	SHEET: 24 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - GUERNEVILLE -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_06_GUERNEVILLE.dwg
	DATE/TIME:	Mar 03, 2026 - 10:48am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
GUERNEVILLE



LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

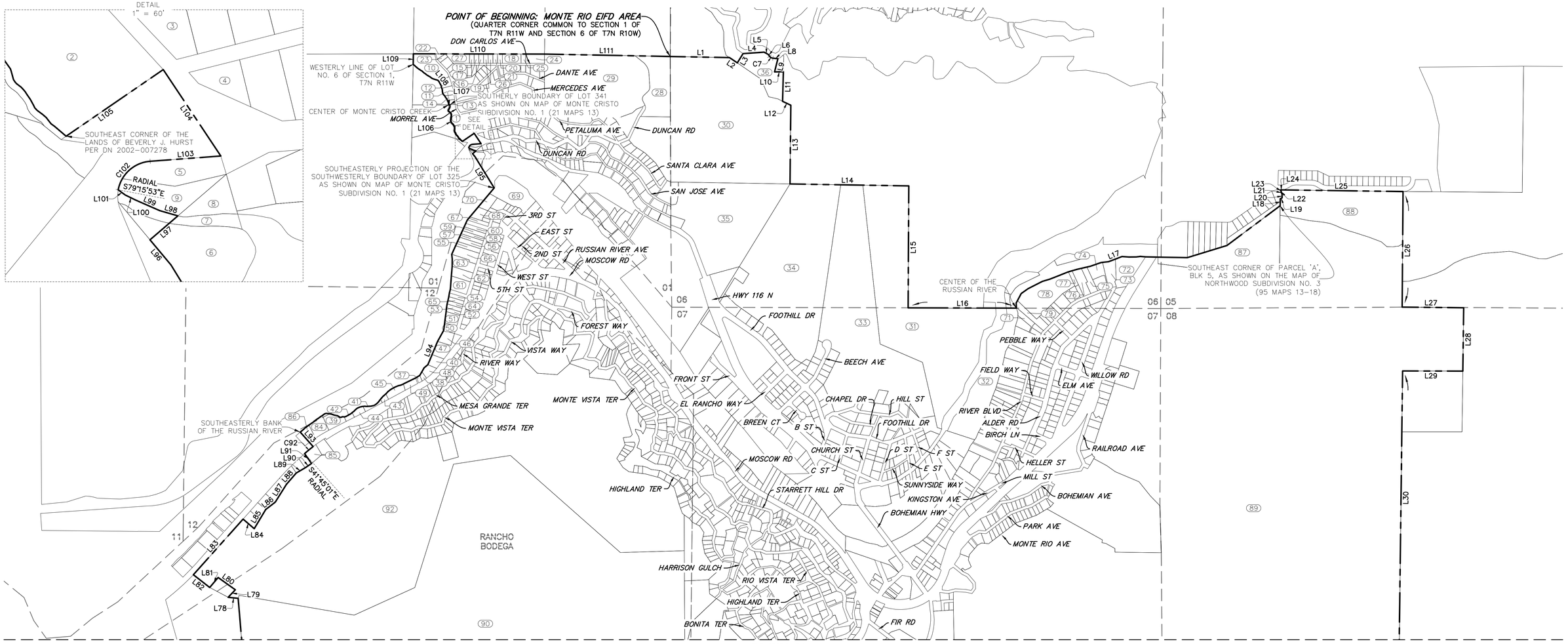
LINE TABLE		
LINE #	DIRECTION	LENGTH
L270	W'LY	1.6± M
L271	S28°00'30"E	128.15'
L272	S'LY	1.4± M
L273	S0°00'11"E	1065.51'
L274	S89°27'48"W	1113.54'
L275	W'LY	2960'±
L276	N0°22'58"W	1390.57'
L277	W'LY	1510'±
L278	S0°45'45"E	457.14'
L279	N84°39'50"E	50.16'
L280	N89°14'10"E	99.39'
L281	S0°45'07"E	661.14'
L282	N78°31'22"W	1602.55'
L283	S23°49'44"W	150.49'
L284	S74°59'51"W	444.86'

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AKM	CHECKED BY: MD/AGC
	SCALE: 1" = 400'	
	SHEET: 25 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - GUERNEVILLE -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_06_GUERNEVILLE.dwg
	DATE/TIME:	Mar 03, 2026 - 10:48am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
MONTE RIO



PARCEL TABLE	
PARCEL #	APN
1	094-021-003
2	094-021-005
3	094-023-001
4	094-024-001
5	094-025-005
6	094-025-020
7	094-025-022
8	094-025-026
9	094-025-027
10	094-031-001
11	094-031-004
12	094-031-005
13	094-031-006
14	094-031-007
15	094-032-005
16	094-032-006
17	094-032-007
18	094-032-014
19	094-032-015

PARCEL TABLE	
PARCEL #	APN
20	094-032-016
21	094-032-018
22	094-032-024
23	094-032-025
24	094-032-026
25	094-032-027
26	094-032-028
27	094-032-033
28	094-040-002
29	094-040-003
30	094-130-002
31	094-130-005
32	094-130-008
33	094-130-014
34	094-130-015
35	094-130-017
36	094-240-001
37	095-011-003
38	095-011-004

PARCEL TABLE	
PARCEL #	APN
39	095-011-009
40	095-011-014
41	095-011-015
42	095-011-017
43	095-011-018
44	095-011-020
45	095-011-021
46	095-011-022
47	095-011-023
48	095-011-024
49	095-011-025
50	095-041-001
51	095-041-002
52	095-041-003
53	095-041-004
54	095-041-006
55	095-041-014
56	095-041-015
57	095-041-016

PARCEL TABLE	
PARCEL #	APN
58	095-041-017
59	095-041-018
60	095-041-019
61	095-041-020
62	095-041-021
63	095-041-023
64	095-041-025
65	095-041-026
66	095-041-027
67	095-051-001
68	095-051-002
69	095-051-009
70	095-051-027
71	095-231-021
72	095-244-008
73	095-244-009
74	095-244-011
75	095-244-012
76	095-244-013

PARCEL TABLE	
PARCEL #	APN
77	095-244-015
78	095-244-020
79	095-244-024
80	096-010-008
81	096-010-010
82	096-050-001
83	096-050-007
84	096-200-010
85	096-200-012
86	096-200-031
87	097-110-002
88	097-110-004
89	097-110-005
90	097-130-010
91	097-130-011
92	097-130-018
93	097-290-004

GRAPHIC SCALE
-500 0 500 1000
(IN FEET)
1 inch = 500 ft.

NOTE

SEE SHEET 28 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

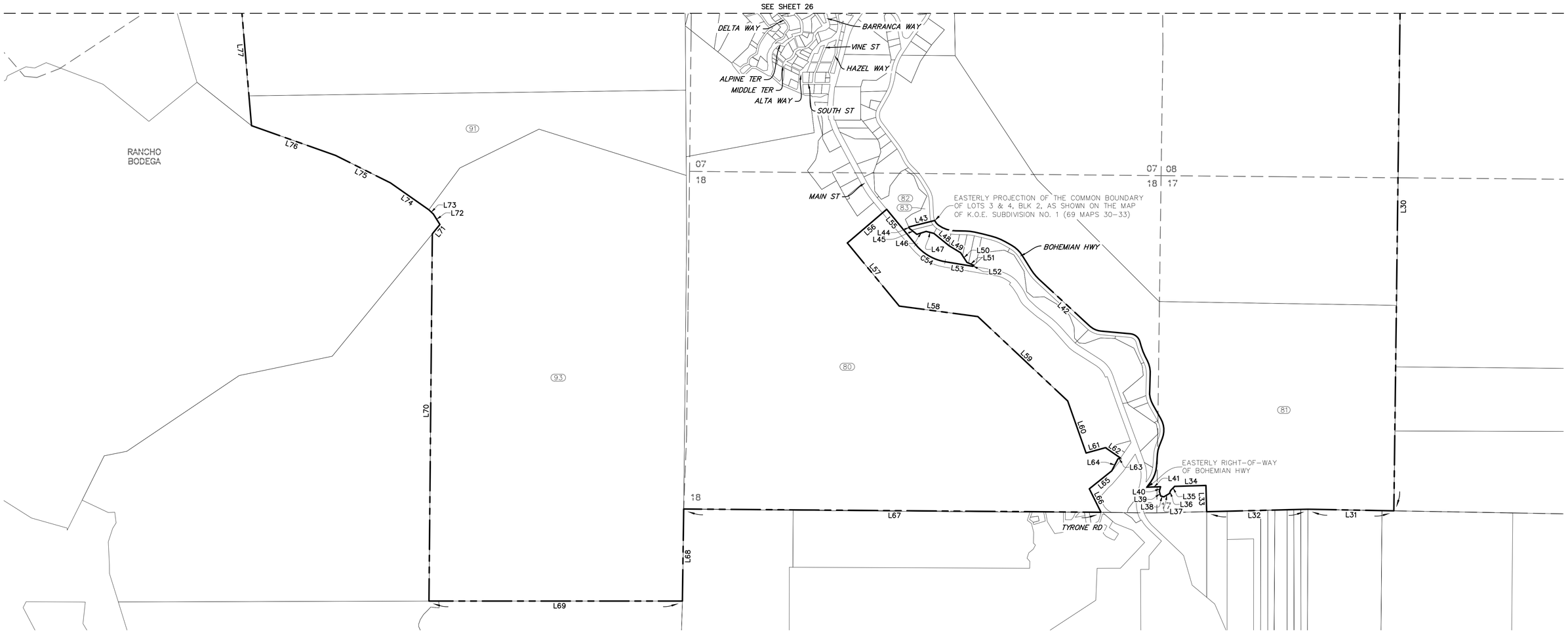
Job Name:
WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

Description:
UNINCORPORATED POPULATION CENTER - MONTE RIO -

DRAWN BY: AJD | CHECKED BY: MD/AGC
SCALE: 1" = 500'
SHEET: 26 OF 50 | JOB NUMBER: 11117-25
DWG. PATH: Y:\11117\Cad\
DWG. FILE: 11117EXHT_07_MONTE RIO.dwg
DATE/TIME: Mar. 03, 2026 - 10:48am

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BOUNDARY
TOPOGRAPHIC
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SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
MONTE RIO



PARCEL TABLE	
PARCEL #	APN
1	094-021-003
2	094-021-005
3	094-023-001
4	094-024-001
5	094-025-005
6	094-025-020
7	094-025-022
8	094-025-026
9	094-025-027
10	094-031-001
11	094-031-004
12	094-031-005
13	094-031-006
14	094-031-007
15	094-032-005
16	094-032-006
17	094-032-007
18	094-032-014
19	094-032-015

PARCEL TABLE	
PARCEL #	APN
20	094-032-016
21	094-032-018
22	094-032-024
23	094-032-025
24	094-032-026
25	094-032-027
26	094-032-028
27	094-032-033
28	094-040-002
29	094-040-003
30	094-130-002
31	094-130-005
32	094-130-008
33	094-130-014
34	094-130-015
35	094-130-017
36	094-240-001
37	095-011-003
38	095-011-004

PARCEL TABLE	
PARCEL #	APN
39	095-011-009
40	095-011-014
41	095-011-015
42	095-011-017
43	095-011-018
44	095-011-020
45	095-011-021
46	095-011-022
47	095-011-023
48	095-011-024
49	095-011-025
50	095-041-001
51	095-041-002
52	095-041-003
53	095-041-004
54	095-041-006
55	095-041-014
56	095-041-015
57	095-041-016

PARCEL TABLE	
PARCEL #	APN
58	095-041-017
59	095-041-018
60	095-041-019
61	095-041-020
62	095-041-021
63	095-041-023
64	095-041-025
65	095-041-026
66	095-041-027
67	095-051-001
68	095-051-002
69	095-051-009
70	095-051-027
71	095-231-021
72	095-244-008
73	095-244-009
74	095-244-011
75	095-244-012
76	095-244-013

PARCEL TABLE	
PARCEL #	APN
77	095-244-015
78	095-244-020
79	095-244-024
80	096-010-008
81	096-010-010
82	096-050-001
83	096-050-007
84	096-200-010
85	096-200-012
86	096-200-031
87	097-110-002
88	097-110-004
89	097-110-005
90	097-130-010
91	097-130-011
92	097-130-018
93	097-290-004

GRAPHIC SCALE
-500 0 500 1000
(IN FEET)
1 inch = 500 ft.

NOTE

SEE SHEET 28 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD / CHECKED BY: MD/AGC
	SCALE: 1" = 500'
	SHEET: 27 OF 50 / JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - MONTE RIO -	DWG. PATH: Y:\11117\Cad\
	DWG. FILE: 11117EXHT_07_MONTE RIO.dwg
	DATE/TIME: Mar 03, 2026 - 10:48am

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- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
MONTE RIO

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°53'47"E	631.92'
L2	S56°07'38"E	100.08'
L3	N31°51'22"E	115.87'
L4	N85°59'16"E	224.20'
L5	S61°31'43"E	50.82'
L6	S35°23'26"E	23.72'
L8	S84°52'18"E	53.33'
L9	S14°12'46"W	145.79'
L10	N88°54'05"E	93.88'
L11	S1°31'24"W	315.44'
L12	S64°26'48"E	97.40'
L13	S0°35'29"W	838.47'
L14	S89°03'03"E	1266.39'
L15	S0°18'59"W	1299.26'
L16	S89°50'28"E	1154.21'
L17	E'LY	3170'±
L18	N0°57'28"E	74.79'
L19	N63°53'38"E	22.32'
L20	N0°56'26"W	40.51'
L21	N26°13'29"W	26.00'
L22	N63°51'29"E	3.92'
L23	N26°07'53"W	20.38'
L24	N88°55'05"E	15.36'
L25	S89°13'43"E	1291.24'
L26	S0°25'52"W	1231.63'
L27	S89°23'05"E	656.10'
L28	S0°46'52"W	675.20'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L29	N89°50'28"W	642.19'
L30	S0°42'43"W	8165.01'
L31	N88°55'23"W	915.33'
L32	S88°34'45"W	1079.36'
L33	N1°39'28"W	280.00'
L34	S88°20'30"W	333.44'
L35	S43°53'48"W	61.51'
L36	S22°30'07"W	34.62'
L37	S59°10'11"W	69.63'
L38	N73°00'10"W	35.66'
L39	N15°06'31"W	51.66'
L40	N15°45'58"E	49.34'
L41	S88°20'35"W	146.99'
L42	NW'LY	4320'±
L43	S75°59'56"W	285.26'
L44	S24°34'35"E	15.65'
L45	S51°11'04"E	102.62'
L46	N72°23'10"E	103.27'
L47	S75°42'48"E	85.46'
L48	S50°51'46"E	210.20'
L49	S58°45'02"E	142.84'
L50	S33°17'00"E	122.43'
L51	S66°58'13"E	80.17'
L52	S45°42'13"W	14.96'
L53	N80°33'09"W	300.19'
L55	N39°28'19"W	490.91'
L56	S49°26'35"W	551.47'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L57	S39°26'44"E	870.84'
L58	S82°25'01"E	844.43'
L59	S46°47'55"E	1313.60'
L60	S19°26'00"E	588.08'
L61	N74°34'28"E	214.07'
L62	S55°24'57"E	194.52'
L63	S71°23'15"W	28.57'
L64	S27°21'39"W	142.79'
L65	S51°13'59"W	306.65'
L66	S26°27'42"E	278.84'
L67	N89°33'12"W	4446.62'
L68	S0°47'11"W	980.68'
L69	N90°00'00"W	2700.47'
L70	N0°31'29"E	3912.46'
L71	N39°16'07"E	127.91'
L72	N32°00'23"W	131.20'
L73	N46°41'01"W	66.90'
L74	N54°58'55"W	499.27'
L75	N63°26'06"W	653.08'
L76	N70°29'43"W	950.94'
L77	N4°51'20"W	1643.81'
L78	N83°53'50"W	107.23'
L79	N43°46'19"E	110.51'
L80	N54°27'43"W	224.98'
L81	S40°11'47"W	139.16'
L82	N52°00'29"W	221.04'
L83	N41°47'32"E	795.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L84	S49°15'21"E	156.41'
L85	N31°01'35"E	237.95'
L86	N52°13'34"E	128.82'
L87	N32°07'09"E	223.85'
L88	N40°54'14"E	159.88'
L89	N59°40'00"E	109.82'
L90	N56°00'16"E	81.98'
L91	N34°59'44"W	128.62'
L93	N41°45'10"W	206.49'
L94	NE'LY	3705'±
L95	N31°31'38"W	389.67'
L96	N39°54'39"W	41.85'
L97	N49°22'18"E	47.03'
L98	N73°53'58"W	24.11'
L99	N66°22'38"W	33.72'
L100	N63°58'44"W	14.85'
L101	N53°33'06"W	11.13'
L103	N85°44'27"E	90.64'
L104	N33°40'50"W	132.81'
L105	S55°33'18"W	150.61'
L106	N'LY	450'±
L107	S85°03'00"W	13.62'
L108	NW'LY	610'±
L109	N1°07'59"E	111.25'
L110	S89°54'26"E	1397.44'
L111	S88°53'59"E	1340.61'

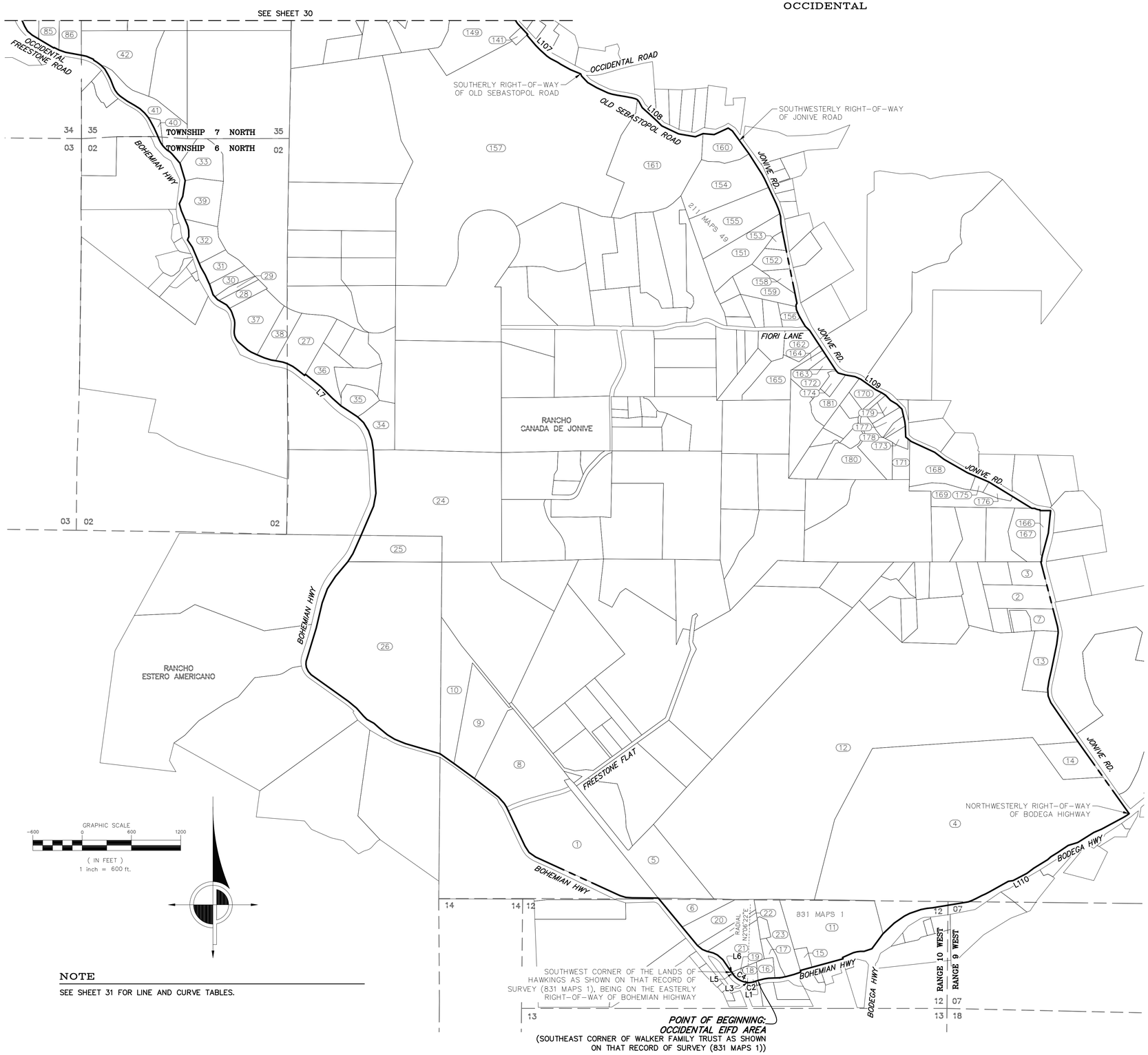
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C7	50.00'	49°28'52"	43.18'
C54	510.63'	41°04'50"	366.12'
C92	1500.00'	4°29'36"	117.64'
C102	45.00'	75°00'20"	58.91'

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: N/A	
	SHEET: 28 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - MONTE RIO -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_07_MONTE RIO.dwg
	DATE/TIME:	Mar 03, 2026 - 10:48am

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- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
OCCIDENTAL



PARCEL TABLE	
PARCEL #	APN
1	073-100-002
2	073-100-042
3	073-100-045
4	073-100-049
5	073-100-065
6	073-100-066
7	073-100-068
8	073-100-069
9	073-100-070
10	073-100-071
11	073-100-089
12	073-100-090
13	073-100-091
14	073-100-092
15	073-110-032
16	073-120-015
17	073-120-021
18	073-120-029
19	073-120-030
20	073-130-034
21	073-130-035
22	073-130-037
23	073-130-041
24	073-140-010
25	073-140-011
26	073-140-014
27	073-170-005
28	073-170-007
29	073-170-008
30	073-170-009
31	073-170-010
32	073-170-013
33	073-170-014
34	073-170-019
35	073-170-020
36	073-170-026
37	073-170-037
38	073-170-038
39	073-170-041
40	073-190-003
41	073-190-004
42	073-190-022
43	074-070-009
44	074-070-010
45	074-080-004
46	074-080-057

PARCEL TABLE	
PARCEL #	APN
47	074-080-063
48	074-090-009
49	074-100-022
50	074-100-023
51	074-100-026
52	074-100-033
53	074-100-034
54	074-100-045
55	074-100-047
56	074-110-001
57	074-110-002
58	074-110-003
59	074-110-011
60	074-110-019
61	074-140-012
62	074-140-045
63	074-160-016
64	074-160-017
65	074-160-024
66	074-160-025
67	074-160-030
68	074-160-034
69	074-160-037
70	074-160-045
71	074-160-046
72	074-160-048
73	074-170-045
74	074-300-027
75	074-300-041
76	074-311-002
77	074-311-005
78	074-311-006
79	074-311-007
80	074-311-024
81	074-311-027
82	074-311-033
83	074-312-025
84	074-320-019
85	074-320-027
86	074-320-028
87	074-320-030
88	075-030-009
89	075-040-015
90	075-040-017
91	075-090-004
92	075-090-024

PARCEL TABLE	
PARCEL #	APN
93	075-090-025
94	075-090-026
95	075-090-027
96	075-090-028
97	075-090-029
98	075-090-030
99	075-090-031
100	075-090-035
101	075-090-039
102	075-090-040
103	075-090-041
104	075-090-053
105	075-090-079
106	075-090-080
107	075-090-084
108	075-100-008
109	075-100-020
110	075-100-021
111	075-100-022
112	075-100-023
113	075-100-024
114	075-100-025
115	075-100-026
116	075-100-027
117	075-100-042
118	075-120-016
119	075-120-017
120	075-120-018
121	075-120-019
122	075-120-020
123	075-120-021
124	075-120-047
125	075-130-012
126	075-130-014
127	075-130-026
128	075-130-027
129	075-300-004
130	075-300-005
131	075-300-006
132	075-300-007
133	075-300-008
134	075-300-010
135	075-300-011
136	075-300-012
137	080-020-020
138	080-020-021

PARCEL TABLE	
PARCEL #	APN
139	080-020-022
140	080-030-005
141	080-030-006
142	080-030-008
143	080-030-012
144	080-030-014
145	080-030-019
146	080-030-021
147	080-030-022
148	080-030-025
149	080-030-026
150	080-030-028
151	080-060-033
152	080-060-038
153	080-060-039
154	080-060-043
155	080-060-044
156	080-060-047
157	080-060-066
158	080-060-074
159	080-060-075
160	080-060-076
161	080-060-077
162	080-120-005
163	080-120-007
164	080-120-012
165	080-120-013
166	080-160-026
167	080-160-029
168	080-170-005
169	080-170-007
170	080-170-011
171	080-170-013
172	080-170-016
173	080-170-024
174	080-170-025
175	080-170-028
176	080-170-029
177	080-170-030
178	080-170-031
179	080-170-037
180	080-170-039
181	080-170-040

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

NOTE

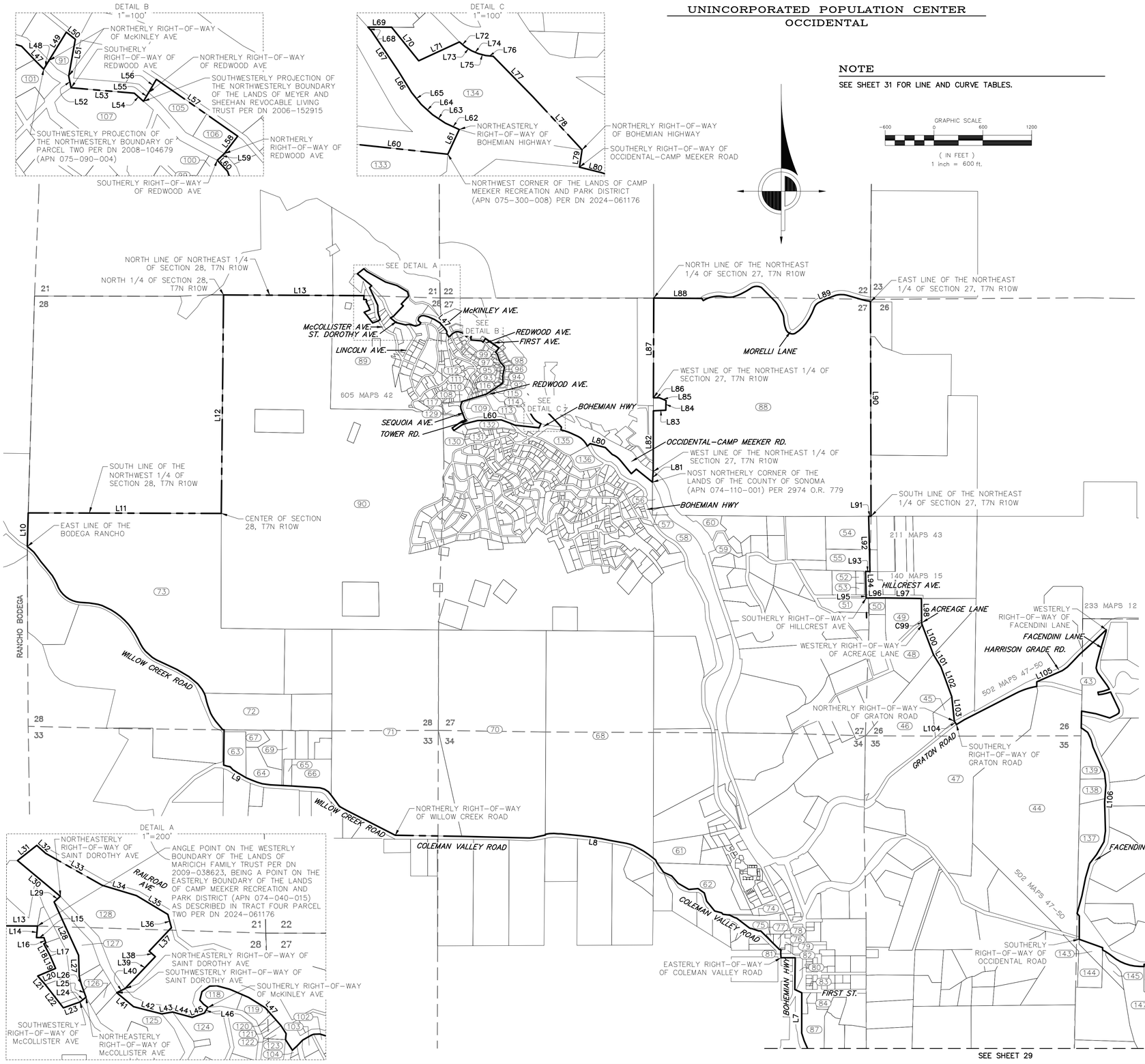
SEE SHEET 31 FOR LINE AND CURVE TABLES.

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 29 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - OCCIDENTAL -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_08_OCCIDENTAL.dwg
	DATE/TIME:	Mar 03, 2026 - 10:48am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
OCCIDENTAL



PARCEL TABLE	
PARCEL #	APN
1	073-100-002
2	073-100-042
3	073-100-045
4	073-100-049
5	073-100-065
6	073-100-066
7	073-100-068
8	073-100-069
9	073-100-070
10	073-100-071
11	073-100-089
12	073-100-090
13	073-100-091
14	073-100-092
15	073-110-032
16	073-120-015
17	073-120-021
18	073-120-029
19	073-120-030
20	073-130-034
21	073-130-035
22	073-130-037
23	073-130-041
24	073-140-010
25	073-140-011
26	073-140-014
27	073-170-005
28	073-170-007
29	073-170-008
30	073-170-009
31	073-170-010
32	073-170-013
33	073-170-014
34	073-170-019
35	073-170-020
36	073-170-026
37	073-170-037
38	073-170-038
39	073-170-041
40	073-190-003
41	073-190-004
42	073-190-022
43	074-070-009
44	074-070-010
45	074-080-004
46	074-080-057

PARCEL TABLE	
PARCEL #	APN
47	074-080-063
48	074-090-009
49	074-100-022
50	074-100-023
51	074-100-026
52	074-100-033
53	074-100-034
54	074-100-045
55	074-100-047
56	074-110-001
57	074-110-002
58	074-110-003
59	074-110-011
60	074-110-019
61	074-140-012
62	074-140-045
63	074-160-016
64	074-160-017
65	074-160-024
66	074-160-025
67	074-160-030
68	074-160-034
69	074-160-037
70	074-160-045
71	074-160-046
72	074-160-048
73	074-170-045
74	074-300-027
75	074-300-041
76	074-311-002
77	074-311-005
78	074-311-006
79	074-311-007
80	074-311-024
81	074-311-027
82	074-311-033
83	074-312-025
84	074-320-019
85	074-320-027
86	074-320-028
87	074-320-030
88	075-030-009
89	075-040-015
90	075-040-017
91	075-090-004
92	075-090-024

PARCEL TABLE	
PARCEL #	APN
93	075-090-025
94	075-090-026
95	075-090-027
96	075-090-028
97	075-090-029
98	075-090-030
99	075-090-031
100	075-090-035
101	075-090-039
102	075-090-040
103	075-090-041
104	075-090-053
105	075-090-079
106	075-090-080
107	075-090-084
108	075-100-008
109	075-100-020
110	075-100-021
111	075-100-022
112	075-100-023
113	075-100-024
114	075-100-025
115	075-100-026
116	075-100-027
117	075-100-042
118	075-120-016
119	075-120-017
120	075-120-018
121	075-120-019
122	075-120-020
123	075-120-021
124	075-120-047
125	075-130-012
126	075-130-014
127	075-130-026
128	075-130-027
129	075-300-004
130	075-300-005
131	075-300-006
132	075-300-007
133	075-300-008
134	075-300-010
135	075-300-011
136	075-300-012
137	080-020-020
138	080-020-021

PARCEL TABLE	
PARCEL #	APN
139	080-020-022
140	080-030-005
141	080-030-006
142	080-030-008
143	080-030-012
144	080-030-014
145	080-030-019
146	080-030-021
147	080-030-022
148	080-030-025
149	080-030-026
150	080-030-028
151	080-060-033
152	080-060-038
153	080-060-039
154	080-060-043
155	080-060-044
156	080-060-047
157	080-060-066
158	080-060-074
159	080-060-075
160	080-060-076
161	080-060-077
162	080-120-005
163	080-120-007
164	080-120-012
165	080-120-013
166	080-160-026
167	080-160-029
168	080-170-005
169	080-170-007
170	080-170-011
171	080-170-013
172	080-170-016
173	080-170-024
174	080-170-025
175	080-170-028
176	080-170-029
177	080-170-030
178	080-170-031
179	080-170-037
180	080-170-039
181	080-170-040

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

Description: UNINCORPORATED POPULATION CENTER - OCCIDENTAL -

DRAWN BY: AJD | CHECKED BY: MD/AGC
SCALE: 1" = 600'
SHEET: 30 OF 50 | JOB NUMBER: 11117-25
DWG. PATH: X:\11117\Cad\
DWG. FILE: 11117EXHT_08_OCCIDENTAL.dwg
DATE/TIME: Mar 03, 2026 - 10:48am

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- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
OCCIDENTAL

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72°24'01"W	53.82'
L3	N17°43'00"W	5.31'
L5	N29°48'06"W	32.09'
L6	S67°45'04"W	5.17'
L7	NW'LY	3.5MI ±
L8	NW'LY	1.0MI ±
L9	NW'LY	1.2MI ±
L10	N1°34'41"E	411.78'
L11	S89°51'30"E	2372.54'
L12	N0°35'37"E	2684.85'
L13	S89°42'46"E	1726.28'
L14	S4°51'54"W	47.52'
L15	N90°00'00"E	30.33'
L16	S19°41'53"E	22.89'
L17	S63°27'03"W	8.93'
L18	S27°39'36"E	56.17'
L19	S23°29'11"E	55.42'
L20	S66°49'32"W	79.62'
L21	S41°31'56"E	47.00'
L22	S37°53'04"E	120.59'
L23	N70°21'59"E	72.04'
L24	N52°09'42"E	31.42'
L25	N20°03'30"W	28.97'
L26	N17°14'56"W	60.72'
L27	N1°45'24"W	86.76'
L28	N24°39'07"W	240.19'
L29	N47°59'24"E	34.50'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L30	N50°09'33"W	228.55'
L31	N51°46'20"E	100.38'
L32	S48°16'44"E	48.90'
L33	S60°31'55"E	265.56'
L34	S73°12'30"E	146.77'
L35	S59°08'03"E	149.89'
L36	S15°08'40"E	56.17'
L37	S43°23'16"W	132.82'
L38	S48°28'24"E	33.67'
L39	S43°24'24"W	179.94'
L40	S63°42'09"W	38.33'
L41	S50°11'52"E	89.57'
L42	S75°43'07"E	118.98'
L43	N80°33'35"E	45.42'
L44	S74°42'24"E	83.18'
L45	N70°14'49"E	52.71'
L46	N31°26'54"E	27.27'
L47	SE'LY	0.2MI ±
L48	N31°27'31"E	20.77'
L49	N31°27'31"E	67.99'
L50	S51°24'38"E	23.59'
L51	S10°10'52"W	76.52'
L52	S11°21'07"E	24.39'
L53	S85°05'24"E	129.98'
L54	S48°39'15"E	25.10'
L55	N30°19'23"E	20.68'
L56	N30°19'23"E	31.42'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L57	S55°04'22"E	203.20'
L58	S37°19'35"W	44.69'
L59	S46°41'28"W	20.13'
L60	SE'LY	0.5MI ±
L61	N24°49'34"E	55.64'
L62	N65°14'18"W	31.28'
L63	N56°32'05"W	31.28'
L64	N47°49'50"W	31.28'
L65	N39°07'36"W	31.28'
L66	N31°43'01"W	52.59'
L67	N33°53'07"W	98.89'
L68	N42°33'41"W	9.97'
L69	S89°37'37"E	48.42'
L70	S38°59'10"E	88.34'
L71	N65°10'36"E	91.90'
L72	S49°33'34"E	15.35'
L73	S58°15'24"E	15.35'
L74	S66°57'14"E	15.35'
L75	S75°39'04"E	15.35'
L76	S84°20'53"E	15.35'
L77	S44°28'07"E	115.54'
L78	S42°48'37"E	148.70'
L79	S8°26'45"W	35.91'
L80	SE'LY	0.3MI ±
L81	N3°45'31"E	131.80'
L82	N0°10'57"E	745.41'
L83	N87°15'18"E	152.75'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L84	N1°16'53"E	119.17'
L85	N67°24'59"W	90.11'
L86	S89°28'46"W	71.53'
L87	N0°10'48"E	1225.21'
L88	S89°36'34"E	590.55'
L89	E'LY	0.5MI ±
L90	S0°08'28"E	2633.71'
L91	S89°49'24"W	29.16'
L92	S1°21'39"E	679.55'
L93	N88°36'09"W	53.93'
L94	S1°11'51"E	288.07'
L95	S1°14'22"E	40.02'
L96	N89°39'07"E	234.44'
L97	S89°13'01"E	445.22'
L98	S0°20'56"E	288.60'
L100	S20°50'21"E	388.95'
L101	S31°09'30"E	178.67'
L102	S20°01'27"E	388.17'
L103	S6°00'30"E	301.98'
L104	S31°50'14"E	50.14'
L105	NE'LY	0.4MI ±
L106	S'LY	0.9MI ±
L107	SE'LY	0.8MI ±
L108	SE'LY	0.4MI ±
L109	SE'LY	2.0MI ±
L110	SW'LY	1.0MI ±

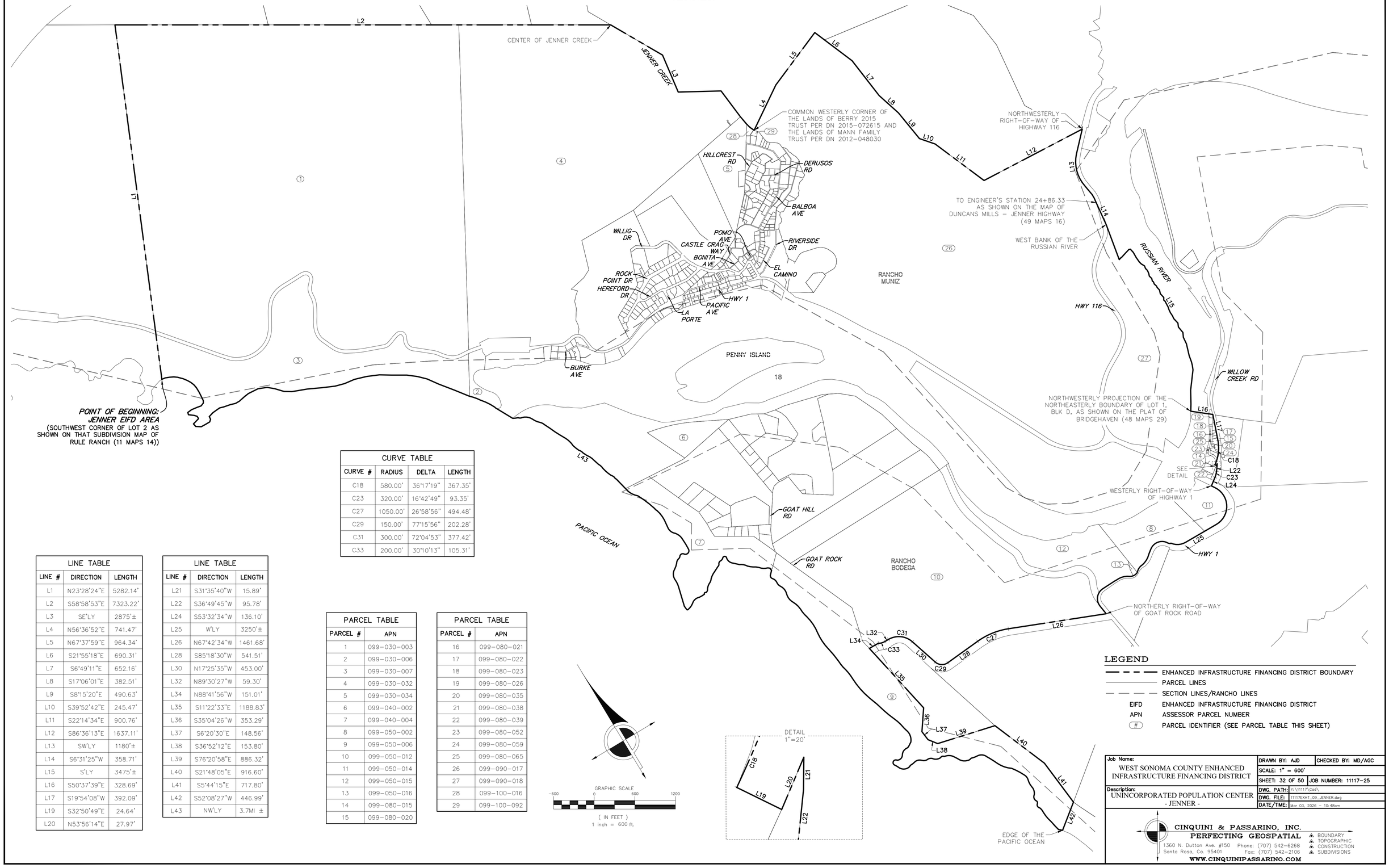
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C2	225.00'	19°14'51"	75.58'
C4	220.00'	53°47'59"	206.58'
C99	105.00'	20°29'25"	37.55'

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: N/A	
	SHEET: 31 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - OCCIDENTAL -	DWG. PATH: Y:\11117\Cad\	
	DWG. FILE: 11117EXHT_08_OCCIDENTAL.dwg	
	DATE/TIME: Mar 03, 2026 - 10:48am	

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UNINCORPORATED POPULATION CENTER
JENNER



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C18	580.00'	36°17'19"	367.35'
C23	320.00'	16°42'49"	93.35'
C27	1050.00'	26°58'56"	494.48'
C29	150.00'	77°15'56"	202.28'
C31	300.00'	72°04'53"	377.42'
C33	200.00'	30°10'13"	105.31'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N23°28'24"E	5282.14'
L2	S58°58'53"E	7323.22'
L3	SE'LY	2875'±
L4	N56°36'52"E	741.47'
L5	N67°37'59"E	964.34'
L6	S21°55'18"E	690.31'
L7	S6°49'11"E	652.16'
L8	S17°06'01"E	382.51'
L9	S8°15'20"E	490.63'
L10	S39°52'42"E	245.47'
L11	S22°14'34"E	900.76'
L12	S86°36'13"E	1637.11'
L13	SW'LY	1180'±
L14	S6°31'25"W	358.71'
L15	S'LY	3475'±
L16	S50°37'39"E	328.69'
L17	S19°54'08"W	392.09'
L19	S32°50'49"E	24.64'
L20	N53°56'14"E	27.97'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S31°35'40"W	15.89'
L22	S36°49'45"W	95.78'
L24	S53°32'34"W	136.10'
L25	W'LY	3250'±
L26	N67°42'34"W	1461.68'
L28	S85°18'30"W	541.51'
L30	N17°25'35"W	453.00'
L32	N89°30'27"W	59.30'
L34	N88°41'56"W	151.01'
L35	S11°22'33"E	1188.83'
L36	S35°04'26"W	353.29'
L37	S6°20'30"E	148.56'
L38	S36°52'12"E	153.80'
L39	S76°20'58"E	886.32'
L40	S21°48'05"E	916.60'
L41	S5°44'15"E	717.80'
L42	S52°08'27"W	446.99'
L43	NW'LY	3.7MI ±

PARCEL TABLE	
PARCEL #	APN
1	099-030-003
2	099-030-006
3	099-030-007
4	099-030-032
5	099-030-034
6	099-040-002
7	099-040-004
8	099-050-002
9	099-050-006
10	099-050-012
11	099-050-014
12	099-050-015
13	099-050-016
14	099-080-015
15	099-080-020

PARCEL TABLE	
PARCEL #	APN
16	099-080-021
17	099-080-022
18	099-080-023
19	099-080-026
20	099-080-035
21	099-080-038
22	099-080-039
23	099-080-052
24	099-080-059
25	099-080-065
26	099-090-017
27	099-090-018
28	099-100-016
29	099-100-092

GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

DETAIL
1"=20'

LEGEND

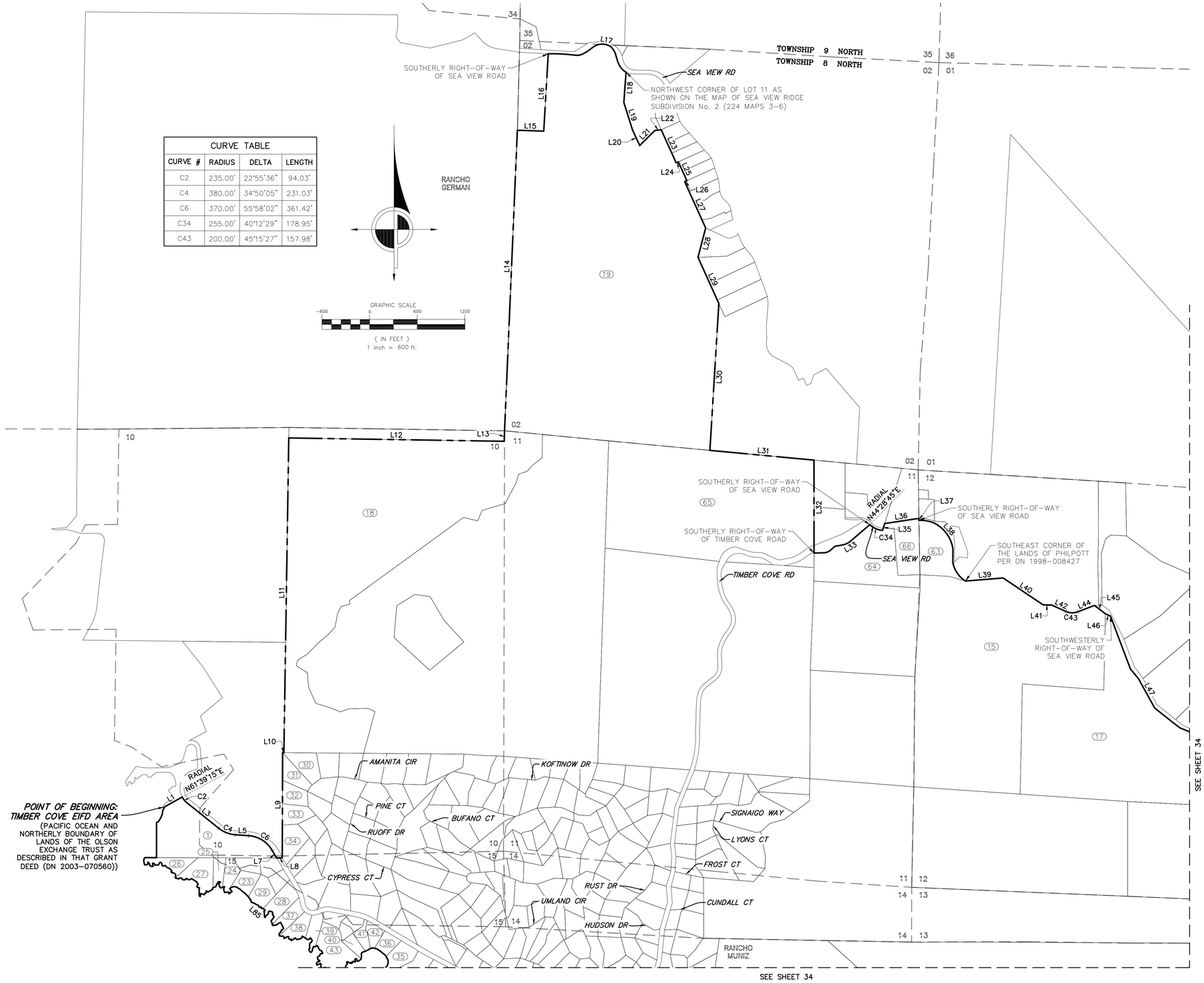
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 32 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - JENNER -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_09_JENNER.dwg
	DATE/TIME:	Mar 03, 2026 - 10:48am

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- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
TIMBER COVE



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C2	235.00'	22°55'36"	94.03'
C4	380.00'	34°50'05"	231.03'
C6	370.00'	55°58'02"	361.42'
C34	255.00'	40°12'29"	178.95'
C43	200.00'	45°15'27"	157.98'

PARCEL TABLE	
PARCEL #	APN
1	109-060-004
2	109-070-009
3	109-070-010
4	109-080-002
5	109-080-003
6	109-080-005
7	109-090-003
8	109-090-009
9	109-090-011
10	109-090-034
11	109-090-035
12	109-100-005
13	109-100-012
14	109-180-010
15	109-200-005
16	109-200-009
17	109-200-011
18	109-200-034
19	109-210-062
20	109-360-048
21	109-360-050
22	109-360-056

PARCEL TABLE	
PARCEL #	APN
23	109-370-005
24	109-370-007
25	109-370-008
26	109-370-011
27	109-370-012
28	109-370-013
29	109-370-015
30	109-380-008
31	109-380-009
32	109-380-019
33	109-380-020
34	109-380-021
35	109-390-014
36	109-390-019
37	109-390-020
38	109-390-021
39	109-390-022
40	109-390-026
41	109-390-027
42	109-390-031
43	109-390-034
44	109-440-009

PARCEL TABLE	
PARCEL #	APN
45	109-440-011
46	109-440-012
47	109-440-013
48	109-440-014
49	109-440-015
50	109-440-016
51	109-440-017
52	109-440-018
53	109-440-019
54	109-440-020
55	109-440-021
56	109-440-022
57	109-440-023
58	109-440-024
59	109-450-001
60	109-450-010
61	109-450-011
62	109-450-012
63	109-480-007
64	109-480-010
65	109-480-015
66	109-480-016

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°51'35"E	256.01'
L3	S51°16'21"E	512.94'
L5	S86°06'26"E	166.12'
L7	S30°08'24"E	113.00'
L8	N89°10'03"E	71.70'
L9	N0°11'26"E	1326.60'
L10	S89°30'54"E	15.93'
L11	N0°53'22"E	3965.60'
L12	S89°07'18"E	2714.44'
L13	N1°52'15"E	132.02'
L14	N2°26'25"E	3790.76'
L15	S88°03'41"E	332.57'
L16	E'LY	1215'±
L17	S78°09'16"E	26.18'
L18	S4°10'49"W	383.25'
L19	S17°27'27"E	359.73'
L20	S24°45'45"E	219.60'
L21	N45°15'28"E	269.52'
L22	N83°42'53"E	79.93'
L23	S24°20'00"E	456.95'
L24	N65°40'57"E	29.99'
L25	S24°19'58"E	260.98'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L26	S65°40'26"W	29.99'
L27	S24°19'57"E	640.03'
L28	S14°29'05"W	382.73'
L29	S24°16'38"E	637.90'
L30	S3°29'22"W	1853.99'
L31	S84°38'44"E	1317.22'
L32	S0°02'53"E	1171.26'
L33	NE'LY	820'±
L35	N18°02'43"E	91.12'
L36	N81°28'59"E	433.42'
L37	S3°08'38"E	23.98'
L38	SE'LY	1080'±
L39	N85°20'13"E	475.87'
L40	S56°04'13"E	606.65'
L41	S88°31'50"E	107.24'
L42	S65°51'29"E	196.39'
L44	N68°53'04"E	222.53'
L45	S52°19'12"E	173.73'
L46	S66°09'46"E	70.38'
L47	SE'LY	2425'
L85	NW'LY	4.4MI ±

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 33 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - TIMBER COVE -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_10_TIMBER COVE.dwg
	DATE/TIME:	Mar 03, 2026 - 10:48am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

PARCEL TABLE	
PARCEL #	APN
1	109-060-004
2	109-070-009
3	109-070-010
4	109-080-002
5	109-080-003
6	109-080-005
7	109-090-003
8	109-090-009
9	109-090-011
10	109-090-034
11	109-090-035
12	109-100-005
13	109-100-012
14	109-180-010
15	109-200-005
16	109-200-009
17	109-200-011
18	109-200-034
19	109-210-062
20	109-360-048
21	109-360-050
22	109-360-056

PARCEL TABLE	
PARCEL #	APN
23	109-370-005
24	109-370-007
25	109-370-008
26	109-370-011
27	109-370-012
28	109-370-013
29	109-370-015
30	109-380-008
31	109-380-009
32	109-380-019
33	109-380-020
34	109-380-021
35	109-390-014
36	109-390-019
37	109-390-020
38	109-390-021
39	109-390-022
40	109-390-026
41	109-390-027
42	109-390-031
43	109-390-034
44	109-440-009

PARCEL TABLE	
PARCEL #	APN
45	109-440-011
46	109-440-012
47	109-440-013
48	109-440-014
49	109-440-015
50	109-440-016
51	109-440-017
52	109-440-018
53	109-440-019
54	109-440-020
55	109-440-021
56	109-440-022
57	109-440-023
58	109-440-024
59	109-450-001
60	109-450-010
61	109-450-011
62	109-450-012
63	109-480-007
64	109-480-010
65	109-480-015
66	109-480-016

LINE TABLE		
LINE #	DIRECTION	LENGTH
L47	SE'LY	2425'±
L48	N2°19'44"E	1836.89'
L49	N90°00'00"E	1230.49'
L50	S1°02'52"W	1895.81'
L51	SE'LY	2470'±
L52	N0°12'45"E	25.63'
L54	N50°04'13"E	150.94'
L56	N88°14'00"E	335.09'
L58	N1°32'58"W	1359.34'
L59	N89°24'01"E	1426.32'
L60	S1°39'30"E	1278.44'
L61	N89°22'10"E	193.13'
L62	S22°32'33"W	403.04'
L63	S51°32'10"E	706.85'
L64	S39°10'53"W	64.34'
L65	SE'LY	4200'±
L66	SW'LY	4960'±
L67	N48°08'29"W	2221.48'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L68	S36°17'50"W	4698.55'
L69	N79°50'32"W	201.72'
L70	N62°07'59"W	111.30'
L71	S85°49'45"W	153.31'
L72	N79°47'07"W	392.19'
L73	N51°34'11"W	62.36'
L74	N79°33'46"W	369.24'
L75	N72°13'41"W	217.43'
L76	N53°31'29"W	139.32'
L77	N74°52'06"W	195.24'
L78	N62°54'10"W	255.25'
L79	N56°12'05"W	778.48'
L81	N75°46'15"W	1382.45'
L82	N59°23'34"W	30.23'
L83	N79°20'55"W	15.71'
L84	S0°25'08"W	1005.23'
L85	NW'LY	4.4MI ±

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C53	180.00'	33°08'08"	104.10'
C55	500.00'	38°09'47"	333.04'
C57	1100.00'	22°34'51"	433.52'
C80	500.00'	19°34'10"	170.78'

UNINCORPORATED POPULATION CENTER
TIMBER COVE

GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

SEE SHEET 33

SEE SHEET 33

L49 L48 L50 L47 L59 L58 L60 L51 L61 L62 L63 L64 L65 L66 L67 L68 L52 L54 L56 L57 L53 L55 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79 L80 L81 L82 L83 L84 L85

SEAVIEW RD
SOUTHWESTERLY RIGHT-OF-WAY OF SEA VIEW ROAD
WESTERLY BOUNDARY OF THE LANDS OF BERRY 2021 TRUST PER DN 2021-046371
CLINT CT
BEN WAY
RADIAL N49°47'07"W
NORTHEAST CORNER OF LOT 1 AS SHOWN ON PARCEL MAP NO. 6414 (295 MAPS 28)
SOUTHWESTERLY RIGHT-OF-WAY OF SEA VIEW ROAD
SEAVIEW RD
NORTHWESTERLY RIGHT-OF-WAY OF FORT ROSS ROAD
FORT ROSS RD
NORTHERLY BOUNDARY OF THE LANDS OF STATE OF CALIFORNIA PER 3129 O.R. 841
EDGE OF THE PACIFIC OCEAN
LEE DR
DAVIS WAY
NINIVE DR
TIMBER COVE RD
HWY 1
RANCHO MUNIZ

16 62 60 61 59 20 22 21 14 12 13 18 07 13 18 3 2 4 5 6 7 10 8 9 11 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58

LEGEND

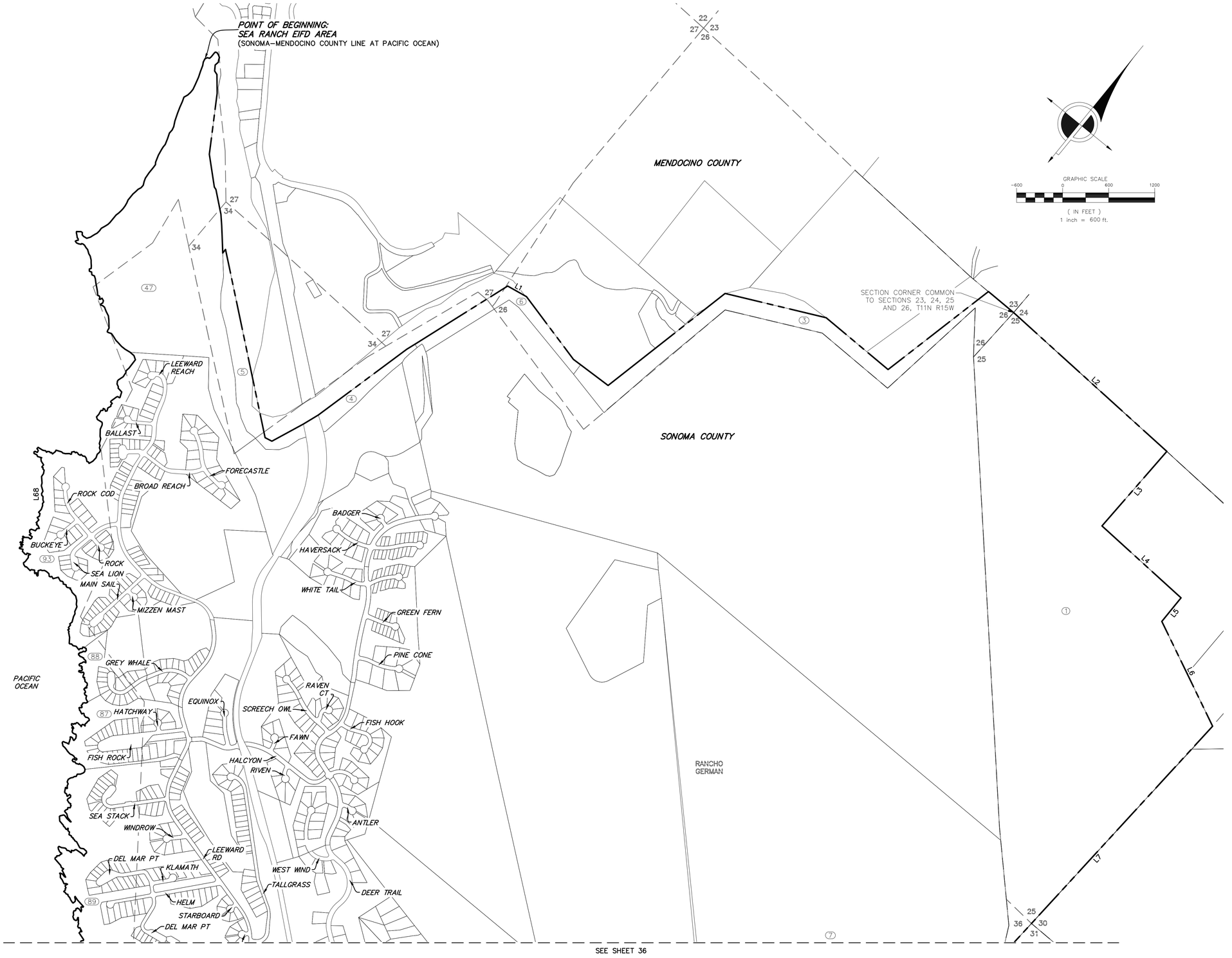
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
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- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
SEA RANCH



GRAPHIC SCALE
−600 0 600 1200
(IN FEET)
1 inch = 600 ft.

PARCEL TABLE	
PARCEL #	APN
1	121–010–003
2	121–030–001
3	122–010–001
4	122–020–003
5	122–020–004
6	122–020–005
7	122–040–002
8	122–070–002
9	122–170–001
10	122–170–016
11	122–170–018
12	122–200–009
13	122–200–014
14	122–200–027
15	122–210–004
16	122–230–005
17	122–230–007
18	122–230–009
19	122–240–003
20	122–250–001
21	122–250–006
22	122–260–003
23	122–260–005
24	122–260–006
25	122–260–007
26	122–270–001
27	122–310–001
28	122–320–001
29	122–360–001
30	122–360–009
31	122–380–025
32	122–410–001
33	122–450–001
34	122–470–019
35	122–490–001
36	122–490–002
37	122–490–003
38	122–490–004
39	122–490–013
40	122–500–003
41	122–500–004
42	122–500–005
43	122–500–006
44	122–500–010
45	122–500–011
46	122–500–012
47	122–510–001

PARCEL TABLE	
PARCEL #	APN
48	155–320–001
49	155–320–005
50	155–320–006
51	155–320–007
52	155–320–008
53	155–320–009
54	156–020–001
55	156–030–001
56	156–040–001
57	156–040–012
58	156–040–013
59	156–040–014
60	156–050–004
61	156–050–012
62	156–050–013
63	156–060–009
64	156–070–001
65	156–090–001
66	156–090–005
67	156–090–008
68	156–100–001
69	156–110–008
70	156–110–014
71	156–150–022
72	156–150–024
73	156–150–025
74	156–160–008
75	156–160–020
76	156–160–022
77	156–170–011
78	156–180–022
79	156–190–019
80	156–240–001
81	156–250–008
82	156–260–016
83	156–290–011
84	156–310–018
85	156–320–030
86	156–340–016
87	156–400–001
88	156–420–003
89	156–430–009
90	156–500–009
91	156–500–010
92	156–550–006
93	156–560–007

NOTE

SEE SHEET 39 FOR LINE AND CURVE TABLES.

LEGEND

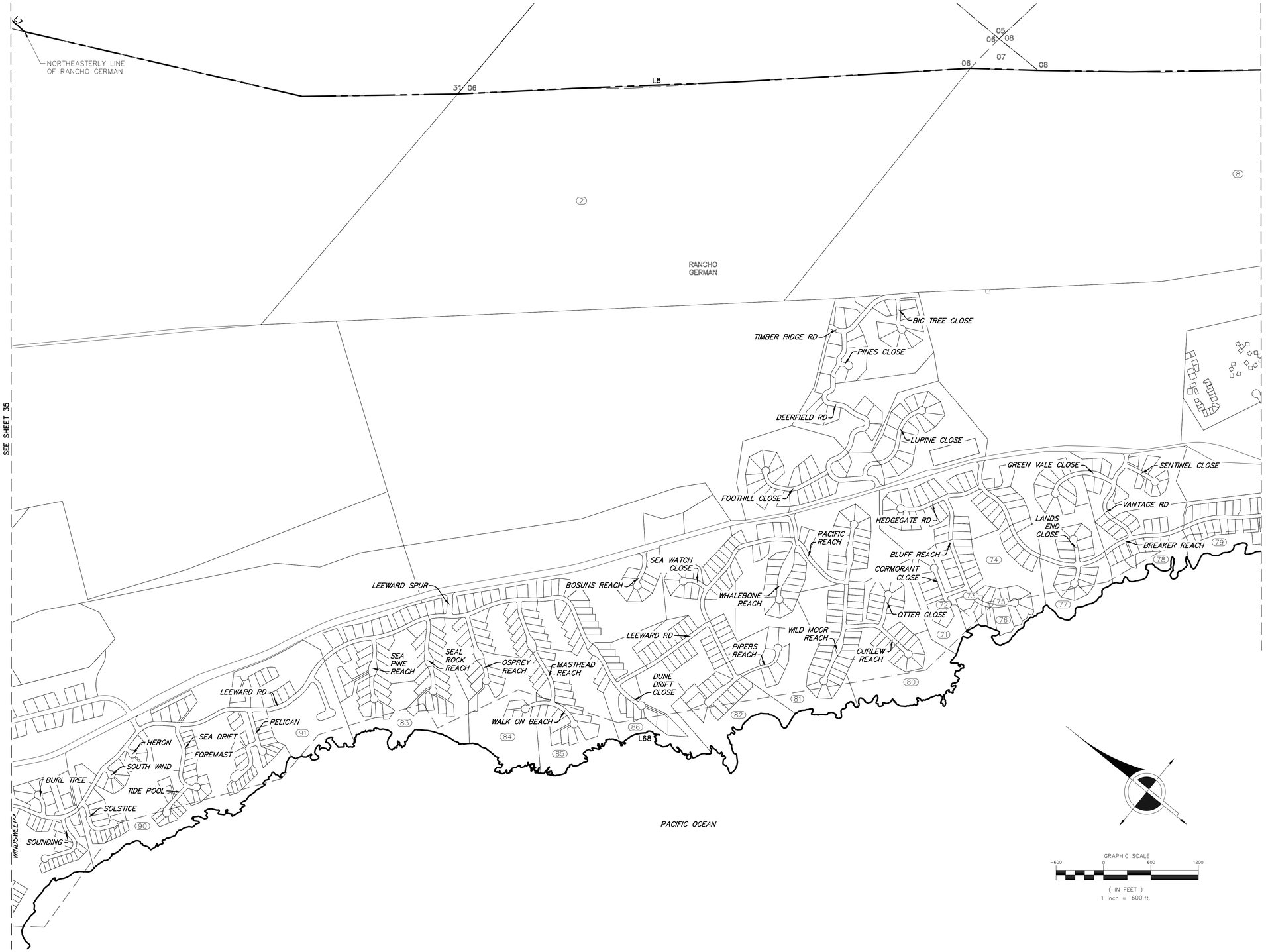
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD / CHECKED BY: MD/AGC
	SCALE: 1" = 600'
	SHEET: 35 OF 50 / JOB NUMBER: 11117–25
Description: UNINCORPORATED POPULATION CENTER - SEA RANCH -	DWG. PATH: Y:\11117\Cad\
	DWG. FILE: 11117EXHT_11_SEA RANCH.dwg
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- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
SEA RANCH



PARCEL TABLE	
PARCEL #	APN
1	121-010-003
2	121-030-001
3	122-010-001
4	122-020-003
5	122-020-004
6	122-020-005
7	122-040-002
8	122-070-002
9	122-170-001
10	122-170-016
11	122-170-018
12	122-200-009
13	122-200-014
14	122-200-027
15	122-210-004
16	122-230-005
17	122-230-007
18	122-230-009
19	122-240-003
20	122-250-001
21	122-250-006
22	122-260-003
23	122-260-005
24	122-260-006
25	122-260-007
26	122-270-001
27	122-310-001
28	122-320-001
29	122-360-001
30	122-360-009
31	122-380-025
32	122-410-001
33	122-450-001
34	122-470-019
35	122-490-001
36	122-490-002
37	122-490-003
38	122-490-004
39	122-490-013
40	122-500-003
41	122-500-004
42	122-500-005
43	122-500-006
44	122-500-010
45	122-500-011
46	122-500-012
47	122-510-001

PARCEL TABLE	
PARCEL #	APN
48	155-320-001
49	155-320-005
50	155-320-006
51	155-320-007
52	155-320-008
53	155-320-009
54	156-020-001
55	156-030-001
56	156-040-001
57	156-040-012
58	156-040-013
59	156-040-014
60	156-050-004
61	156-050-012
62	156-050-013
63	156-060-009
64	156-070-001
65	156-090-001
66	156-090-005
67	156-090-008
68	156-100-001
69	156-110-008
70	156-110-014
71	156-150-022
72	156-150-024
73	156-150-025
74	156-160-008
75	156-160-020
76	156-160-022
77	156-170-011
78	156-180-022
79	156-190-019
80	156-240-001
81	156-250-008
82	156-260-016
83	156-290-011
84	156-310-018
85	156-320-030
86	156-340-016
87	156-400-001
88	156-420-003
89	156-430-009
90	156-500-009
91	156-500-010
92	156-550-006
93	156-560-007

NOTE

SEE SHEET 39 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 36 OF 50	JOB NUMBER: 11117-25
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UNINCORPORATED POPULATION CENTER
SEA RANCH

PARCEL TABLE	
PARCEL #	APN
1	121-010-003
2	121-030-001
3	122-010-001
4	122-020-003
5	122-020-004
6	122-020-005
7	122-040-002
8	122-070-002
9	122-170-001
10	122-170-016
11	122-170-018
12	122-200-009
13	122-200-014
14	122-200-027
15	122-210-004
16	122-230-005
17	122-230-007
18	122-230-009
19	122-240-003
20	122-250-001
21	122-250-006
22	122-260-003
23	122-260-005
24	122-260-006
25	122-260-007
26	122-270-001
27	122-310-001
28	122-320-001
29	122-360-001
30	122-360-009
31	122-380-025
32	122-410-001
33	122-450-001
34	122-470-019
35	122-490-001
36	122-490-002
37	122-490-003
38	122-490-004
39	122-490-013
40	122-500-003
41	122-500-004
42	122-500-005
43	122-500-006
44	122-500-010
45	122-500-011
46	122-500-012
47	122-510-001
48	155-320-001
49	155-320-005
50	155-320-006
51	155-320-007
52	155-320-008
53	155-320-009
54	156-020-001
55	156-030-001
56	156-040-001
57	156-040-012
58	156-040-013
59	156-040-014
60	156-050-004
61	156-050-012
62	156-050-013
63	156-060-009
64	156-070-001
65	156-090-001
66	156-090-005
67	156-090-008
68	156-100-001

PARCEL TABLE	
PARCEL #	APN
69	156-110-008
70	156-110-014
71	156-150-022
72	156-150-024
73	156-150-025
74	156-160-008
75	156-160-020
76	156-160-022
77	156-170-011
78	156-180-022
79	156-190-019
80	156-240-001
81	156-250-008
82	156-260-016
83	156-290-011
84	156-310-018
85	156-320-030
86	156-340-016
87	156-400-001
88	156-420-003
89	156-430-009
90	156-500-009
91	156-500-010
92	156-550-006
93	156-560-007

GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

SEE SHEET 36

SEE SHEET 38

NORTHWEST CORNER OF LOT 1, SECTION 17, T10N R14W

L8 L9 L10 L11 L12 L68

SEE DETAIL

DETAIL
1"=200'

L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39

C15 C21 C30 C36

RADIAL N72°54'36"E

RADIAL N84°52'21"W

RADIAL N10°49'29"E

21 22

RANCHO GERMAN

DEEP WOODS DR
EAST RIDGE RD
SORCERER WOOD
TIMBER RIDGE RD
RIVER BEACH RD
DROVERS CLOSE
SPRING MEADOW
LONGMEADOW RD
GREENCROFT CLOSE
WESTERLY CLOSE
SCHOONER DR
SEABIRD RD
WILDFERN CLOSE
PACKET CLOSE
RAMS HORN REACH
PINE MEADOW RD
SPUR CLOSE
HWY 1
HEADLANDS CLOSE
WILDBERRY CLOSE
WHITESURF RD
WHITE BARN
HEDGEROW CLOSE
ALBATROSS REACH
CABRILLO CLOSE
WILD IRIS
MARINERS DR
HEADLANDS REACH
ARCH ROCK RD
GREEN COVE DR
ANCHORAGE CLOSE
NAVIGATORS REACH
SCULPTURE POINT DR
PEBBLE BEACH TRL
CLIPPERS REACH
FISHERMANS CLOSE
WHALERS REACH
SEA GATE RD
SEA MEADOW DR
GALLEONS REACH
SMUGGLERS CLOSE
SHEPHERDS CLOSE
SPINDRIFT CLOSE
RAMSGATE RD
HORIZON REACH
RAMSGATE CLOSE
CYPRESS CLOSE
BRIGANTINES REACH
BOWSPRIT CLOSE
ANNAPOLIS RD
VERDANT VIEW
SEA RIDGE RD
SEAWARD REACH
CONIFER CLOSE
PILOTS REACH
SPAR CLOSE
FLY CLOUD CLOSE
WESTGATE DR
TOP MAST CLOSE
SHIPS WHEEL CLOSE
CONSTELLATION CLOSE
TIMBER RIDGE RD
FLY CLOUD RD
CHINQUAPIN LN
SPYGLASS LN
TIMBER CLOSE

PACIFIC OCEAN

NOTE

SEE SHEET 39 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
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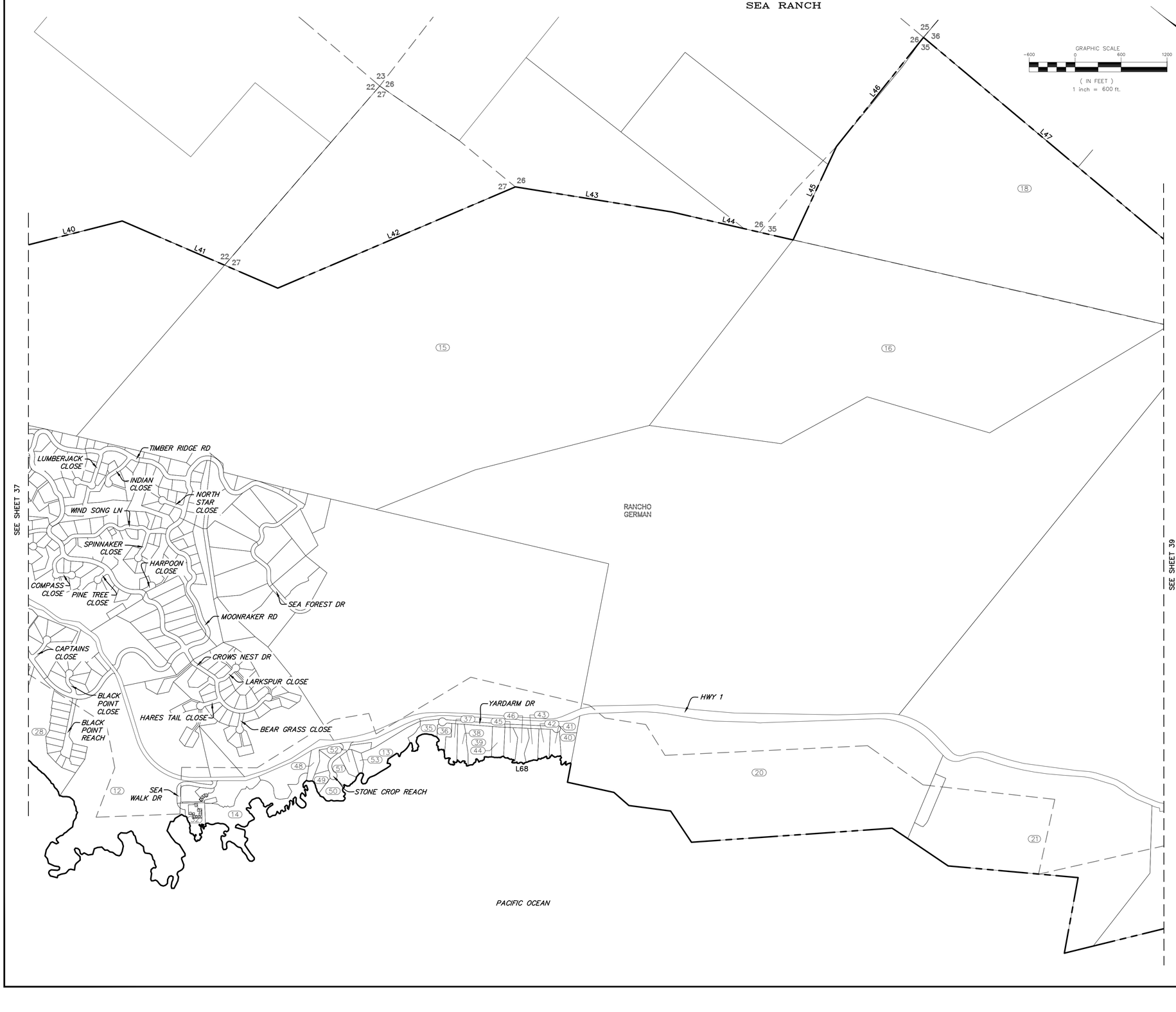
Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 37 OF 50	JOB NUMBER: 11117-25
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UNINCORPORATED POPULATION CENTER
SEA RANCH

GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.



PARCEL TABLE	
PARCEL #	APN
1	121-010-003
2	121-030-001
3	122-010-001
4	122-020-003
5	122-020-004
6	122-020-005
7	122-040-002
8	122-070-002
9	122-170-001
10	122-170-016
11	122-170-018
12	122-200-009
13	122-200-014
14	122-200-027
15	122-210-004
16	122-230-005
17	122-230-007
18	122-230-009
19	122-240-003
20	122-250-001
21	122-250-006
22	122-260-003
23	122-260-005
24	122-260-006
25	122-260-007
26	122-270-001
27	122-310-001
28	122-320-001
29	122-360-001
30	122-360-009
31	122-380-025
32	122-410-001
33	122-450-001
34	122-470-019
35	122-490-001
36	122-490-002
37	122-490-003
38	122-490-004
39	122-490-013
40	122-500-003
41	122-500-004
42	122-500-005
43	122-500-006
44	122-500-010
45	122-500-011
46	122-500-012
47	122-510-001

PARCEL TABLE	
PARCEL #	APN
48	155-320-001
49	155-320-005
50	155-320-006
51	155-320-007
52	155-320-008
53	155-320-009
54	156-020-001
55	156-030-001
56	156-040-001
57	156-040-012
58	156-040-013
59	156-040-014
60	156-050-004
61	156-050-012
62	156-050-013
63	156-060-009
64	156-070-001
65	156-090-001
66	156-090-005
67	156-090-008
68	156-100-001
69	156-110-008
70	156-110-014
71	156-150-022
72	156-150-024
73	156-150-025
74	156-160-008
75	156-160-020
76	156-160-022
77	156-170-011
78	156-180-022
79	156-190-019
80	156-240-001
81	156-250-008
82	156-260-016
83	156-290-011
84	156-310-018
85	156-320-030
86	156-340-016
87	156-400-001
88	156-420-003
89	156-430-009
90	156-500-009
91	156-500-010
92	156-550-006
93	156-560-007

NOTE

SEE SHEET 39 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD / CHECKED BY: MD/AGC
	SCALE: 1" = 600'
	SHEET: 38 OF 50 / JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - SEA RANCH -	DWG. PATH: Y:\11117\Cad\
	DWG. FILE: 11117EXHT_11_SEA RANCH.dwg
	DATE/TIME: Mar 03, 2026 - 10:49am

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

- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
SEA RANCH

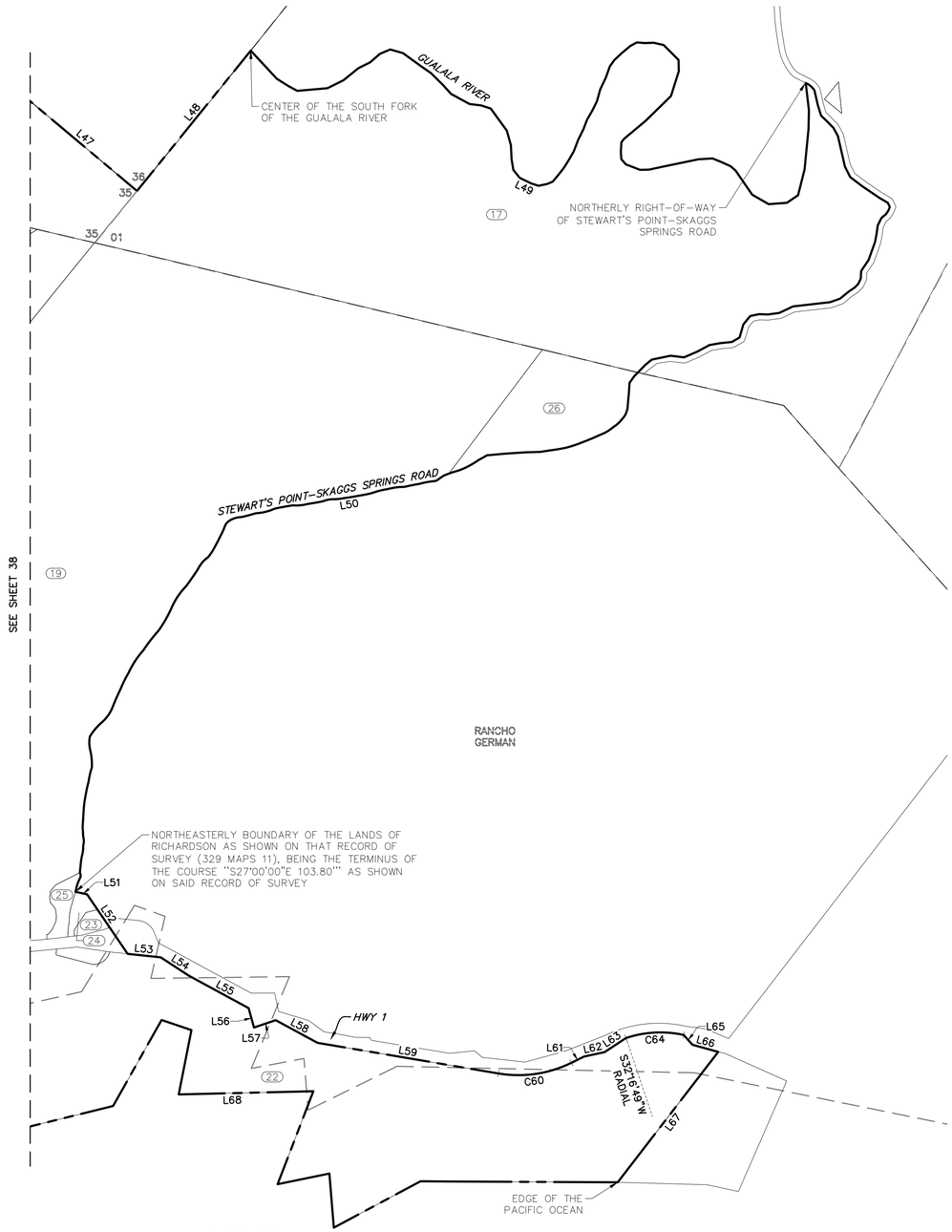
PARCEL TABLE	
PARCEL #	APN
1	121-010-003
2	121-030-001
3	122-010-001
4	122-020-003
5	122-020-004
6	122-020-005
7	122-040-002
8	122-070-002
9	122-170-001
10	122-170-016
11	122-170-018
12	122-200-009
13	122-200-014
14	122-200-027
15	122-210-004
16	122-230-005
17	122-230-007
18	122-230-009
19	122-240-003
20	122-250-001
21	122-250-006
22	122-260-003
23	122-260-005
24	122-260-006
25	122-260-007
26	122-270-001
27	122-310-001
28	122-320-001
29	122-360-001
30	122-360-009
31	122-380-025
32	122-410-001
33	122-450-001
34	122-470-019
35	122-490-001
36	122-490-002
37	122-490-003
38	122-490-004
39	122-490-013
40	122-500-003
41	122-500-004
42	122-500-005
43	122-500-006
44	122-500-010
45	122-500-011
46	122-500-012
47	122-510-001

PARCEL TABLE	
PARCEL #	APN
48	155-320-001
49	155-320-005
50	155-320-006
51	155-320-007
52	155-320-008
53	155-320-009
54	156-020-001
55	156-030-001
56	156-040-001
57	156-040-012
58	156-040-013
59	156-040-014
60	156-050-004
61	156-050-012
62	156-050-013
63	156-060-009
64	156-070-001
65	156-090-001
66	156-090-005
67	156-090-008
68	156-100-001
69	156-110-008
70	156-110-014
71	156-150-022
72	156-150-024
73	156-150-025
74	156-160-008
75	156-160-020
76	156-160-022
77	156-170-011
78	156-180-022
79	156-190-019
80	156-240-001
81	156-250-008
82	156-260-016
83	156-290-011
84	156-310-018
85	156-320-030
86	156-340-016
87	156-400-001
88	156-420-003
89	156-430-009
90	156-500-009
91	156-500-010
92	156-550-006
93	156-560-007

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	E'LY	3.3MI ±
L2	S86°58'10"E	2695.04'
L3	S1°52'03"W	1287.49'
L4	S86°50'31"E	1393.03'
L5	S0°00'00"E	396.00'
L6	S64°59'59"E	1517.99'
L7	S3°23'50"W	4060.33'
L8	SE'LY	3.6MI ±
L9	S89°06'07"E	6779.96'
L10	S6°17'08"W	5466.39'
L11	N89°04'09"W	1682.05'
L12	S42°50'22"E	2213.28'
L13	S40°15'33"E	226.57'
L14	S50°34'38"E	125.00'
L16	N15°59'01"E	150.00'
L17	N60°59'01"E	65.00'
L18	N15°59'01"E	125.00'
L19	N87°49'23"E	332.67'
L20	N51°07'39"E	660.00'
L22	N1°40'18"E	240.44'
L23	N31°27'42"W	130.11'
L24	N7°59'11"E	59.98'
L25	N32°26'03"E	121.75'
L26	N55°57'30"E	65.35'
L27	S70°33'39"E	21.66'
L28	S62°17'50"E	98.53'
L29	S48°44'25"W	87.58'
L31	S1°04'38"E	353.78'
L32	S9°17'50"W	270.58'
L33	S37°01'38"W	241.83'
L34	S54°00'36"W	562.35'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L35	S78°40'31"W	158.75'
L37	N53°14'10"W	62.62'
L39	S27°13'02"W	693.00'
L40	S53°26'14"E	2140.08'
L41	S15°47'55"E	2212.15'
L42	S62°14'57"E	3371.78'
L43	S30°02'46"E	2069.20'
L44	S26°09'07"E	1624.32'
L45	N75°43'32"E	1344.88'
L46	N89°24'50"E	1823.02'
L47	S0°52'13"W	5325.56'
L48	N89°52'34"E	1585.90'
L49	SE'LY	1.7MI ±
L50	W'LY	2.3MI ±
L51	S27°00'00"E	103.80'
L52	S16°33'43"W	632.79'
L53	S33°08'07"E	291.62'
L54	S6°03'45"E	297.78'
L55	S10°40'01"E	594.65'
L56	S35°20'36"W	176.69'
L57	S57°45'25"E	201.39'
L58	S10°45'02"E	417.75'
L59	S29°33'02"E	1611.53'
L61	S65°28'45"E	122.97'
L62	S51°20'18"E	184.56'
L63	S72°24'25"E	225.44'
L65	S9°02'14"W	116.58'
L66	S23°41'50"E	234.10'
L67	S88°27'57"W	1445.57'
L68	NW'LY	21.8MI ±

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C15	510.00'	23°26'21"	208.64'
C21	510.00'	6°12'17"	55.23'
C30	510.00'	18°10'00"	161.70'
C36	620.00'	16°53'27"	182.78'
C38	590.00'	25°40'14"	264.34'
C60	1050.00'	35°55'43"	658.42'
C64	950.00'	30°55'24"	512.73'



GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name:
WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

Description:
UNINCORPORATED POPULATION CENTER - SEA RANCH -

DRAWN BY: AJD | CHECKED BY: MD/AGC
SCALE: 1" = 600'
SHEET: 39 OF 50 | JOB NUMBER: 11117-25
DWG. PATH: Y:\11117\Cad\
DWG. FILE: 11117EXHT_11_SEA RANCH.dwg
DATE/TIME: Mar 03, 2026 - 10:49am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
SERENO DEL MAR, CARMET, SALMON CREEK, BODEGA BAY



PARCEL TABLE	
PARCEL #	APN
1	100-010-004
2	100-010-007
3	100-010-008
4	100-010-009
5	100-010-010
6	100-020-003
7	100-020-013
8	100-020-015
9	100-020-017
10	100-020-032
11	100-020-033
12	100-020-034
13	100-030-032
14	100-030-034
15	100-030-044
16	100-040-010
17	100-040-013
18	100-070-020
19	100-080-002
20	100-080-060
21	100-080-061
22	100-080-062
23	100-080-063
24	100-091-001
25	100-091-002
26	100-091-003
27	100-091-004
28	100-091-005
29	100-091-010
30	100-091-011
31	100-091-016
32	100-091-017
33	100-091-018
34	100-091-019
35	100-091-020
36	100-100-007

PARCEL TABLE	
PARCEL #	APN
37	100-100-008
38	100-100-009
39	100-100-010
40	100-100-011
41	100-100-012
42	100-100-018
43	100-100-019
44	100-100-023
45	100-100-025
46	100-100-028
47	100-100-029
48	100-100-030
49	100-110-003
50	100-110-004
51	100-110-005
52	100-110-006
53	100-110-007
54	100-110-008
55	100-110-009
56	100-110-010
57	100-110-012
58	100-110-016
59	100-110-017
60	100-110-018
61	100-120-001
62	100-120-002
63	100-120-003
64	100-120-005
65	100-120-006
66	100-120-007
67	100-120-008
68	100-120-009
69	100-120-010
70	100-120-011
71	100-120-012
72	100-120-020

PARCEL TABLE	
PARCEL #	APN
73	100-120-021
74	100-130-001
75	100-130-004
76	100-130-005
77	100-130-006
78	100-150-026
79	100-160-002
80	100-190-005
81	100-190-009
82	100-210-047
83	100-210-048
84	100-220-010
85	100-220-029
86	100-360-023
87	101-030-002
88	101-040-003
89	101-040-004
90	101-110-004
91	101-110-005
92	101-110-031
93	101-110-032
94	101-120-025
95	101-120-026
96	101-120-027
97	101-120-030
98	101-120-031
99	101-120-032
100	101-120-033
101	101-120-034
102	101-120-059
103	101-120-060
104	101-130-014
105	103-040-029
106	103-050-001
107	103-050-002
108	103-050-004

GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

NOTE
SEE SHEET 43 FOR LINE AND CURVE TABLES.

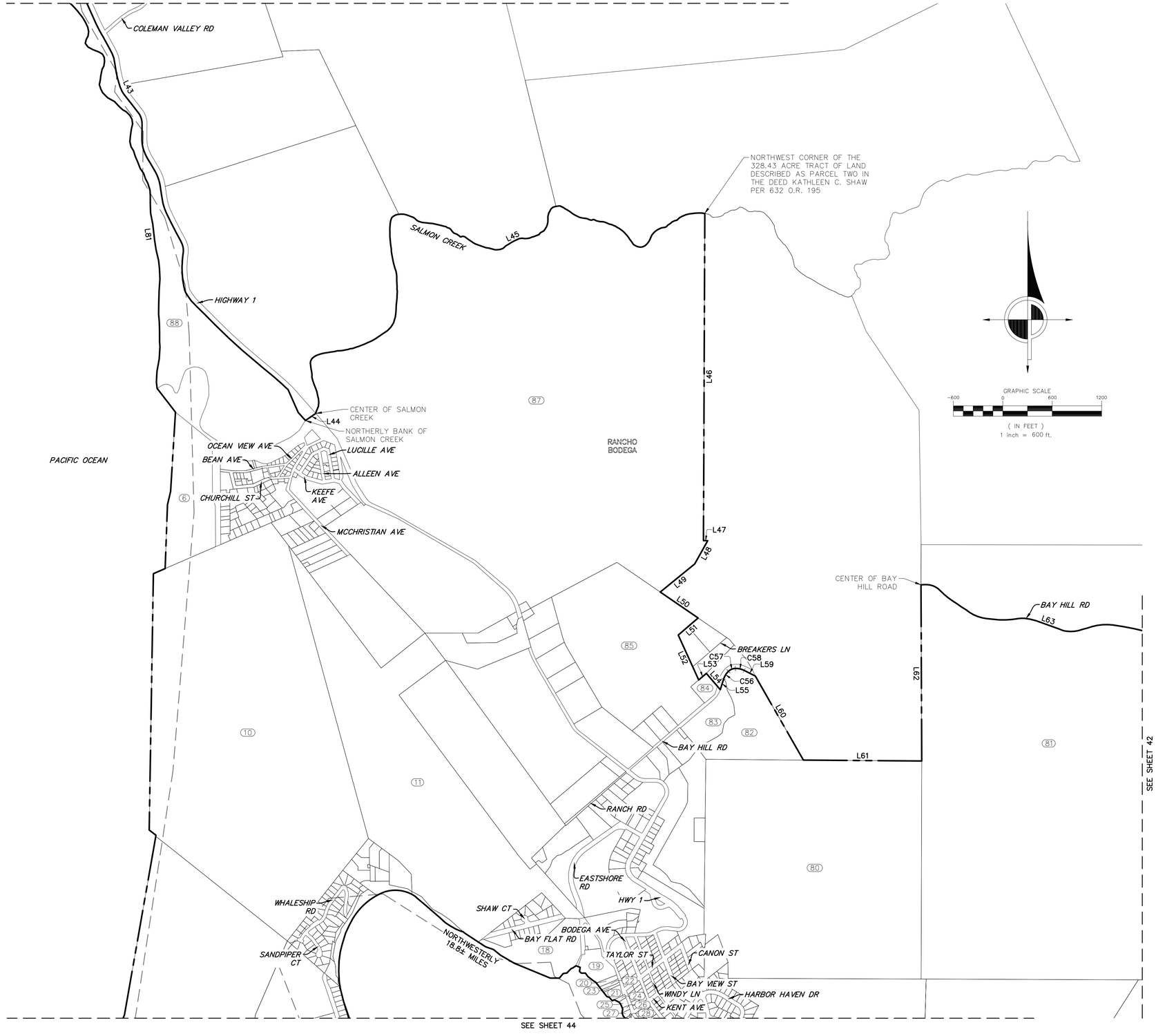
LEGEND
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD / CHECKED BY: MD/AGC
	SCALE: 1" = 600'
	SHEET: 40 OF 50 / JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - SERENO DEL MAR -	DWG. PATH: Y:\11117\Cad\
	DWG. FILE: 11117EXHT_12_SERENO DEL MAR.dwg
	DATE/TIME: Mar 03, 2026 - 10:49am

CINQUINI & PASSARINO, INC.
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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
SERENO DEL MAR, CARMET, SALMON CREEK, BODEGA BAY



PARCEL TABLE	
PARCEL #	APN
1	100-010-004
2	100-010-007
3	100-010-008
4	100-010-009
5	100-010-010
6	100-020-003
7	100-020-013
8	100-020-015
9	100-020-017
10	100-020-032
11	100-020-033
12	100-020-034
13	100-030-032
14	100-030-034
15	100-030-044
16	100-040-010
17	100-040-013
18	100-070-020
19	100-080-002
20	100-080-060
21	100-080-061
22	100-080-062
23	100-080-063
24	100-091-001
25	100-091-002
26	100-091-003
27	100-091-004
28	100-091-005
29	100-091-010
30	100-091-011
31	100-091-016
32	100-091-017
33	100-091-018
34	100-091-019
35	100-091-020
36	100-100-007

PARCEL TABLE	
PARCEL #	APN
37	100-100-008
38	100-100-009
39	100-100-010
40	100-100-011
41	100-100-012
42	100-100-018
43	100-100-019
44	100-100-023
45	100-100-025
46	100-100-028
47	100-100-029
48	100-100-030
49	100-110-003
50	100-110-004
51	100-110-005
52	100-110-006
53	100-110-007
54	100-110-008
55	100-110-009
56	100-110-010
57	100-110-012
58	100-110-016
59	100-110-017
60	100-110-018
61	100-120-001
62	100-120-002
63	100-120-003
64	100-120-005
65	100-120-006
66	100-120-007
67	100-120-008
68	100-120-009
69	100-120-010
70	100-120-011
71	100-120-012
72	100-120-020

PARCEL TABLE	
PARCEL #	APN
73	100-120-021
74	100-130-001
75	100-130-004
76	100-130-005
77	100-130-006
78	100-150-026
79	100-160-002
80	100-190-005
81	100-190-009
82	100-210-047
83	100-210-048
84	100-220-010
85	100-220-029
86	100-360-023
87	101-030-002
88	101-040-003
89	101-040-004
90	101-110-004
91	101-110-005
92	101-110-031
93	101-110-032
94	101-120-025
95	101-120-026
96	101-120-027
97	101-120-030
98	101-120-031
99	101-120-032
100	101-120-033
101	101-120-034
102	101-120-059
103	101-120-060
104	101-130-014
105	103-040-029
106	103-050-001
107	103-050-002
108	103-050-004

NOTE

SEE SHEET 43 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 41 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - SERENO DEL MAR -	DWG. PATH:	Y:\11117\Cad\
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- BOUNDARY
- TOPOGRAPHIC
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- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
SERENO DEL MAR, CARMET, SALMON CREEK, BODEGA BAY



PARCEL TABLE	
PARCEL #	APN
1	100-010-004
2	100-010-007
3	100-010-008
4	100-010-009
5	100-010-010
6	100-020-003
7	100-020-013
8	100-020-015
9	100-020-017
10	100-020-032
11	100-020-033
12	100-020-034
13	100-030-032
14	100-030-034
15	100-030-044
16	100-040-010
17	100-040-013
18	100-070-020
19	100-080-002
20	100-080-060
21	100-080-061
22	100-080-062
23	100-080-063
24	100-091-001
25	100-091-002
26	100-091-003
27	100-091-004
28	100-091-005
29	100-091-010
30	100-091-011
31	100-091-016
32	100-091-017
33	100-091-018
34	100-091-019
35	100-091-020
36	100-100-007

PARCEL TABLE	
PARCEL #	APN
37	100-100-008
38	100-100-009
39	100-100-010
40	100-100-011
41	100-100-012
42	100-100-018
43	100-100-019
44	100-100-023
45	100-100-025
46	100-100-028
47	100-100-029
48	100-100-030
49	100-110-003
50	100-110-004
51	100-110-005
52	100-110-006
53	100-110-007
54	100-110-008
55	100-110-009
56	100-110-010
57	100-110-012
58	100-110-016
59	100-110-017
60	100-110-018
61	100-120-001
62	100-120-002
63	100-120-003
64	100-120-005
65	100-120-006
66	100-120-007
67	100-120-008
68	100-120-009
69	100-120-010
70	100-120-011
71	100-120-012
72	100-120-020

PARCEL TABLE	
PARCEL #	APN
73	100-120-021
74	100-130-001
75	100-130-004
76	100-130-005
77	100-130-006
78	100-150-026
79	100-160-002
80	100-190-005
81	100-190-009
82	100-210-047
83	100-210-048
84	100-220-010
85	100-220-029
86	100-360-023
87	101-030-002
88	101-040-003
89	101-040-004
90	101-110-004
91	101-110-005
92	101-110-031
93	101-110-032
94	101-120-025
95	101-120-026
96	101-120-027
97	101-120-030
98	101-120-031
99	101-120-032
100	101-120-033
101	101-120-034
102	101-120-059
103	101-120-060
104	101-130-014
105	103-040-029
106	103-050-001
107	103-050-002
108	103-050-004

GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

NOTE

SEE SHEET 43 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 42 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - SERENO DEL MAR -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_12_SERENO DEL MAR.dwg
	DATE/TIME:	Mar. 03, 2026 - 10:49am

CINQUINI & PASSARINO, INC.
PERFECTING GEOSPATIAL
1360 N. Dutton Ave. #150
Santa Rosa, Ca. 95401
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Fax: (707) 542-2106
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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
SERENO DEL MAR, CARMET, SALMON CREEK, BODEGA BAY



GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

PARCEL TABLE	
PARCEL #	APN
1	100-010-004
2	100-010-007
3	100-010-008
4	100-010-009
5	100-010-010
6	100-020-003
7	100-020-013
8	100-020-015
9	100-020-017
10	100-020-032
11	100-020-033
12	100-020-034
13	100-030-032
14	100-030-034
15	100-030-044
16	100-040-010
17	100-040-013
18	100-070-020
19	100-080-002
20	100-080-060
21	100-080-061
22	100-080-062
23	100-080-063
24	100-091-001
25	100-091-002
26	100-091-003
27	100-091-004
28	100-091-005
29	100-091-010
30	100-091-011
31	100-091-016
32	100-091-017
33	100-091-018
34	100-091-019
35	100-091-020
36	100-100-007

PARCEL TABLE	
PARCEL #	APN
37	100-100-008
38	100-100-009
39	100-100-010
40	100-100-011
41	100-100-012
42	100-100-018
43	100-100-019
44	100-100-023
45	100-100-025
46	100-100-028
47	100-100-029
48	100-100-030
49	100-110-003
50	100-110-004
51	100-110-005
52	100-110-006
53	100-110-007
54	100-110-008
55	100-110-009
56	100-110-010
57	100-110-012
58	100-110-016
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60	100-110-018
61	100-120-001
62	100-120-002
63	100-120-003
64	100-120-005
65	100-120-006
66	100-120-007
67	100-120-008
68	100-120-009
69	100-120-010
70	100-120-011
71	100-120-012
72	100-120-020

PARCEL TABLE	
PARCEL #	APN
73	100-120-021
74	100-130-001
75	100-130-004
76	100-130-005
77	100-130-006
78	100-150-026
79	100-160-002
80	100-190-005
81	100-190-009
82	100-210-047
83	100-210-048
84	100-220-010
85	100-220-029
86	100-360-023
87	101-030-002
88	101-040-003
89	101-040-004
90	101-110-004
91	101-110-005
92	101-110-031
93	101-110-032
94	101-120-025
95	101-120-026
96	101-120-027
97	101-120-030
98	101-120-031
99	101-120-032
100	101-120-033
101	101-120-034
102	101-120-059
103	101-120-060
104	101-130-014
105	103-040-029
106	103-050-001
107	103-050-002
108	103-050-004

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N15°45'20"E	495.79'
L2	N39°38'22"W	144.33'
L4	N1°01'25"E	155.60'
L6	N3°28'28"W	413.40'
L8	N5°43'05"E	102.96'
L10	N12°16'51"W	146.46'
L11	N70°28'23"E	2466.00'
L12	S20°20'24"E	713.88'
L13	N79°41'37"E	214.19'
L14	N5°50'18"W	138.27'
L15	N54°34'55"E	396.29'
L16	N9°21'17"E	838.89'
L17	S77°27'18"E	131.26'
L18	N14°55'53"E	2067.98'
L19	S89°43'09"E	2194.35'
L20	S6°39'27"E	3472.87'
L21	S18°56'52"W	180.56'
L22	S8°17'19"W	339.42'
L23	S23°45'26"W	616.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L24	SE'LY	3490'
L25	S34°25'41"W	318.78'
L26	S36°55'41"W	221.10'
L27	S37°25'41"W	288.42'
L28	S56°55'41"W	374.88'
L29	S55°10'41"W	693.66'
L30	S54°25'41"W	726.00'
L31	S68°42'09"W	542.11'
L32	S22°59'58"E	652.74'
L33	S30°27'02"E	1211.69'
L34	N85°25'32"W	1637.62'
L35	N83°29'44"W	570.49'
L36	S43°42'52"W	715.96'
L37	S18°29'15"E	316.23'
L38	S65°38'27"W	349.37'
L39	S87°28'03"W	293.30'
L40	N77°50'11"W	270.05'
L41	S72°31'26"W	347.86'
L42	S55°41'40"W	830.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L43	SE'LY	1.4MI ±
L44	N55°20'27"E	152.34'
L45	NE'LY	1.4MI ±
L46	S0°14'21"W	3971.94'
L47	S87°52'37"E	51.70'
L48	S29°12'14"W	322.53'
L49	S50°48'02"W	540.20'
L50	S55°33'51"E	557.07'
L51	S49°18'14"W	318.18'
L52	S24°30'47"E	599.02'
L53	N49°18'03"E	121.92'
L54	S40°42'21"E	260.12'
L55	N17°32'56"E	134.73'
L59	S63°03'29"E	152.08'
L60	S29°46'06"E	1175.01'
L61	S89°33'06"E	1436.85'
L62	N0°13'53"W	2139.38'
L63	SE'LY	2.8MI ±
L64	S44°26'10"E	122.85'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L65	NE'LY	1410'±
L66	SE'LY	1.9MI ±
L67	S22°31'19"E	3845.10'
L68	N81°21'35"E	480.99'
L69	S36°21'33"W	264.82'
L70	S29°23'23"E	396.00'
L71	S5°08'22"E	1341.79'
L72	S35°21'34"W	197.99'
L73	N87°38'24"W	565.62'
L74	N80°38'28"W	169.63'
L75	S72°51'37"W	692.99'
L76	S18°21'45"W	130.02'
L77	S54°21'23"W	236.28'
L78	S72°06'37"W	402.61'
L79	S41°51'44"W	184.79'
L80	S45°21'36"W	432.31'
L81	NW'LY	18.8MI ±

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	475.00'	40°39'47"	337.11'
C5	1025.00'	4°29'53"	80.47'
C7	475.00'	9°11'33"	76.21'
C9	325.00'	17°59'56"	102.10'
C56	225.00'	28°35'30"	112.28'
C57	125.00'	42°38'05"	93.01'
C58	225.00'	28°10'00"	110.61'

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name:
WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

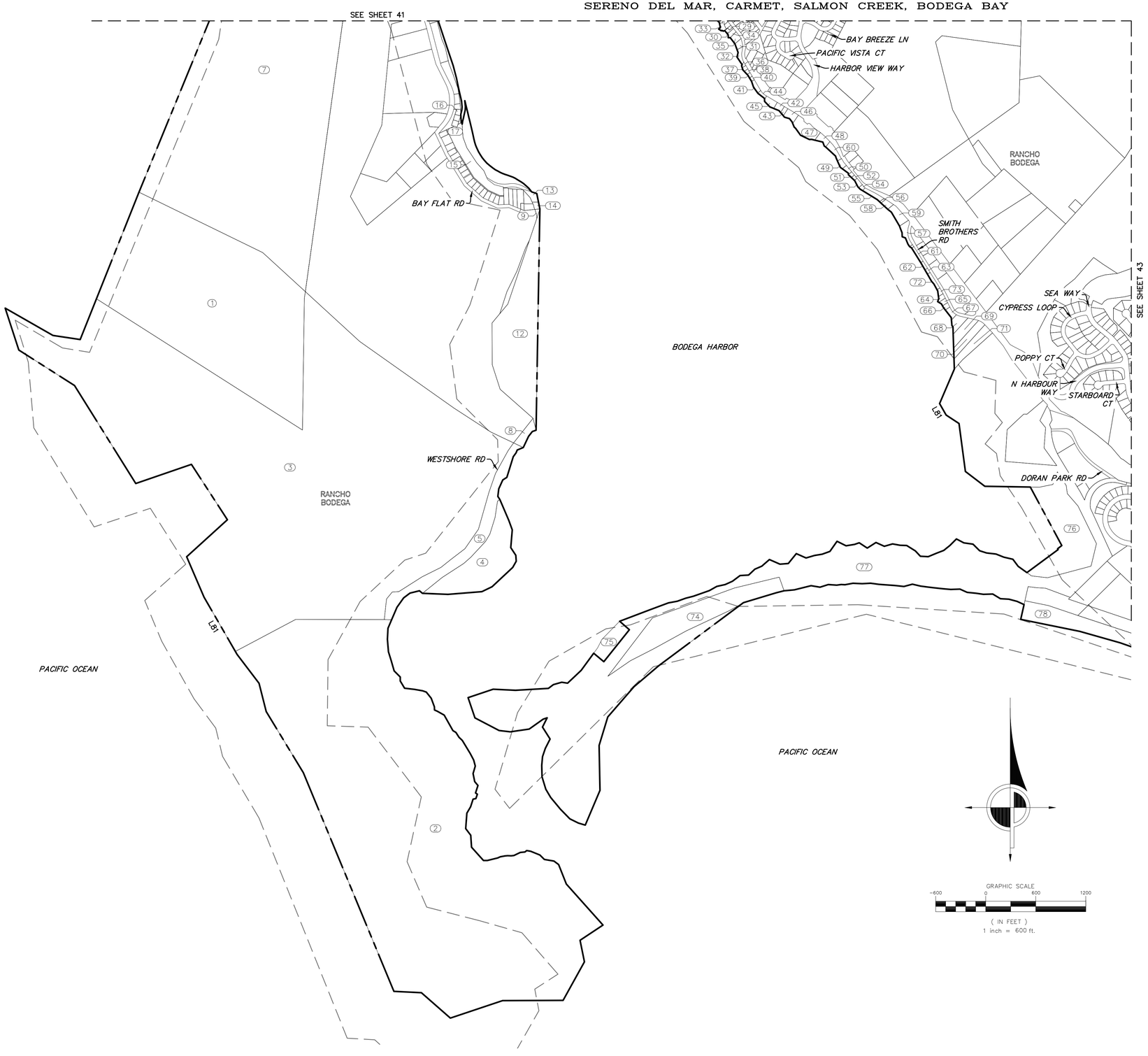
Description:
UNINCORPORATED POPULATION CENTER
- SERENO DEL MAR -

DRAWN BY: AJD | CHECKED BY: MD/AGC
SCALE: 1" = 600'
SHEET: 43 OF 50 | JOB NUMBER: 11117-25
DWG. PATH: X:\11117\Cad\
DWG. FILE: 11117EXHT_12_SERENO DEL MAR.dwg
DATE/TIME: Mar 03, 2026 - 10:49am

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- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
SERENO DEL MAR, CARMET, SALMON CREEK, BODEGA BAY



PARCEL TABLE	
PARCEL #	APN
1	100-010-004
2	100-010-007
3	100-010-008
4	100-010-009
5	100-010-010
6	100-020-003
7	100-020-013
8	100-020-015
9	100-020-017
10	100-020-032
11	100-020-033
12	100-020-034
13	100-030-032
14	100-030-034
15	100-030-044
16	100-040-010
17	100-040-013
18	100-070-020
19	100-080-002
20	100-080-060
21	100-080-061
22	100-080-062
23	100-080-063
24	100-091-001
25	100-091-002
26	100-091-003
27	100-091-004
28	100-091-005
29	100-091-010
30	100-091-011
31	100-091-016
32	100-091-017
33	100-091-018
34	100-091-019
35	100-091-020
36	100-100-007

PARCEL TABLE	
PARCEL #	APN
37	100-100-008
38	100-100-009
39	100-100-010
40	100-100-011
41	100-100-012
42	100-100-018
43	100-100-019
44	100-100-023
45	100-100-025
46	100-100-028
47	100-100-029
48	100-100-030
49	100-110-003
50	100-110-004
51	100-110-005
52	100-110-006
53	100-110-007
54	100-110-008
55	100-110-009
56	100-110-010
57	100-110-012
58	100-110-016
59	100-110-017
60	100-110-018
61	100-120-001
62	100-120-002
63	100-120-003
64	100-120-005
65	100-120-006
66	100-120-007
67	100-120-008
68	100-120-009
69	100-120-010
70	100-120-011
71	100-120-012
72	100-120-020

PARCEL TABLE	
PARCEL #	APN
73	100-120-021
74	100-130-001
75	100-130-004
76	100-130-005
77	100-130-006
78	100-150-026
79	100-160-002
80	100-190-005
81	100-190-009
82	100-210-047
83	100-210-048
84	100-220-010
85	100-220-029
86	100-360-023
87	101-030-002
88	101-040-003
89	101-040-004
90	101-110-004
91	101-110-005
92	101-110-031
93	101-110-032
94	101-120-025
95	101-120-026
96	101-120-027
97	101-120-030
98	101-120-031
99	101-120-032
100	101-120-033
101	101-120-034
102	101-120-059
103	101-120-060
104	101-130-014
105	103-040-029
106	103-050-001
107	103-050-002
108	103-050-004

NOTE

SEE SHEET 43 FOR LINE AND CURVE TABLES.

LEGEND

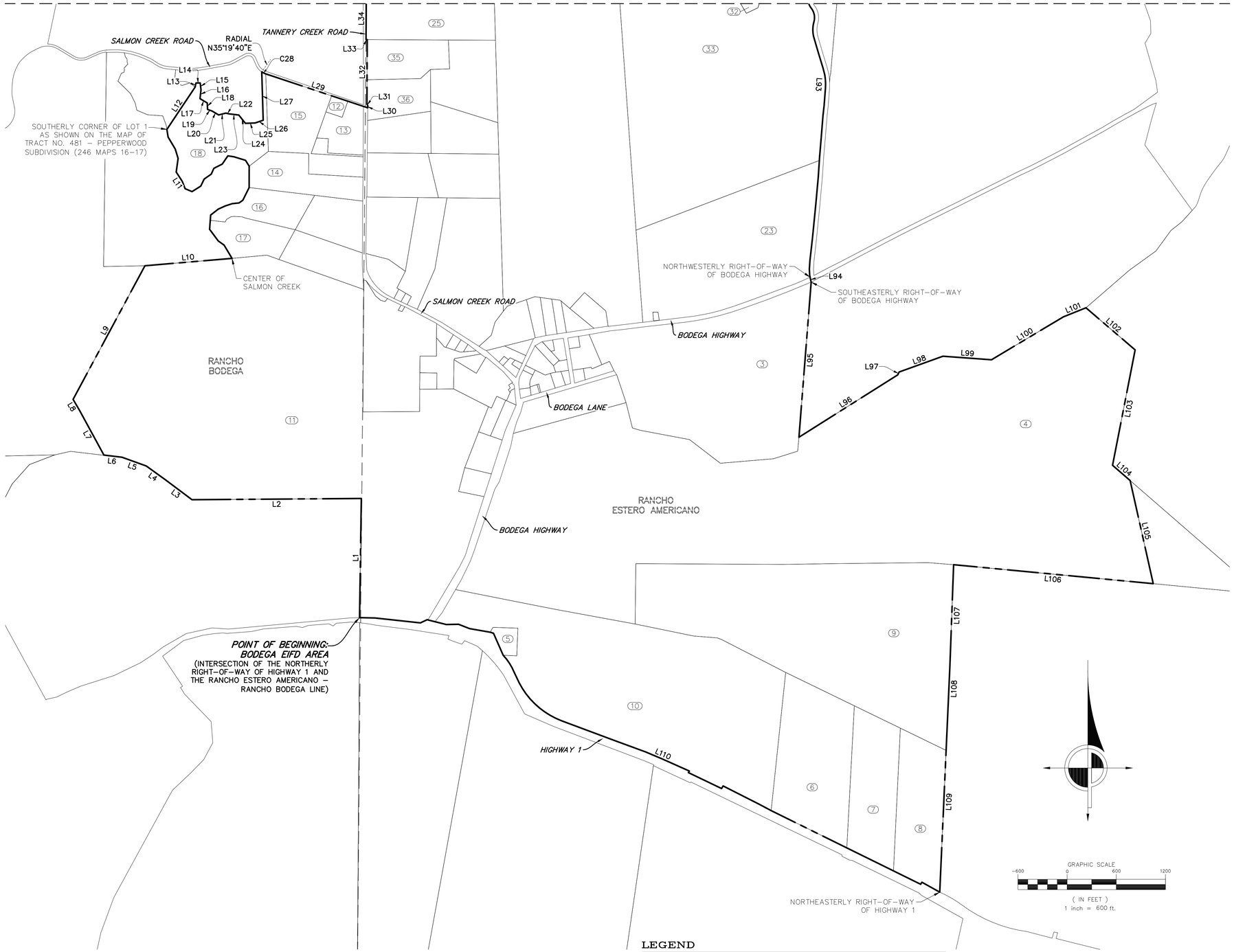
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 44 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - SERENO DEL MAR -	DWG. PATH:	X:\11117\Cad\
	DWG. FILE:	11117EXHT_12_SERENO DEL MAR.dwg
	DATE/TIME:	Mar. 03, 2026 - 10:49am

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UNINCORPORATED POPULATION CENTER
BODEGA



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°50'39"E	1455.08'
L2	S89°35'31"W	2066.46'
L3	N53°07'38"W	400.63'
L4	N54°11'41"W	292.38'
L5	N70°09'24"W	315.48'
L6	N83°07'32"W	222.31'
L7	N28°35'04"W	617.45'
L8	N30°22'40"W	159.73'
L9	N28°15'26"E	1852.14'
L10	N85°09'24"E	1067.13'
L11	NW'LY	3330'±
L12	N33°44'29"E	621.59'
L13	N10°57'49"E	51.24'
L14	S89°44'12"E	52.19'
L15	S6°30'35"E	83.44'
L16	S6°14'52"W	109.21'
L17	S59°05'52"E	103.07'
L18	S2°22'49"E	78.73'
L19	S70°14'12"E	59.27'
L20	S59°21'51"E	92.73'
L21	N75°41'54"E	90.82'
L22	S76°58'11"E	41.03'
L23	S83°12'14"E	118.43'
L24	S38°37'41"E	129.88'
L25	N87°50'41"E	118.73'
L26	N71°22'12"E	103.61'
L27	N1°42'24"W	591.23'
L29	S71°34'42"E	1311.77'
L30	N0°31'44"E	29.10'
L31	N34°21'54"W	17.66'
L32	N0°15'56"E	789.37'
L33	N89°43'25"W	14.49'
L34	N0°16'53"E	520.35'
L93	S6°52'10"W	46.82'
L94	W'LY	1.5± M
L95	S4°30'27"W	1899.63'
L96	N57°44'00"E	1425.25'
L97	N27°08'04"E	39.60'
L98	N70°09'59"E	567.60'
L99	S85°50'00"E	594.00'
L100	N59°09'59"E	1023.00'
L101	N68°07'02"E	295.90'
L102	S49°25'06"E	790.37'
L103	S11°03'54"W	1435.44'
L104	S49°00'03"E	284.38'
L105	S12°36'42"E	1290.12'
L106	N84°33'56"W	2446.82'
L107	S2°06'32"W	1237.50'
L108	S2°32'17"W	550.00'
L109	S2°35'09"W	2214.34'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L110	NE'LY	1.6± M

PARCEL TABLE	
PARCEL #	APN
1	073–240–058
2	073–240–059
3	103–010–008
4	103–010–037
5	103–020–004
6	103–020–006
7	103–020–007
8	103–020–008
9	103–020–009
10	103–020–012
11	103–060–004
12	103–060–005
13	103–060–006
14	103–060–009
15	103–060–011
16	103–060–012
17	103–060–015
18	103–060–020
19	103–090–009
20	103–100–002
21	103–100–009
22	103–100–010
23	103–100–018
24	103–100–019
25	103–100–025
26	103–100–029
27	103–100–035
28	103–100–049
29	103–100–051
30	103–100–052
31	103–100–054
32	103–100–058
33	103–100–059
34	103–100–062
35	103–100–070
36	103–100–071
37	103–100–078

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C28	186.50'	16°54'22"	55.03'

LEGEND

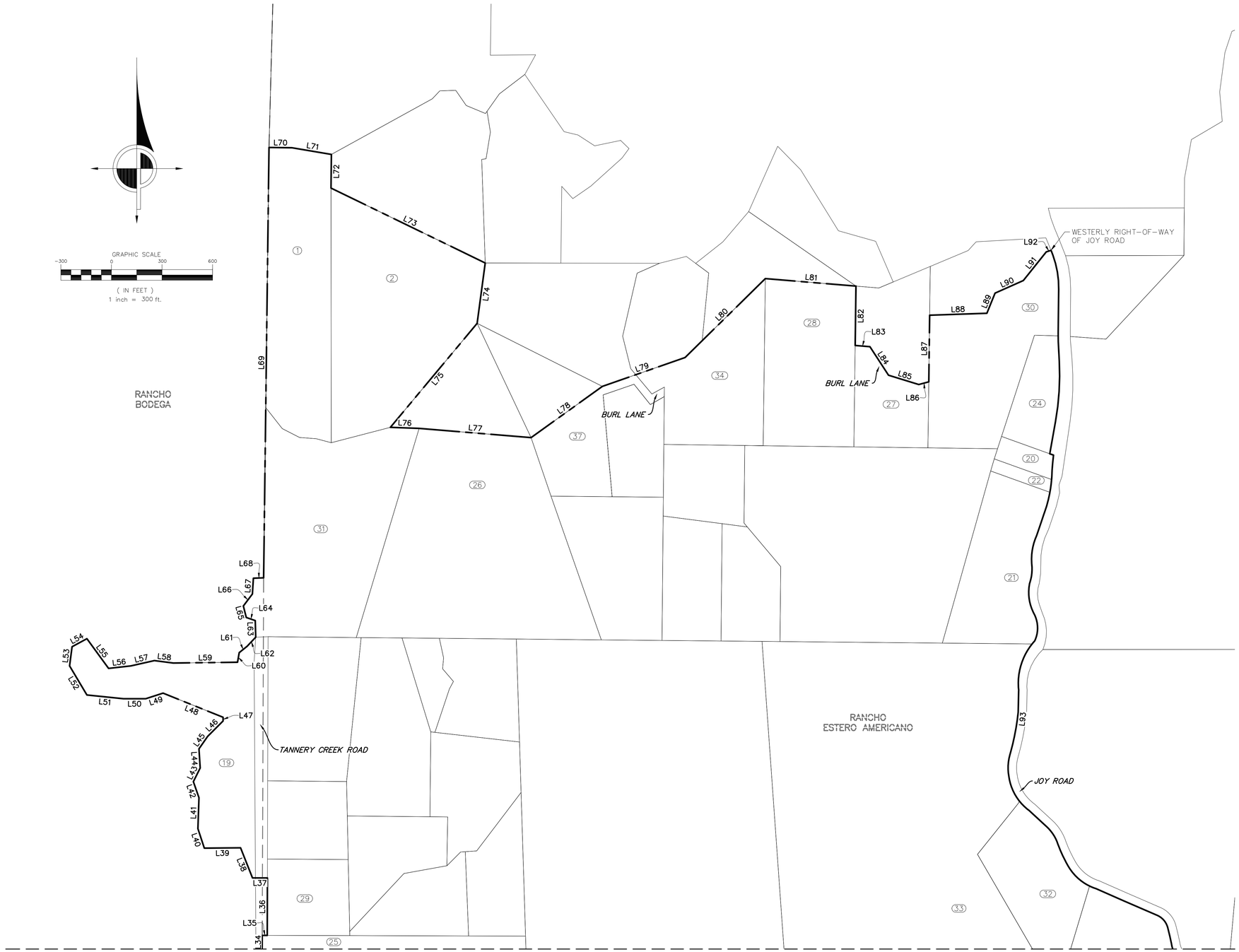
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AKM	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 45 OF 50	JOB NUMBER: 11117–25
Description: UNINCORPORATED POPULATION CENTER - BODEGA -	DWG. PATH:	X:\11117\Cad\
	DWG. FILE:	11117EXHT_13_BODEGA.dwg
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- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
BODEGA



SEE SHEET 45

PARCEL TABLE	
PARCEL #	APN
1	073-240-058
2	073-240-059
3	103-010-008
4	103-010-037
5	103-020-004
6	103-020-006
7	103-020-007
8	103-020-008
9	103-020-009
10	103-020-012
11	103-060-004
12	103-060-005
13	103-060-006
14	103-060-009
15	103-060-011
16	103-060-012
17	103-060-015
18	103-060-020
19	103-090-009
20	103-100-002
21	103-100-009
22	103-100-010
23	103-100-018
24	103-100-019
25	103-100-025
26	103-100-029
27	103-100-035
28	103-100-049
29	103-100-051
30	103-100-052
31	103-100-054
32	103-100-058
33	103-100-059
34	103-100-062
35	103-100-070
36	103-100-071
37	103-100-078

LINE TABLE		
LINE #	DIRECTION	LENGTH
L34	N0°16'53"E	520.35'
L35	S89°50'48"E	29.92'
L36	N0°09'27"E	341.07'
L37	N90°00'00"W	88.41'
L38	N21°39'48"W	192.24'
L39	S89°26'49"W	214.97'
L40	N18°13'14"W	121.60'
L41	N1°57'03"E	183.89'
L42	N19°05'36"W	101.01'
L43	N26°33'38"E	90.31'
L44	N3°41'24"W	114.05'
L45	N34°59'36"E	89.63'
L46	N44°59'55"E	129.81'
L47	N0°00'00"W	22.02'
L48	N68°05'50"W	383.84'
L49	S72°10'54"W	107.97'
L50	S90°00'00"W	132.17'
L51	N84°11'40"W	217.74'
L52	N30°46'58"W	200.88'
L53	N7°21'16"E	114.76'
L54	N61°33'50"E	100.20'
L55	S36°05'47"E	218.11'
L56	N83°38'59"E	132.99'
L57	N77°15'30"E	143.05'
L58	S82°38'53"E	112.56'
L59	N89°19'02"E	381.53'
L60	N9°54'53"E	58.09'
L61	N51°19'30"E	60.36'
L62	N43°16'59"E	74.09'
L63	N1°37'24"W	98.48'
L64	N71°06'46"W	56.08'
L65	N14°18'39"W	70.62'
L66	N37°02'57"E	89.23'
L67	N3°27'54"E	93.73'
L68	N87°39'38"E	60.88'
L69	N0°42'49"E	2553.27'
L70	S89°19'50"E	136.52'
L71	S80°24'25"E	236.85'
L72	S0°36'18"W	199.82'
L73	S64°05'10"E	1016.96'
L74	S7°38'37"W	361.40'
L75	S39°49'42"W	803.17'
L76	S87°49'53"E	170.45'
L77	S85°18'17"E	666.29'
L78	N54°19'02"E	520.80'
L79	N70°44'11"E	519.56'
L80	N45°29'12"E	667.70'
L81	S85°15'52"E	539.38'
L82	S0°44'11"W	352.04'
L83	S85°15'14"E	87.81'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L84	S33°03'10"E	202.01'
L85	S72°52'25"E	187.79'
L86	N74°56'41"E	61.50'
L87	N0°44'14"E	395.21'
L88	N88°01'40"E	339.67'
L89	N22°07'57"E	128.87'
L90	N65°59'22"E	183.53'
L91	N38°39'10"E	217.95'
L92	N72°01'18"E	29.58'
L93	W'LY	1.5± M

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN ASSESSOR PARCEL NUMBER
- (#) PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name:
WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

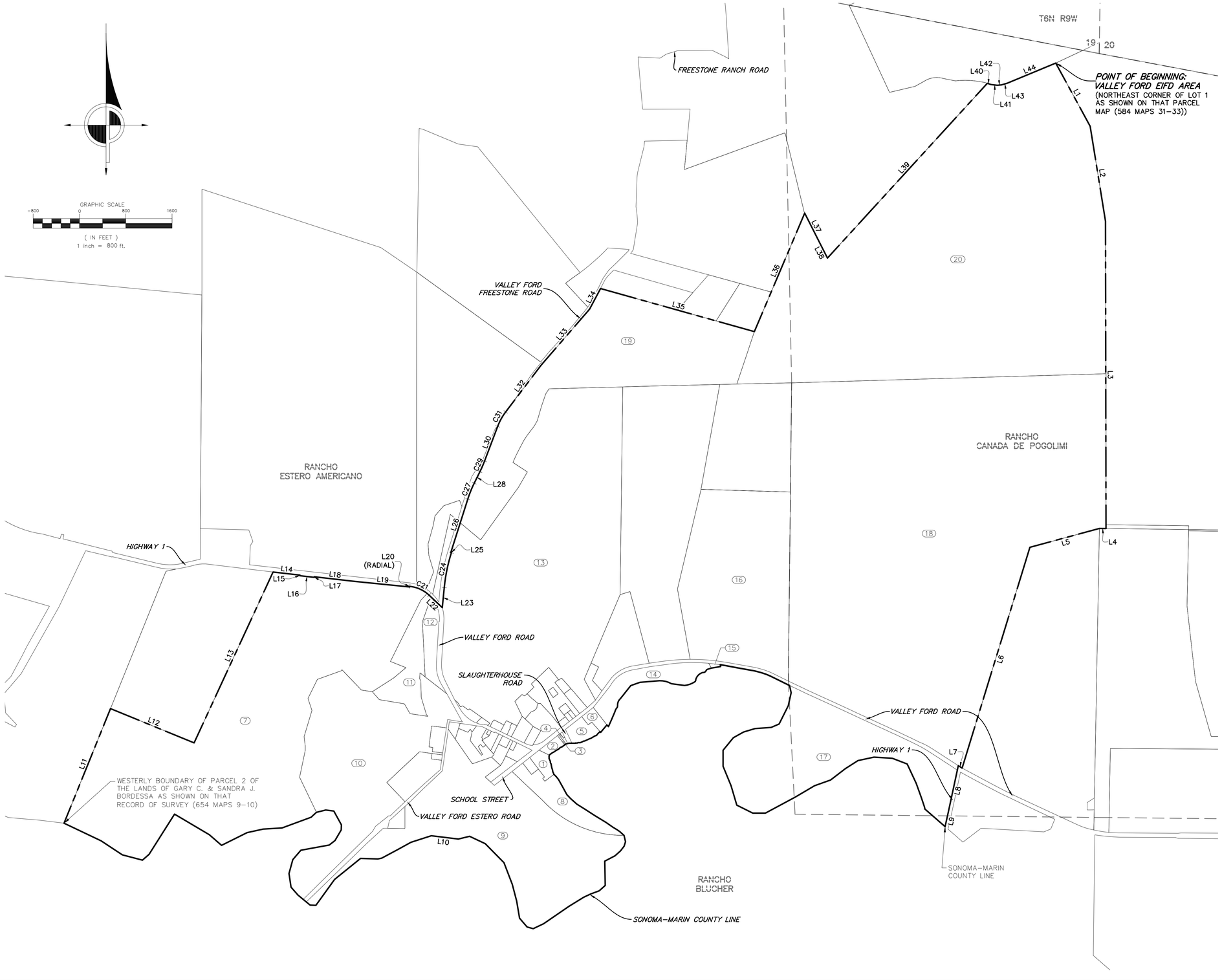
Description:
UNINCORPORATED POPULATION CENTER - BODEGA -

DRAWN BY: AKM | CHECKED BY: MD/AGC
SCALE: 1" = 300'
SHEET: 46 OF 50 | JOB NUMBER: 11117-25
DWG. PATH: Y:\11117\Cad\
DWG. FILE: 11117EXH7_13_BODEGA.dwg
DATE/TIME: Mar 03, 2026 - 10:49am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
VALLEY FORD



PARCEL TABLE	
PARCEL #	APN
1	026-010-015
2	026-010-016
3	026-010-017
4	026-010-061
5	026-010-063
6	026-010-064
7	026-020-001
8	026-020-004
9	026-020-006
10	026-020-012
11	026-050-001
12	026-050-002
13	026-050-008
14	026-060-001
15	026-060-005
16	026-060-006
17	026-070-007
18	026-070-021
19	026-080-006
20	026-080-015

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	570.00'	37°30'49"	373.20'
C24	2960.00'	11°57'00"	617.36'
C27	1970.00'	8°42'30"	299.42'
C29	2030.00'	5°36'30"	198.70'
C31	1000.00'	16°23'57"	286.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S28°34'30"E	1243.00'
L2	S9°10'19"E	1664.64'
L3	S0°05'26"E	5310.93'
L4	N89°17'52"W	114.22'
L5	S74°49'41"W	1244.34'
L6	S17°03'37"W	3992.47'
L7	N57°06'21"W	78.69'
L8	S12°07'28"W	850.07'
L9	S12°42'17"W	228.33'
L10	W'LY	5.7± M
L11	N22°04'14"E	2137.14'
L12	S67°42'55"E	1561.00'
L13	N24°48'31"E	3253.19'
L14	S83°26'47"E	467.38'
L15	S7°33'13"W	10.00'
L16	S83°26'47"E	249.86'
L17	N6°33'13"E	10.00'
L18	S83°26'47"E	708.68'
L19	S84°14'47"E	950.00'
L20	N5°45'13"E	10.00'
L22	S46°43'58"E	313.56'
L23	N5°33'26"E	347.99'
L25	N72°43'00"W	10.00'
L26	N17°38'14"E	967.07'
L28	N26°20'44"E	222.39'
L30	N20°44'14"E	640.59'
L32	N37°08'11"E	1016.40'
L33	N40°52'31"E	1278.61'
L34	N27°58'32"E	403.17'
L35	S74°21'19"E	2760.33'
L36	N23°01'10"E	2225.15'
L37	S26°47'37"E	591.02'
L38	S27°00'43"E	279.49'
L39	N42°26'33"E	4094.32'
L40	S70°48'11"E	65.14'
L41	S83°18'02"E	111.01'
L42	N84°50'58"E	74.53'
L43	N73°22'15"E	105.27'
L44	N67°28'17"E	904.30'

LEGEND

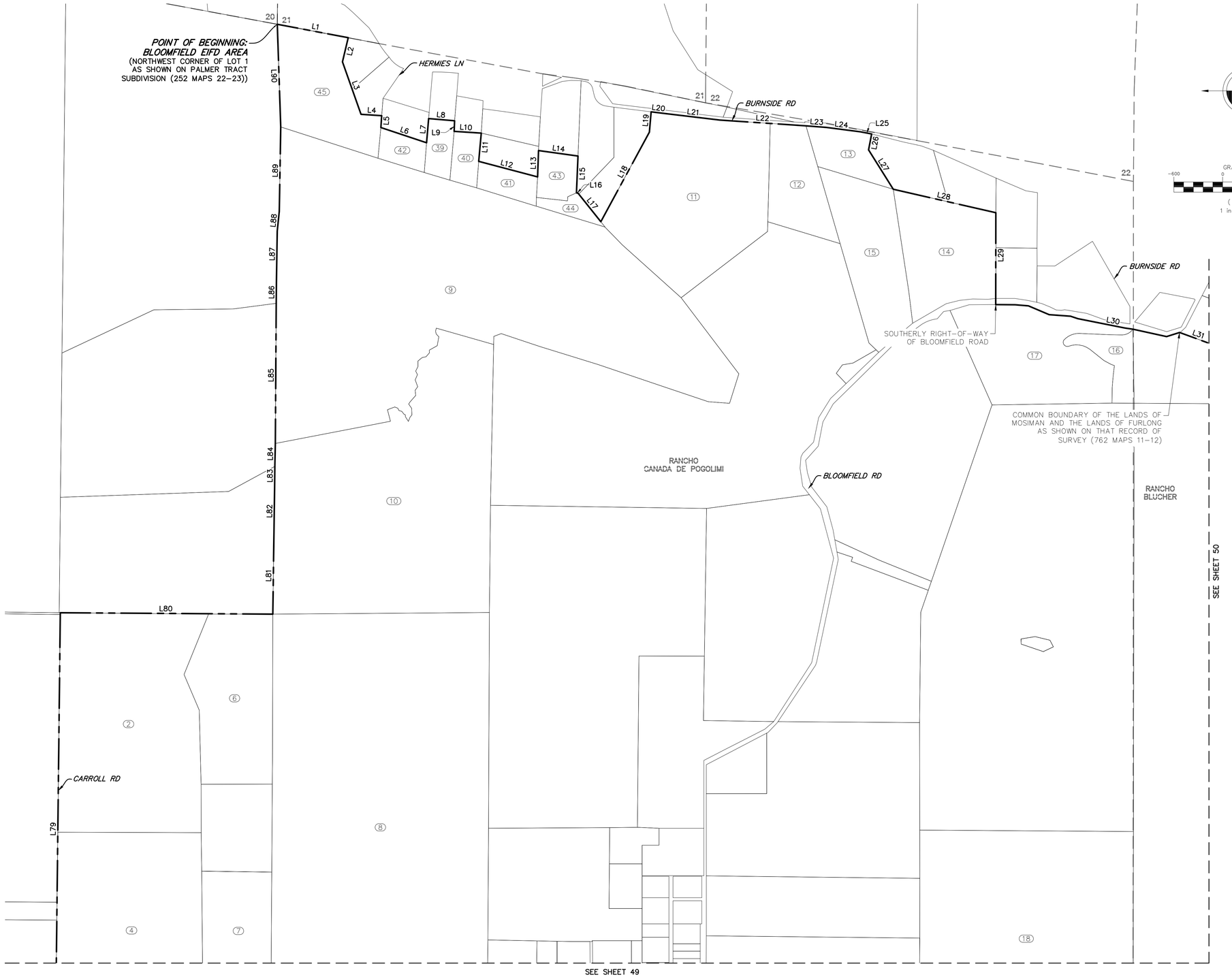
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 800'	
	SHEET: 47 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - VALLEY FORD -	DWG. PATH:	N:\11117\Cad\
	DWG. FILE:	11117EXHT_14_VALLEY FORD.dwg
	DATE/TIME:	Mar. 03, 2026 - 10:49am

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- BOUNDARY
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- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
BLOOMFIELD



GRAPHIC SCALE
-600 0 600 1200
(IN FEET)
1 inch = 600 ft.

PARCEL TABLE	
PARCEL #	APN
1	025–100–006
2	027–010–005
3	027–010–010
4	027–010–013
5	027–010–014
6	027–010–019
7	027–010–021
8	027–020–006
9	027–030–004
10	027–030–005
11	027–040–017
12	027–040–018
13	027–050–038
14	027–050–043
15	027–050–044
16	027–050–052
17	027–050–053
18	027–060–002
19	027–070–003
20	027–070–004
21	027–070–005
22	027–070–009
23	027–070–011
24	027–070–012
25	027–070–013
26	027–070–014
27	027–170–002
28	027–170–016
29	027–170–018
30	027–180–007
31	027–180–026
32	027–180–028
33	027–180–029
34	027–190–001
35	027–230–004
36	027–230–009
37	027–230–010
38	027–230–011
39	073–010–015
40	073–010–016
41	073–010–021
42	073–010–029
43	073–010–032
44	073–010–033
45	073–010–034

NOTE

SEE SHEET 50 FOR LINE AND CURVE TABLES.

LEGEND

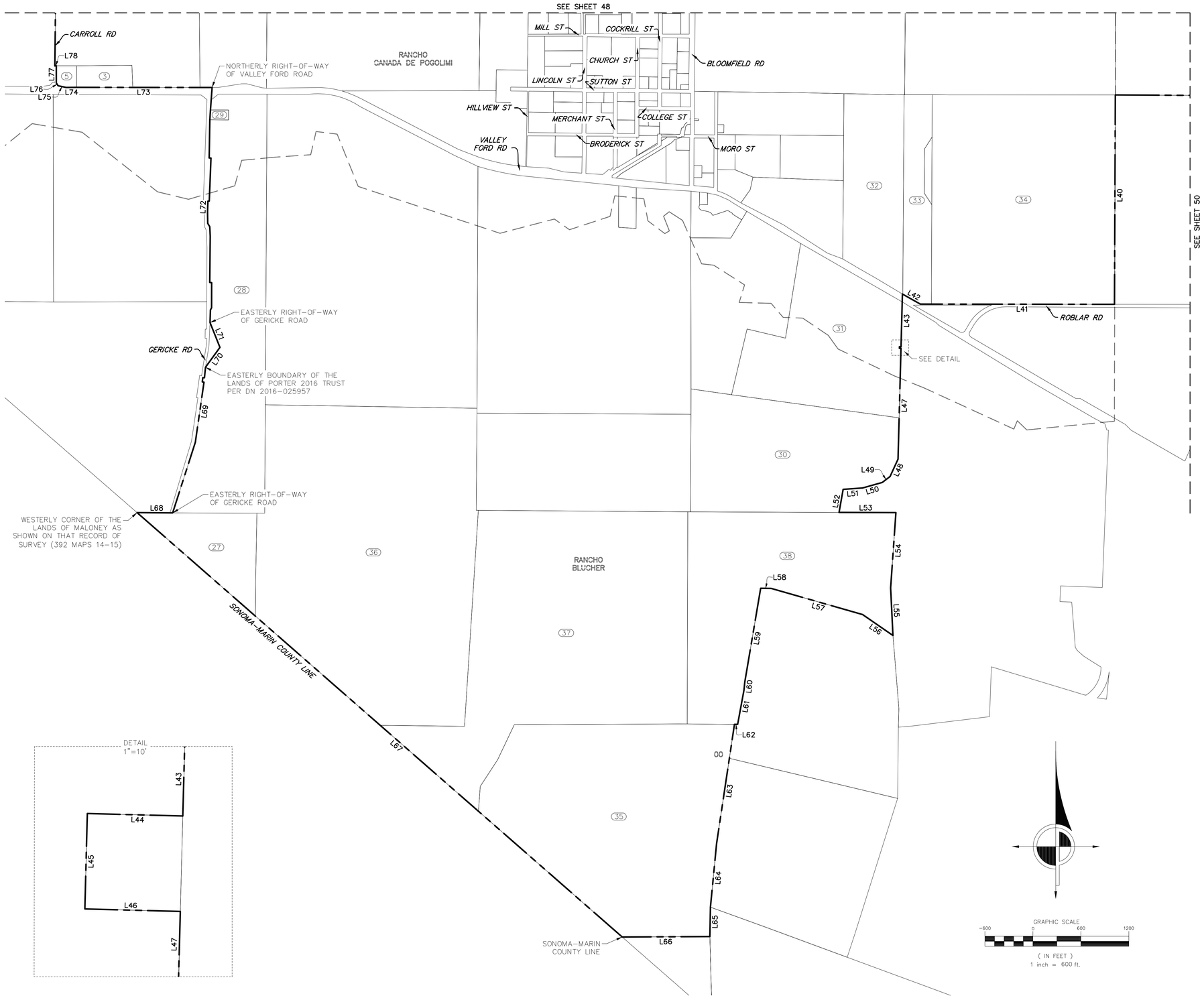
- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 48 OF 50	JOB NUMBER: 11117–25
Description: UNINCORPORATED POPULATION CENTER - BLOOMFIELD -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_15_BLOOMFIELD.dwg
	DATE/TIME:	Mar 03, 2026 – 10:50am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
BLOOMFIELD



PARCEL TABLE	
PARCEL #	APN
1	025-100-006
2	027-010-005
3	027-010-010
4	027-010-013
5	027-010-014
6	027-010-019
7	027-010-021
8	027-020-006
9	027-030-004
10	027-030-005
11	027-040-017
12	027-040-018
13	027-050-038
14	027-050-043
15	027-050-044
16	027-050-052
17	027-050-053
18	027-060-002
19	027-070-003
20	027-070-004
21	027-070-005
22	027-070-009
23	027-070-011
24	027-070-012
25	027-070-013
26	027-070-014
27	027-170-002
28	027-170-016
29	027-170-018
30	027-180-007
31	027-180-026
32	027-180-028
33	027-180-029
34	027-190-001
35	027-230-004
36	027-230-009
37	027-230-010
38	027-230-011
39	073-010-015
40	073-010-016
41	073-010-021
42	073-010-029
43	073-010-032
44	073-010-033
45	073-010-034

NOTE

SEE SHEET 50 FOR LINE AND CURVE TABLES.

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 49 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - BLOOMFIELD -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_15_BLOOMFIELD.dwg
	DATE/TIME:	Mar 03, 2026 - 10:50am

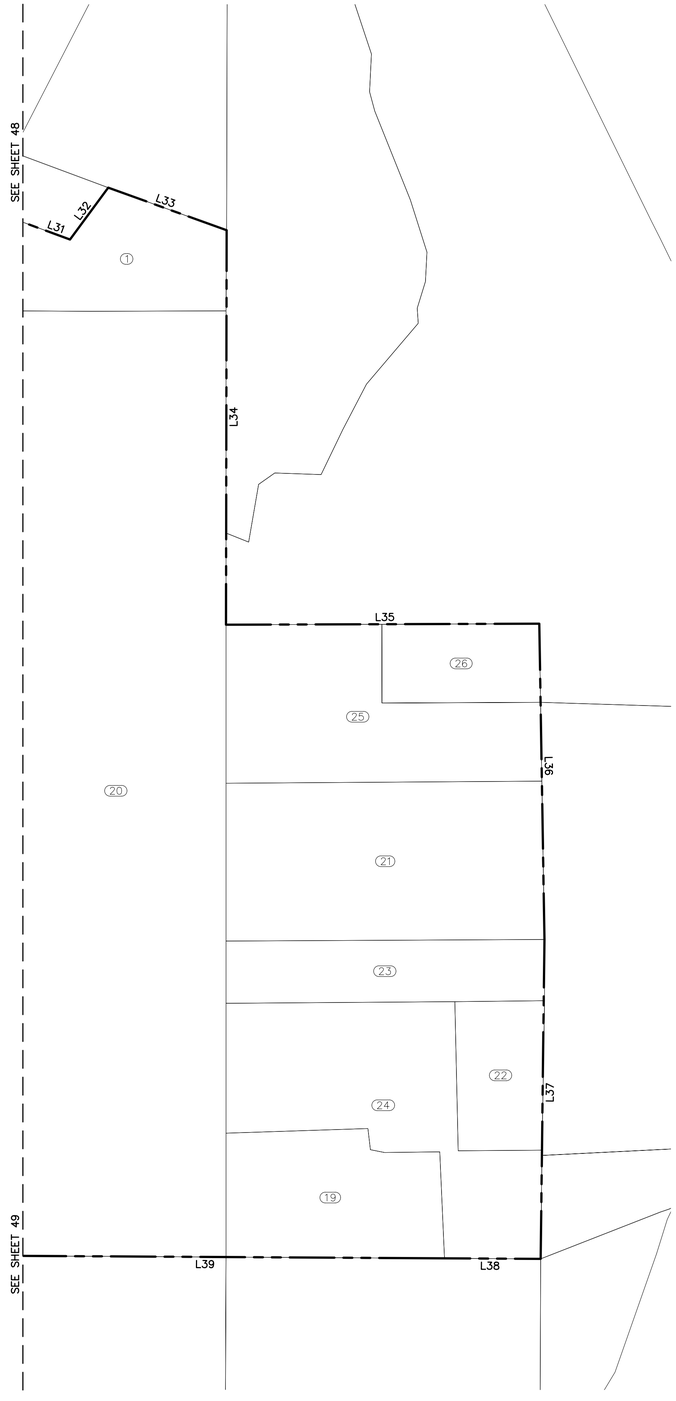
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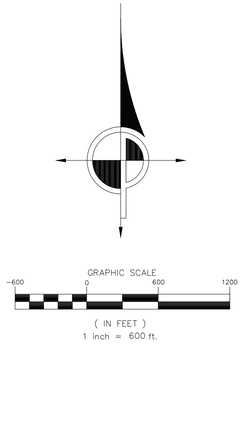
- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

UNINCORPORATED POPULATION CENTER
BLOOMFIELD

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S79°17'57"E	889.24'
L2	S13°27'59"W	305.87'
L3	S19°29'12"E	685.58'
L4	S86°09'57"E	254.82'
L5	S3°53'04"W	146.65'
L6	S71°33'54"E	592.93'
L7	N4°53'55"E	299.39'
L8	S85°10'26"E	320.74'
L9	S2°29'19"W	130.81'
L10	S86°20'53"E	334.48'
L11	S5°07'52"W	349.41'
L12	S75°11'24"E	749.61'
L13	N2°04'59"E	324.93'
L14	S82°02'15"E	490.31'
L15	S2°23'18"W	453.77'
L16	S78°36'27"E	19.80'
L17	S38°36'27"E	449.97'
L18	N28°26'29"E	1255.30'
L19	N4°53'13"E	250.91'
L20	S82°54'15"E	177.48'
L21	S83°14'21"E	676.38'
L22	S86°10'06"E	1060.72'
L23	S85°32'21"E	253.55'
L24	S82°38'29"E	421.30'
L25	S79°04'48"E	140.50'
L26	S10°54'12"W	199.53'
L27	S32°02'36"E	572.48'
L28	S77°07'56"E	1295.71'
L29	S0°04'55"W	1132.03'
L30	E'LY	2320'±
L31	S69°51'11"E	806.40'
L32	N36°22'01"E	540.21'
L33	S70°12'38"E	1055.12'
L34	S0°05'18"W	3308.42'
L35	N89°48'21"E	2626.81'
L36	S0°55'54"E	2649.26'
L37	S0°40'26"W	2678.65'
L38	N89°39'57"W	806.43'
L39	N89°39'55"W	4470.14'
L40	S0°13'39"W	2620.10'
L41	N89°55'56"W	2428.97'
L42	N60°35'47"W	256.21'
L43	S1°31'26"W	659.93'
L44	N88°30'34"W	19.91'
L45	S1°29'26"W	19.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L46	S88°30'34"E	19.91'
L47	S1°31'26"W	1386.85'
L48	S24°44'26"W	238.77'
L49	S52°29'26"W	122.64'
L50	S74°14'26"W	254.92'
L51	S85°54'26"W	244.80'
L52	S9°59'26"W	292.68'
L53	S89°46'48"E	710.82'
L54	S4°01'21"W	943.78'
L55	S2°49'29"E	596.58'
L56	N55°23'32"W	461.18'
L57	N74°02'09"W	1189.15'
L58	N89°09'09"W	131.83'
L59	S9°36'27"W	1189.15'
L60	S5°34'12"W	100.45'
L61	S10°29'04"W	437.44'
L62	S89°33'46"W	40.00'
L63	S8°31'10"W	1508.89'
L64	S5°31'25"W	799.20'
L65	S1°07'48"W	367.17'
L66	S89°39'58"W	1095.79'
L67	NW'LY	1.5MI ±
L68	S89°34'47"E	445.19'
L69	N'LY	1915'±
L70	N35°55'43"E	306.94'
L71	N21°41'12"W	334.67'
L72	N'LY	3010'±
L73	N89°55'51"W	1695.26'
L74	S89°26'11"W	131.13'
L75	N77°58'30"W	102.38'
L76	N32°15'43"W	41.35'
L77	N0°00'00"E	214.72'
L78	N90°00'00"W	18.52'
L79	N0°38'56"E	4979.32'
L80	S89°37'43"E	2616.69'
L81	N0°47'20"E	929.68'
L82	N0°49'29"E	616.52'
L83	N0°37'19"E	274.16'
L84	N1°16'47"E	282.21'
L85	N0°21'26"E	1726.13'
L86	N0°34'57"E	262.10'
L87	N0°53'48"E	628.75'
L88	N5°58'08"E	243.06'
L89	N0°59'29"E	1040.65'
L90	N1°56'19"W	1265.13'





PARCEL TABLE	
PARCEL #	APN
1	025-100-006
2	027-010-005
3	027-010-010
4	027-010-013
5	027-010-014
6	027-010-019
7	027-010-021
8	027-020-006
9	027-030-004
10	027-030-005
11	027-040-017
12	027-040-018
13	027-050-038
14	027-050-043
15	027-050-044
16	027-050-052
17	027-050-053
18	027-060-002
19	027-070-003
20	027-070-004
21	027-070-005
22	027-070-009
23	027-070-011
24	027-070-012
25	027-070-013
26	027-070-014
27	027-170-002
28	027-170-016
29	027-170-018
30	027-180-007
31	027-180-026
32	027-180-028
33	027-180-029
34	027-190-001
35	027-230-004
36	027-230-009
37	027-230-010
38	027-230-011
39	073-010-015
40	073-010-016
41	073-010-021
42	073-010-029
43	073-010-032
44	073-010-033
45	073-010-034

LEGEND

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT BOUNDARY
- PARCEL LINES
- SECTION LINES/RANCHO LINES
- EIFD — ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- APN — ASSESSOR PARCEL NUMBER
- (#) — PARCEL IDENTIFIER (SEE PARCEL TABLE THIS SHEET)

Job Name: WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT	DRAWN BY: AJD	CHECKED BY: MD/AGC
	SCALE: 1" = 600'	
	SHEET: 50 OF 50	JOB NUMBER: 11117-25
Description: UNINCORPORATED POPULATION CENTER - BLOOMFIELD -	DWG. PATH:	Y:\11117\Cad\
	DWG. FILE:	11117EXHT_15_BLOOMFIELD.dwg
	DATE/TIME:	Mar 03, 2026 - 10:50am

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- BOUNDARY
- TOPOGRAPHIC
- CONSTRUCTION
- SUBDIVISIONS

Appendix B:

EIFD Legal Description

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
GRATON

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Molinos and Sections 27 and 28 of Township 7 North, Range 9 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the northwest corner of Lot 68 as shown on the map of Green Valley Ranch recorded on October 9, 1905, in Book 18 of Maps at Page 18, Sonoma County Records, said point being in the center of Green Valley Creek (also known as Atascadero Creek or Tuscadero Creek);

1. thence North 79°06’12” East 76.68 feet;
2. thence North 1°08’51” West 454.68 feet;
3. thence South 79°06’10” West 64.77 feet;
4. thence North 3°55’24” West 422.89 feet;
5. thence North 0°48’57” East 21.78 feet;
6. thence North 68°51’04” East 136.28 feet;
7. thence North 30°26’16” East 216.09 feet;
8. thence North 0°36’12” East 328.98 feet;
9. thence North 88°50’58” East 58.74 feet;
10. thence North 1°16’27” West 694.88 feet;
11. thence North 3°13’17” West 541.60 feet;
12. thence North 24°23’51” West 365.23 feet;
13. thence South 79°26’39” West 760.54 feet;
14. thence North 9°41’18” West 1538.94 feet;
15. thence North 80°06’31” East 98.91 feet;
16. thence North 71°34’26” East 101.90 feet;
17. thence North 80°06’29” East 241.63 feet;
18. thence North 76°06’47” East 263.29 feet;
19. thence North 79°11’22” East 617.00 feet;
20. thence North 32°01’58” West 993.14 feet;
21. thence South 52°22’07” West 16.54 feet;
22. thence North 31°56’22” West 82.35 feet;
23. thence South 61°52’09” West 191.90 feet;
24. thence North 33°12’31” West 82.98 feet;
25. thence North 53°58’55” East 113.61 feet;
26. thence North 36°35’03” West 133.85 feet;
27. thence North 49°30’38” East 105.24 feet;

28. thence North 40°08’43” West 127.42 feet;
29. thence North 44°16’09” West 38.79 feet;
30. thence North 46°33’35” West 53.45 feet;
31. thence North 49°12’43” West 53.45 feet;
32. thence North 54°59’46” West 225.54 feet;
33. thence North 62°45’37” West 87.16 feet;
34. thence North 53°01’37” West 399.69 feet;
35. thence North 49°35’10” East 869.79 feet;
36. thence North 39°34’35” West 652.20 feet;
37. thence North 49°32’45” East 1477.10 feet;
38. thence South 43°32’37” East 115.45 feet;
39. thence North 48°47’44” East 390.04 feet;
40. thence South 39°00’29” East 1172.98 feet;
41. thence South 52°58’59” West 9.78 feet;
42. thence South 38°39’15” East 108.95 feet;
43. thence South 25°54’18” East 234.32 feet;
44. thence South 14°12’44” East 99.16 feet;
45. thence South 18°46’23” East 68.00 feet;
46. thence South 2°31’28” East 56.65 feet;
47. thence South 7°24’56” East 55.12 feet;
48. thence South 11°40’55” East 100.00 feet;
49. thence South 77°28’21” West 14.00 feet;
50. thence South 10°35’50” East 160.84 feet;
51. thence South 10°43’36” East 278.31 feet;
52. thence South 80°00’26” East 292.43 feet;
53. thence North 88°55’43” East 100.53 feet;
54. thence North 75°11’34” East 117.64 feet;
55. thence North 84°56’50” East 444.98 feet;
56. thence North 88°39’06” East 79.47 feet;
57. thence South 81°41’42” East 147.15 feet;
58. thence North 77°41’21” East 50.91 feet;
59. thence North 82°13’08” East 203.89 feet;
60. thence North 85°52’17” East 389.13 feet;
61. thence South 39°42’20” East 31.15 feet;
62. thence South 0°15’13” East 2715.46 feet;
63. thence South 9°38’47” East 337.63 feet;
64. thence South 51°02’21” East 187.09 feet;
65. thence South 35°15’22” East 163.48 feet;
66. thence South 29°13’54” East 96.06 feet;
67. thence South 27°38’28” East 183.11 feet;

68. thence South 21°17’42” East 490.69 feet;
69. thence South 22°59’14” East 414.36 feet;
70. thence South 20°20’54” East 99.26 feet;
71. thence South 27°09’10” East 508.61 feet;
72. thence South 11°47’35” East 638.97 feet;
73. thence South 7°02’21” East 70.38 feet;
74. thence along a curve to the left with a radius of 1025.00 feet, through a central angle of 6°54’00”, for a distance of 123.44 feet;
75. thence South 13°56’21” East 72.30 feet;
76. thence South 10°24’12” East 176.00 feet;
77. thence South 13°38’30” East 290.36 feet;
78. thence South 17°57’33” East 215.92 feet;
79. thence South 28°08’43” East 124.39 feet;
80. thence South 35°35’16” East 109.78 feet;
81. thence along a curve to the left with a radius of 1245.00 feet, through a central angle of 18°08’57”, for a distance of 394.37 feet;
82. thence South 53°44’13” East 515.16 feet;
83. thence along a curve to the right with a radius of 1157.00 feet, through a central angle of 16°32’33”, for a distance of 334.05 feet;
84. thence South 37°11’40” East 889.43 feet;
85. thence South 0°41’23” West 48.53 feet;
86. thence North 89°08’08” West 2385.29 feet;
87. thence South 0°11’31” East 425.54 feet;
88. thence South 7°46’52” East 698.63 feet;
89. thence South 69°17’59” West 934.64 feet;
90. thence South 71°24’21” West 86.64 feet;
91. thence along a curve to the right with a radius of 810.00 feet, through a central angle of 32°07’13”, for a distance of 454.09 feet;
92. thence South 77°07’27” West 847.89 feet;
93. thence along a curve to the left with a radius of 1040.00 feet, through a central angle of 15°59’59”, for a distance of 290.42 feet;
94. thence South 61°07’27” West 373.38 feet;
95. thence South 62°25’07” West 61.96 feet;
96. thence South 20°06’11” East 9.99 feet;
97. thence South 66°00’20” West 66.86 feet;
98. thence South 21°57’59” East 6.42 feet;
99. thence South 67°59’04” West 423.69 feet;
100. thence North 20°08’09” West 971.83 feet;
101. thence North 71°23’33” East 847.91 feet to said center of Green Valley Creek (also known as Atascadero Creek;

102. thence northwesterly along said center of Green Valley Creek and its meanderings 3150 feet, more or less, to the POINT OF BEGINNING.

Containing 1,043 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
UNINCORPORATED SEBASTOPOL

TRACT 1

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, said portion is more particularly described as follows:

BEGINNING at the most easterly corner of Lot 1 of Block 6 as shown on the map of Belmont Terrace Addition No. 1 filed in Book 70 of Maps at Pages 29 through 30, Sonoma County Records;

1. thence South 59°38’54” West 198.16 feet;
2. thence South 30°10’39” East 272.91 feet;
3. thence South 88°05’51” West 853.98 feet;
4. thence South 14°36’10” East 580.85 feet;
5. thence North 89°26’00” West 382.74 feet;
6. thence North 89°50’01” West 244.53 feet;
7. thence North 14°25’53” West 946.65 feet;
8. thence South 89°01’53” East 7.69 feet;
9. thence North 14°49’16” West 211.53 feet;
10. thence North 75°25’28” East 264.11 feet;
11. thence North 52°46’50” East 57.01 feet;
12. thence North 0°33’24” West 70.52 feet;
13. thence North 26°46’42” West 171.07 feet;
14. thence North 62°50’41” East 50.80 feet;
15. thence North 27°47’20” West 148.14 feet;
16. thence North 63°27’57” East 388.24 feet;
17. thence North 63°21’27” East 175.49 feet;
18. thence North 32°29’42” West 21.62 feet;
19. thence North 62°55’11” East 190.98 feet;
20. thence South 31°40’14” East 99.09 feet;
21. thence North 61°43’25” East 236.69 feet;
22. thence South 31°11’01” East 125.29 feet;
23. thence South 59°37’43” West 2.42 feet;
24. thence along a curve to the right with a radius of 609.40 feet, through a central angle of 4°41’21”, for a distance of 49.88 feet;
25. thence South 30°41’01” East 387.79 feet;
26. thence North 60°16’43” East 75.01 feet;
27. thence South 34°21’40” East 277.68 feet;
28. thence South 21°56’00” East 219.03 feet;
29. thence North 62°55’27” East 210.92 feet;
30. thence South 40°56’41” East 31.75 feet;

31. thence South 63°25’38” West 300.72 feet;
32. thence South 25°57’46” East 155.30 feet to the POINT OF BEGINNING.

TRACT 2

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, said portion is more particularly described as follows:

BEGINNING at the northwest corner of Parcel ‘A’ as shown on the map of Green Valley Vista Condominiums filed in Book 330 of Maps at Pages 3 through 6, Sonoma County Records;

33. thence North 83°30’29” East 246.85 feet;
34. thence South 6°35’03” East 24.90 feet;
35. thence South 55°12’03” East 72.83 feet;
36. thence along a non-tangent curve to the left, the radius point of which bears North 73°46’40” East 426.00 feet, through a central angle of 06°30’51”, for a distance of 48.43 feet;
37. thence South 22°44’12” East 77.53 feet;
38. thence South 28°31’26” East 93.29 feet;
39. thence South 1°33’52” East 134.07 feet;
40. thence South 84°19’01” West 292.75 feet;
41. thence North 14°43’05” West 240.67 feet;
42. thence North 5°14’09” West 59.06 feet;
43. thence North 22°10’35” West 117.62 feet to the POINT OF BEGINNING.

TRACT 3

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, said portion is more particularly described as follows:

BEGINNING at the northeast corner of the Common Area as shown on the map of Hillside Condominium Subdivision & Plan filed in Book 330 of Maps at Pages 33 through 35, Sonoma County Records;

44. thence South 2°52’06” West 118.31 feet;
45. thence South 89°17’22” West 76.61 feet;
46. thence South 82°00’13” West 149.59 feet;
47. thence South 81°55’46” West 160.26 feet;
48. thence South 18°07’25” East 257.42 feet;
49. thence South 85°25’32” West 8.46 feet;
50. thence North 17°11’36” West 256.19 feet;
51. thence North 16°23’28” West 129.64 feet;
52. thence North 84°52’00” East 431.74 feet to the POINT OF BEGINNING.

TRACT 4

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, said portion is more particularly described as follows:

BEGINNING at the southeast corner of Lot 1 as shown on the Final Map of Bodega Heights Townhomes, Buildings A, B and C filed in book 704 of Maps at Pages 14 through 17, Sonoma County Records;

53. thence South 83°46’50” West 287.02 feet;
54. thence South 86°01’44” West 2.16 feet;
55. thence North 1°53’21” West 252.99 feet;
56. thence North 85°46’30” East 35.43 feet;
57. thence North 87°20’22” East 106.41 feet;
58. thence along a curve to the right with a radius of 40.00 feet, through a central angle of 63°17’48”, for a distance of 44.19 feet;
59. thence South 29°21’50” East 239.60 feet to the POINT OF BEGINNING.

TRACT 5

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, said portion is more particularly described as follows:

BEGINNING at the southeast corner of Lot 1 as shown on the Final Map of Las Casitas de Sebastopol filed in Book 717 of Maps at Pages 3 through 4, Sonoma County Records;

60. thence North 88°55’58” West 210.45 feet;
61. thence North 0°35’43” East 100.59 feet;
62. thence South 88°29’28” East 24.12 feet;
63. thence South 86°18’49” East 33.20 feet;
64. thence South 89°36’39” East 152.44 feet;
65. thence South 0°11’05” West 100.70 feet to the POINT OF BEGINNING.

TRACT 6

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, said portion is more particularly described as follows:

BEGINNING at the southeast corner of Parcel “A” as shown on the map of Virginia Avenue Condominiums filed in Book 297 of Maps at Pages 13 through 14, Sonoma County Records;

66. thence North 88°13’47” West 110.05 feet;
67. thence North 90°00’00” West 90.00 feet;
68. thence along a curve to the right with a radius of 15.00 feet, through a central angle of 90°00’12”, for a distance of 23.56 feet;
69. thence North 0°00’12” East 168.99 feet;
70. thence South 90°00’00” East 215.00 feet;
71. thence South 0°00’11” West 187.39 feet to the POINT OF BEGINNING.

TRACT 7

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, said portion is more particularly described as follows:

BEGINNING at the most southerly corner of Lot 12 as shown on the map of West Ridge Subdivision filed in Book 396 of Maps at Pages 32 through 35, Sonoma County Records;

72. thence North 52°22’35” East 516.35 feet;
73. thence North 5°49’29” West 168.55 feet;
74. thence South 89°26’00” East 249.82 feet;
75. thence South 6°44’58” East 181.15 feet;
76. thence South 87°33’19” East 16.17 feet;
77. thence North 6°43’51” West 131.68 feet;
78. thence South 90°00’00” East 226.09 feet;
79. thence along a curve to the left with a radius of 38.78 feet, through a central angle of 58°59’35”, for a distance of 39.93 feet;
80. thence South 89°18’41” East 516.74 feet;
81. thence North 0°10’09” East 5.36 feet;
82. thence North 0°10’26” East 299.97 feet;
83. thence South 89°49’28” East 399.93 feet;
84. thence South 0°09’57” West 298.74 feet;
85. thence South 0°00’10” East 301.61 feet;
86. thence North 90°00’00” West 449.44 feet;
87. thence South 10°14’56” West 496.64 feet;
88. thence South 83°26’26” West 302.22 feet;
89. thence South 83°18’35” West 773.02 feet;
90. thence North 25°29’58” West 363.50 feet;
91. thence North 29°14’58” West 158.46 feet to the POINT OF BEGINNING.

TRACT 8

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, said portion is more particularly described as follows:

BEGINNING at the northeast corner of the Common Area as shown on the map of Colonial Manor filed in Book 220 of Maps at Pages 1 through 5, Sonoma County Records;

92. thence South 7°21’29” East 429.84 feet;
93. thence North 53°33’24” West 3.21 feet;
94. thence South 51°05’27” West 13.26 feet;
95. thence South 43°28’15” West 13.78 feet;
96. thence South 68°41’09” West 44.64 feet;
97. thence North 76°43’29” West 28.31 feet;
98. thence North 83°03’54” West 113.21 feet;
99. thence North 78°01’03” West 68.02 feet;
100. thence North 88°25’58” West 23.76 feet;

101. thence North 5°34’51” West 356.94 feet;
102. thence North 6°24’51” West 6.67 feet;
103. thence North 0°24’51” West 45.14 feet;
104. thence North 87°49’18” East 69.72 feet;
105. thence South 2°34’10” East 70.82 feet;
106. thence North 88°00’35” East 75.58 feet;
107. thence North 2°11’07” West 25.30 feet;
108. thence North 87°55’16” East 35.55 feet;
109. thence South 3°07’49” East 20.51 feet;
110. thence North 87°59’06” East 31.99 feet;
111. thence North 1°55’54” West 72.98 feet;
112. thence North 87°51’09” East 61.38 feet to the POINT OF BEGINNING.

TRACT 9

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Section 35 of Township 7 North, Range 9 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the northeast corner of Lot 2 as shown on Parcel Map No. 99 filed in Book 358 of Maps at Pages 10 through 11, Sonoma County Records;

113. thence South 12°17’22” East 337.14 feet;
114. thence along a non-tangent curve to the left; the radius point of which bears South 3°44’30” East 992.52 feet, through a central angle of 11°21’06”, for a distance of 196.64 feet;
115. thence North 11°29’42” West 327.28 feet;
116. thence North 77°41’36” East 191.54 feet to the POINT OF BEGINNING.

TRACT 10

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Section 35 of Township 7 North, Range 9 West, and Section 2 of Township 6 North, Range 9 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the most easterly corner of the lands of the Petaluma and Santa Rosa Railroad Co. (77 OR 91) as shown on that Amended Record of Survey filed in Book 496 of Maps at Pages 27 through 28, Sonoma County Records;

117. thence South 60°17’13” West 583.68 feet;
118. thence North 1°44’55” West 320.43 feet;
119. thence along a non-tangent curve to the left; the radius point of which bears North 2°51’07” West 603.14 feet, through a central angle of 14°30’03”, for a distance of 152.65 feet;
120. thence North 72°38’50” East 114.83 feet;

121. thence South 6°34’10” East 87.12 feet;
122. thence South 88°45’10” East 247.32 feet to the POINT OF BEGINNING.

TRACT 11

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Section 2 of Township 6 North, Range 9 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the most northerly corner of Lot 1 as shown on the map of 506 South Main Street filed in Book 742 of Maps at Pages 33 through 36, Sonoma County Records;

123. thence South 23°00’10” East 130.10 feet;
124. thence South 67°00’00” West 149.78 feet;
125. thence North 22°51’07” West 130.10 feet;
126. thence North 67°00’01” East 149.44 feet to the POINT OF BEGINNING.

TRACT 12

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Sections 1 and 2 of Township 6 North, Range 9 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the northeast corner of the lands of Huntley as shown on that Record of Survey filed in Book 237 of Maps at Page 46, Sonoma County Records;

127. thence South 0°47’34” East 330.33 feet;
128. thence South 0°47’30” East 40.54 feet;
129. thence South 0°47’34” East 79.49 feet;
130. thence South 89°42’37” East 94.89 feet;
131. thence South 0°01’56” East 284.72 feet;
132. thence North 89°23’32” West 673.56 feet;
133. thence North 89°55’25” West 239.82 feet;
134. thence North 1°07’23” West 390.05 feet;
135. thence North 89°49’46” West 254.63 feet;
136. thence North 4°21’24” West 343.84 feet;
137. thence South 89°42’43” East 1100.46 feet to the POINT OF BEGINNING.

TRACT 13

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Section 2 of Township 6 North, Range 9 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the most southerly corner of Lot 1 as shown on the map of Gravenstein Mixed-Use filed in Book 772 of Maps at Pages 46 through 49, Sonoma County Records;

138. thence North 31°31’10” West 305.10 feet;
139. thence North 89°55’50” East 150.38 feet;
140. thence South 30°42’35” East 197.68 feet;
141. thence along a curve to the right with a radius of 4.00 feet, through a central angle of 30°40’18”, for a distance of 2.14 feet;
142. thence South 00°02’18” East 36.40 feet;
143. thence along a non-tangent curve to the left, the radius point of which bears South 15°45’20” East 100.00 feet, through a central angle of 15°31’03”, for a distance of 27.08 feet;
144. thence South 58°43’37” West 79.16 feet to the POINT OF BEGINNING.

TRACT 14

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Sections 1, 2, 11 and 12 of Township 6 North, Range 9 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the northeast corner of Lot 1 as shown on that Record of Survey of Scudder Subdivision filed in Book 51 of Maps at Page 5, Sonoma County Records;

145. thence South 10°17’38” East 10.22 feet;
146. thence South 88°23’24” East 269.73 feet;
147. thence South 9°58’00” East 304.88 feet;
148. thence North 81°14’02” East 177.00 feet;
149. thence South 10°04’59” East 136.06 feet;
150. thence South 19°30’19” East 40.30 feet;
151. thence North 81°33’37” East 106.29 feet;
152. thence South 8°25’39” East 292.44 feet;
153. thence North 81°41’25” East 274.59 feet;
154. thence North 58°11’14” East 56.09 feet;
155. thence South 36°21’16” East 234.50 feet;
156. thence North 89°16’18” East 274.83 feet;
157. thence South 1°38’26” West 63.75 feet;
158. thence South 36°39’00” East 178.12 feet;
159. thence North 88°41’46” East 444.34 feet;
160. thence South 1°39’20” West 272.74 feet;
161. thence South 89°21’28” East 693.12 feet;
162. thence South 0°20’08” East 489.31 feet;
163. thence North 89°20’41” West 637.37 feet;
164. thence South 1°21’45” West 279.46 feet;
165. thence South 1°37’01” West 262.42 feet;
166. thence South 12°51’56” East 75.85 feet;
167. thence South 0°36’41” West 572.50 feet;
168. thence North 70°08’59” West 611.04 feet;
169. thence North 89°05’22” West 193.16 feet;
170. thence North 17°59’32” East 91.05 feet;

171. thence North 84°45’24” West 253.49 feet;
172. thence North 0°31’05” East 876.51 feet;
173. thence South 86°44’57” East 100.34 feet;
174. thence North 0°00’21” East 527.00 feet;
175. thence North 89°59’53” West 891.54 feet;
176. thence North 89°49’44” West 388.71 feet;
177. thence North 0°07’18” East 14.05 feet;
178. thence South 89°20’53” West 167.85 feet;
179. thence South 2°54’15” East 11.34 feet;
180. thence North 89°08’32” West 288.88 feet;
181. thence North 1°23’38” West 7.61 feet;
182. thence North 89°49’18” West 130.14 feet;
183. thence South 8°10’01” East 95.21 feet;
184. thence South 74°20’24” West 416.56 feet;
185. thence South 72°45’26” West 204.35 feet;
186. thence North 6°18’42” West 275.30 feet;
187. thence South 89°24’23” East 257.71 feet;
188. thence North 5°14’40” West 148.51 feet;
189. thence North 86°16’02” West 14.82 feet;
190. thence North 79°55’19” West 458.97 feet;
191. thence North 3°53’10” West 56.21 feet;
192. thence North 10°23’38” West 52.55 feet;
193. thence North 8°30’21” West 3.01 feet;
194. thence South 77°54’53” West 130.92 feet;
195. thence North 0°05’04” West 159.41 feet;
196. thence South 77°54’57” West 162.48 feet;
197. thence North 0°05’00” West 511.91 feet;
198. thence South 86°39’16” East 109.59 feet;
199. thence North 0°01’00” East 329.71 feet;
200. thence South 89°51’19” East 686.61 feet;
201. thence South 89°33’56” East 41.55 feet;
202. thence South 88°54’22” East 148.60 feet;
203. thence North 89°22’38” East 99.79 feet;
204. thence South 88°54’22” East 172.72 feet;
205. thence South 14°29’29” East 12.61 feet;
206. thence South 89°58’21” East 114.62 feet;
207. thence North 13°53’41” West 10.37 feet;
208. thence South 89°58’23” East 500.06 feet to the POINT OF BEGINNING.

Containing 227 acres combined, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
CAZADERO

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Sections 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29 and 30 of Township 8 North, Range 11 West, and Sections 13 and 24 of Township 8 North, Range 12 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the Section corner common to Sections 7 and 18 of Township 8 North, Range 11 West, and Sections 12 and 13 of Township 8 North, Range 12 West, Mount Diablo Base and Meridian;

1. thence South 88°35’10” East 1568.00 feet;
2. thence South 88°35’12” East 2128.38 feet;
3. thence South 88°53’12” East 1229.65 feet;
4. thence North 78°04’27” East 1312.44 feet;
5. thence South 0°15’28” East 804.54 feet to the center of Ward Creek;
6. thence in a general southeasterly direction along said center of Ward Creek and its meanderings 3770 feet, more or less, to the southeast corner of the lands of Francis Javier Puig IV and Theresa Holly Bul as described by Grant Deed recorded on March 5, 2024 under Document Number 2024-009593, Official Records of Sonoma County;
7. thence North 5°08’53” West 186.84 feet;
8. thence North 63°24’05” East 243.64 feet;
9. thence South 2°07’49” West 35.65 feet to the easterly right-of-way of King Ridge Road;
10. thence in a general northerly direction along said easterly right-of-way of King Ridge Road and its meanderings 2925 feet, more or less, to the southerly boundary of the lands of MetaSophient, LLC, a California limited liability company as described by Grant Deed recorded on August 12, 2022 under Document Number 2022-053967, Official Records of Sonoma County;
11. thence North 84°36’26” West 423.22 feet;
12. thence North 2°07’22” East 194.23 feet;
13. thence South 86°19’23” East 167.70 feet;
14. thence North 10°57’12” West 165.46 feet;
15. thence South 89°28’45” West 130.34 feet;
16. thence North 0°03’14” East 1072.93 feet;
17. thence South 80°08’55” East 4501.08 feet;
18. thence South 85°50’39” East 2159.74 feet to the center of East Austin Creek;
19. thence southwesterly along said center of East Austin Creek and its meanderings 1535 feet, more or less, to the northerly boundary of lands of Donald Leland Grider,

Jr. as described by Affidavit of Death of Life Tenant recorded on July 28, 2023 under Document Number 2023-034747, Official Records of Sonoma County;

20. thence North 85°09’14” West 1366.61 feet;
21. thence South 1°12’16” East 1306.32 feet;
22. thence South 85°43’40” East 833.47 feet to said center of East Austin Creek;
23. thence southeasterly along said center of East Austin Creek and its meanderings 1105 feet, more or less, to the northwest corner of Parcel Three of the lands of Gary C. Altimori, Trustee of the 2006 Alicia E. Altimori Family Grantor Irrevocable Trust as described by Grant Deed recorded on December 1, 2006 under Document Number 2006-149162, Official Records of Sonoma County;
24. thence South 0°00’00” West 313.33 feet to said center of East Austin Creek;
25. thence southerly along said center of East Austin Creek and its meanderings 1070 feet, more or less, to the northerly County of Sonoma right-of-way as described by Grant of Roadway Easement recorded on September 25, 1997 under Document Number 1997-086048, Official Records of Sonoma County;
26. thence North 82°39’24” East 32.51 feet;
27. thence North 23°20’28” East 154.52 feet;
28. thence South 61°36’48” East 40.87 feet;
29. thence South 22°14’57” West 184.78 feet;
30. thence South 83°37’00” West 32.34 feet to said center of East Austin Creek;
31. thence in a general southwesterly direction along said center of East Austin Creek and its meanderings 780 feet, more or less, to the northerly boundary of the lands of Natalie A. Balfour, Trustee of the Cove Balfour Revocable Trust dated June 27, 2014, as to an undivided one-third interest, as Natalie A. Balfour’s sole and separate property; Peter Balfour and Julie Balfour, Trustees of the Balfour Family Trust dated June 19, 2007, as to an undivided one-third interest, as Peter Balfour’s sole and separate property; and Monica Doris Samper Balfour, Trustee of the Monica Balfour Revocable Trust dated July 19, 2019, as to an undivided one-third interest, as Monica Doris Samper Balfour’s sole and separate property as described by Trust Transfer Deed recorded on June 4, 2021 under Document Number 2021-066565, Official Records of Sonoma County;
32. thence North 53°39’14” East 2198.63 feet;
33. thence South 2°09’55” West 2289.72 feet;
34. thence South 86°08’49” East 2785.71 feet;
35. thence South 0°48’34” West 1205.30 feet;
36. thence North 85°36’47” West 2040.26 feet;
37. thence South 0°54’14” East 1207.25 feet;
38. thence South 24°35’04” East 434.70 feet;
39. thence South 43°05’01” East 1316.56 feet;
40. thence South 14°47’50” East 57.99 feet to said center of East Austin Creek;

41. thence southerly along said center of East Austin Creek and its meanderings 870 feet, more or less, to the most westerly corner of the lands of B.D. Ruffino, Trustee of the B.D. Ruffino Revocable Living Trust as described by Partition Grant Deed recorded September 22, 2023 under Document Number 2023-044083, Official Records of Sonoma County;
42. thence South 80°15’02” East 112.17 feet;
43. thence South 0°11’38” West 76.86 feet;
44. thence South 41°27’29” West 183.65 feet;
45. thence South 52°49’21” West 75.30 feet;
46. thence South 31°11’50” West 87.30 feet;
47. thence South 73°47’20” West 218.57 feet;
48. thence South 82°17’41” West 85.14 feet;
49. thence South 71°40’47” West 56.04 feet;
50. thence South 0°00’00” West 50.61 feet;
51. thence South 89°58’40” West 234.08 feet;
52. thence South 51°06’01” West 177.83 feet;
53. thence South 58°12’19” West 109.88 feet;
54. thence South 65°09’20” West 219.91 feet;
55. thence South 60°33’58” West 100.17 feet;
56. thence South 50°51’42” West 194.73 feet;
57. thence South 41°19’44” West 284.71 feet;
58. thence South 42°23’08” West 1163.42 feet;
59. thence South 12°47’56” West 381.71 feet;
60. thence South 54°54’30” East 163.45 feet;
61. thence South 54°47’51” East 155.10 feet;
62. thence South 48°19’24” East 236.33 feet;
63. thence South 22°25’21” West 384.84 feet;
64. thence South 31°58’22” West 135.36 feet;
65. thence South 3°21’03” West 84.52 feet;
66. thence South 6°18’47” East 125.50 feet;
67. thence South 25°54’45” West 132.31 feet;
68. thence South 10°30’18” West 65.68 feet;
69. thence South 5°55’27” West 123.58 feet;
70. thence South 16°07’57” West 133.11 feet;
71. thence South 35°07’59” West 85.97 feet;
72. thence South 41°42’26” West 51.28 feet;
73. thence South 51°33’58” West 286.47 feet;
74. thence North 35°40’38” West 189.64 feet;
75. thence North 67°11’58” West 140.76 feet;
76. thence South 42°14’05” West 147.67 feet;

77. thence North 7°26’54” East 829.95 feet;
78. thence along a non-tangent curve to the right, the radius point of which bears North 31°18’39” West 150.00 feet, through a central angle of 16°59’03”, for a distance of 44.46 feet;
79. thence South 75°40’24” West 271.11 feet;
80. thence along a curve to the right with a radius of 240.00 feet, through a central angle of 26°39’25”, for a distance of 111.66 feet;
81. thence along a curve to the left with a radius of 75.00 feet, through a central angle of 87°04’46”, for a distance of 113.99 feet;
82. thence South 15°15’03” West 83.56 feet;
83. thence along a curve to the right with a radius of 150.00 feet, through a central angle of 45°23’38”, for a distance of 118.84 feet;
84. thence South 60°38’41” West 134.82 feet;
85. thence South 60°38’33” West 90.38 feet;
86. thence along a curve to the right with a radius of 100.00 feet, through a central angle of 43°44’25”, for a distance of 76.34 feet;
87. thence North 75°37’02” West 22.12 feet;
88. thence along a curve to the left with a radius of 175.00 feet, through a central angle of 20°24’30”, for a distance of 62.33 feet;
89. thence South 83°58’27” West 216.11 feet;
90. thence along a curve to the left with a radius of 175.00 feet, through a central angle of 23°01’44”, for a distance of 70.34 feet;
91. thence South 60°56’44” West 85.08 feet;
92. thence along a curve to the right with a radius of 100.00 feet, through a central angle of 30°46’05”, for a distance of 53.70 feet;
93. thence North 88°17’11” West 20.64 feet;
94. thence along a curve to the left with a radius of 65.00 feet, through a central angle of 46°00’31”, for a distance of 52.20 feet;
95. thence South 45°42’17” West 62.79 feet;
96. thence along a curve to the right with a radius of 50.00 feet, through a central angle of 51°13’43”, for a distance of 44.71 feet;
97. thence North 83°04’00” West 252.57 feet;
98. thence along a curve to the left with a radius of 55.00 feet, through a central angle of 42°09’05”, for a distance of 40.46 feet;
99. thence South 54°46’56” West 74.63 feet;
100. thence along a curve to the right with a radius of 50.00 feet, through a central angle of 35°41’02”, for a distance of 31.14 feet;
101. thence North 89°32’02” West 150.16 feet;
102. thence along a curve to the right with a radius of 800.00 feet, through a central angle of 3°53’01”, for a distance of 54.22 feet;

103. thence North 85°39’01” West 35.84 feet;
104. thence along a curve to the left with a radius of 675.00 feet, through a central angle of 4°44’04”, for a distance of 55.78 feet;
105. thence South 89°36’55” West 107.30 feet;
106. thence along a curve to the right with a radius of 25.00 feet, through a central angle of 81°32’25”, for a distance of 35.58 feet;
107. thence North 08°50’41” West 59.65 feet;
108. thence along a curve to the left with a radius of 55.00 feet, through a central angle of 47°39’41”, for a distance of 45.75 feet;
109. thence North 56°30’21” West 87.29 feet;
110. thence along a curve to the right with a radius of 70.00 feet, through a central angle of 77°43’58”, for a distance of 94.97 feet;
111. thence North 21°13’37” East 98.55 feet;
112. thence along a curve to the left with a radius of 165.00 feet, through a central angle of 21°35’40”, for a distance of 62.19 feet;
113. thence North 0°22’03” West 100.11 feet;
114. thence along a curve to the left with a radius of 65.00 feet, through a central angle of 89°28’22”, for a distance of 101.50 feet;
115. thence North 89°50’25” West 14.17 feet;
116. thence South 85°50’26” West 100.10 feet;
117. thence North 86°55’16” West 55.89 feet;
118. thence along a curve to the left with a radius of 75.00 feet, through a central angle of 62°34’27”, for a distance of 81.91 feet;
119. thence South 30°30’17” West 61.11 feet;
120. thence South 53°11’11” West 69.90 feet;
121. thence along a curve to the right with a radius of 97.00 feet, through a central angle of 65°38’51”, for a distance of 111.14 feet;
122. thence North 61°09’58” West 31.10 feet;
123. thence North 58°56’18” West 48.49 feet;
124. thence along a curve to the left with a radius of 87.00 feet, through a central angle of 56°11’18”, for a distance of 85.32 feet;
125. thence South 64°52’24” West 99.95 feet;
126. thence along a curve to the left with a radius of 61.00 feet, through a central angle of 67°12’15”, for a distance of 71.55 feet;
127. thence South 2°19’51” East 61.65 feet;
128. thence along a curve to the right with a radius of 55.00 feet, through a central angle of 110°00’40”, for a distance of 105.60 feet;
129. thence North 72°19’11” West 41.04 feet;
130. thence along a curve to the left with a radius of 112.00 feet, through a central angle of 41°12’13”, for a distance of 80.54 feet;

131. thence South 66°28’36” West 3.23 feet;
132. thence along a curve to the right with a radius of 60.00 feet, through a central angle of 48°24’20”, for a distance of 50.69 feet;
133. thence North 65°07’04” West 79.71 feet;
134. thence along a curve to the right with a radius of 61.00 feet, through a central angle of 61°45’12”, for a distance of 65.75 feet;
135. thence North 3°21’52” West 35.90 feet;
136. thence along a curve to the left with a radius of 39.00 feet, through a central angle of 125°39’15”, for a distance of 85.53 feet;
137. thence South 50°58’53” West 61.55 feet;
138. thence along a curve to the right with a radius of 49.00 feet, through a central angle of 93°33’37”, for a distance of 80.01 feet;
139. thence North 35°27’30” West 64.43 feet;
140. thence along a curve to the left with a radius of 113.00 feet, through a central angle of 66°31’10”, for a distance of 131.19 feet;
141. thence South 78°01’20” West 59.10 feet;
142. thence South 80°24’17” West 169.51 feet;
143. thence along a curve to the right with a radius of 57.00 feet, through a central angle of 10°16’18”, for a distance of 99.75 feet;
144. thence North 0°40’35” East 60.69 feet;
145. thence along a curve to the left with a radius of 46.00 feet, through a central angle of 122°13’45”, for a distance of 98.13 feet;
146. thence South 58°26’50” West 55.12 feet;
147. thence along a curve to the right with a radius of 67.00 feet, through a central angle of 57°39’59”, for a distance of 67.43 feet;
148. thence North 63°53’11” West 90.07 feet;
149. thence along a curve to the right with a radius of 77.00 feet, through a central angle of 54°25’44”, for a distance of 73.15 feet;
150. thence North 9°27’27” West 12.26 feet;
151. thence along a curve to the left with a radius of 77.00 feet, through a central angle of 116°59’14”, for a distance of 157.22 feet;
152. thence South 53°33’20” West 66.24 feet;
153. thence along a curve to the right with a radius of 133.00 feet, through a central angle of 36°31’42”, for a distance of 84.79 feet;
154. thence North 89°54’59” West 16.81 feet;
155. thence along a curve to the left with a radius of 266.00 feet, through a central angle of 24°38’00”, for a distance of 114.36 feet;
156. thence South 65°27’02” West 150.41 feet;
157. thence along a curve to the right with a radius of 228.00 feet, through a central angle of 59°22’23”, for a distance of 236.27 feet;

158. thence North 55°10’36” West 20.40 feet;
159. thence North 48°00’51” West 59.24 feet;
160. thence along a curve to the right with a radius of 102.00 feet, through a central angle of 28°16’00”, for a distance of 50.32 feet;
161. thence North 19°44’51” West 68.81 feet;
162. thence North 17°47’46” West 69.19 feet;
163. thence along a curve to the right with a radius of 273.00 feet, through a central angle of 18°27’11”, for a distance of 87.92 feet;
164. thence North 0°39’24” East 80.44 feet;
165. thence North 5°35’04” West 76.35 feet;
166. thence along a curve to the right with a radius of 90.00 feet, through a central angle of 34°13’19”, for a distance of 53.76 feet;
167. thence North 28°38’15” East 126.09 feet;
168. thence along a curve to the left with a radius of 115.00 feet, through a central angle of 52°11’58”, for a distance of 104.77 feet;
169. thence North 23°33’43” West 110.81 feet;
170. thence North 15°51’51” West 81.80 feet;
171. thence along a curve to the left with a radius of 52.89 feet, through a central angle of 79°19’47”, for a distance of 73.23 feet;
172. thence South 84°48’22” West 100.21 feet;
173. thence along a curve to the right with a radius of 86.48 feet, through a central angle of 44°43’19”, for a distance of 67.50 feet;
174. thence along a curve to the right with a radius of 140.99 feet, through a central angle of 31°58’00”, for a distance of 78.66 feet;
175. thence along a curve to the left with a radius of 57.54 feet, through a central angle of 44°05’39”, for a distance of 44.28 feet;
176. thence along a curve to the left with a radius of 62.72 feet, through a central angle of 100°11’51”, for a distance of 109.68 feet;
177. thence South 39°04’25” West 45.52 feet;
178. thence along a curve to the right with a radius of 56.24 feet, through a central angle of 60°00’00”, for a distance of 58.90 feet;
179. thence South 69°33’27” West 28.75 feet;
180. thence South 3°11’25” East 79.95 feet;
181. thence South 77°58’01” West 2097.83 feet;
182. thence South 78°52’02” West 2625.26 feet;
183. thence North 89°12’22” West 2612.32 feet;
184. thence North 0°00’00” West 1298.27 feet;
185. thence North 89°09’32” West 2419.31 feet;
186. thence North 0°14’45” East 1267.03 feet;
187. thence North 89°35’45” West 1251.94 feet;

188. thence North 8°08’47” West 550.37 feet;
189. thence North 48°17’46” East 576.84 feet to the center of Pole Mountain Creek;
190. thence in a general northwesterly direction along said center of Pole Mountain Creek and its meanderings 2100 feet, more or less, to the centerline of Danoha Road;
191. thence North 31°25’51” West 89.95 feet;
192. thence North 56°55’12” West 277.34 feet;
193. thence North 39°52’23” West 236.12 feet;
194. thence North 67°33’21” West 212.21 feet;
195. thence North 26°10’45” West 140.16 feet;
196. thence North 2°14’36” West 108.83 feet;
197. thence North 40°17’41” West 128.57 feet;
198. thence South 52°08’06” West 48.62 feet to said center of Pole Mountain Creek;
199. thence northerly along said center of Pole Mountain Creek and its meanderings 1680 feet, more or less, to the westerly right-of-way of Danoha Road;
200. thence North 50°29’22” East 27.47 feet;
201. thence North 1°45’30” West 112.93 feet;
202. thence North 0°56’11” East 129.92 feet;
203. thence North 48°28’30” West 115.55 feet;
204. thence North 28°27’22” West 77.94 feet;
205. thence North 55°00’22” West 182.17 feet;
206. thence North 11°47’40” West 198.19 feet;
207. thence North 2°55’10” West 209.21 feet;
208. thence North 29°03’25” West 197.55 feet;
209. thence North 16°51’32” East 147.04 feet;
210. thence North 58°59’39” East 112.55 feet;
211. thence North 75°05’08” East 60.67 feet;
212. thence North 77°07’55” East 50.49 feet;
213. thence North 9°41’04” East 168.64 feet;
214. thence along a curve to the right with a radius of 83.32 feet, through a central angle of 54°59’22”, for a distance of 79.97 feet;
215. thence North 64°40’26” East 161.69 feet;
216. thence along a curve to the left with a radius of 151.02 feet, through a central angle of 96°17’56”, for a distance of 253.82 feet;
217. thence North 31°37’30” West 82.40 feet;
218. thence along a curve to the right with a radius of 72.91 feet, through a central angle of 63°30’09”, for a distance of 80.80 feet;
219. thence North 31°52’39” East 56.37 feet;
220. thence along a curve to the left with a radius of 145.81 feet, through a central angle of 51°02’14”, for a distance of 129.88 feet;
221. thence North 19°09’35” West 220.26 feet;

222. thence along a curve to the left with a radius of 114.57 feet, through a central angle of 65°29’31”, for a distance of 130.95 feet;
223. thence North 84°39’06” West 271.93 feet;
224. thence North 51°11’21” West 36.41 feet;
225. thence North 1°04’26” East 963.93 feet to the center of Ward Creek;
226. thence in a general southeasterly direction along said center of Ward Creek and its meanderings 1255 feet, more or less, to the westerly boundary of Lot 6 as shown on the map of Tract No. 527 Navarro Ranch Subdivision filed in Book 292 of Maps at Pages 33-45, Sonoma County Records;
227. thence North 9°10’55” East 2090.89 feet;
228. thence South 88°10’45” East 49.43 feet;
229. thence South 89°50’36” East 2664.23 feet;
230. thence North 0°01’25” West 1274.22 feet to the POINT OF BEGINNING.

Containing 5,657 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
FORESTVILLE

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Molinos, Section 1 of Township 7 North, Range 10 West and Section 36 of Township 8 North, Range 10 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the southwest corner of the lands of Walter as shown on that Record of Survey filed in Book 380 of Maps at Pages 8 through 13, Sonoma County Records, being on the northeasterly right-of-way of State Highway 116;

1. thence North 34°12'13" West 578.02 feet;
2. thence South 57°06'50" West 735.05 feet;
3. thence South 33°11'11" East 394.51 feet;
4. thence South 71°04'12" West 622.01 feet;
5. thence North 38°02'48" West 11.39 feet;
6. thence South 71°38'30" West 546.04 feet;
7. thence South 25°47'31" East 398.80 feet;
8. thence South 52°39'30" West 606.49 feet;
9. thence South 53°46'09" West 616.66 feet;
10. thence South 20°59'53" West 59.40 feet;
11. thence North 44°33'37" West 321.58 feet;
12. thence South 83°30'27" West 121.07 feet;
13. thence South 66°02'54" West 295.76 feet;
14. thence South 10°18'00" East 274.35 feet;
15. thence South 81°04'48" West 287.39 feet;
16. thence North 32°54'24" West 197.16 feet;
17. thence North 71°57'32" West 155.23 feet;
18. thence North 2°55'56" West 233.52 feet;
19. thence South 56°40'33" West 165.11 feet;
20. thence North 75°03'22" West 234.84 feet;
21. thence North 0°08'36" East 103.94 feet;
22. thence South 77°57'47" West 66.05 feet;
23. thence South 37°07'42" West 119.73 feet;
24. thence South 72°27'20" West 87.49 feet;
25. thence South 84°03'33" West 398.64 feet;
26. thence South 61°43'36" West 315.10 feet;
27. thence South 89°27'33" West 184.86 feet;
28. thence South 78°12'27" West 175.29 feet;

29. thence South 87°43'44” West 87.06 feet;
30. thence South 82°28'37” West 125.49 feet;
31. thence North 32°29'52” West 12.87 feet;
32. thence North 6°40'36” East 153.53 feet;
33. thence North 12°00'12” West 82.27 feet;
34. thence North 72°46'30” West 215.33 feet;
35. thence North 65°09'38” West 94.67 feet;
36. thence North 51°14'32” West 165.31 feet;
37. thence South 84°36'49” West 81.12 feet;
38. thence North 65°17'29” West 163.10 feet;
39. thence North 54°55'59” West 117.67 feet;
40. thence North 35°42'15” East 61.20 feet;
41. thence North 13°37'52” East 83.70 feet;
42. thence North 31°16'36” West 120.89 feet;
43. thence North 84°40'37” West 145.04 feet;
44. thence South 80°15'38” West 105.10 feet;
45. thence South 82°43'37” West 141.08 feet;
46. thence South 72°05'40” West 80.06 feet;
47. thence South 84°01'22” West 73.80 feet;
48. thence North 0°12'17” East 2540.64 feet;
49. thence North 40°47'31” East 108.51 feet;
50. thence North 53°48'04” East 406.58 feet;
51. thence South 2°12'05” East 181.06 feet;
52. thence North 34°17'10” East 229.80 feet;
53. thence North 2°42'08” West 65.01 feet;
54. thence North 74°15'51” East 78.08 feet;
55. thence North 83°34'47” East 89.74 feet;
56. thence South 86°41'23” East 48.23 feet;
57. thence North 6°35'53” West 96.77 feet to a point on the northerly right-of-way of State Highway 116, said point also being on the easterly right-of-way of Martinelli Road;
58. thence in a general northerly direction along said easterly right-of-way of Martinelli Road and its meanderings 2.8 miles, more or less, to the southerly right-of-way of River Road;
59. thence southeasterly along said southerly right-of-way of River Road and its meanderings 300 feet, more or less, to the southerly projection of the westerly line of Section 30 of Township 8 North, Range 9 West, Mount Diablo Base and Meridian;
60. thence along said projection North 0°25'39” East 220.14 feet to the northerly right-of-way of said River Road;
61. thence continuing North 0°25'39” East 552.82 feet to the center of the Russian River;

62. thence along said center of the Russian River the following 10 courses: South 50°02'59" East 1103.20 feet;
63. thence North 11°44'20" West 119.66 feet;
64. thence South 82°45'35" East 263.63 feet;
65. thence South 59°12'45" East 1436.47 feet;
66. thence South 36°30'32" East 710.75 feet;
67. thence South 28°11'46" East 1674.59 feet;
68. thence South 62°37'28" East 661.40 feet;
69. thence South 77°15'46" East 237.09 feet;
70. thence North 82°07'34" East 278.37 feet;
71. thence North 56°45'52" East 445.43 feet;
72. thence leaving said center of Russian River South 0°10'01" West 559.00 feet to the center of Mark West Creek;
73. thence along said center of Mark West Creek the following 12 courses: North 69°35'29" East 296.30 feet;
74. thence North 89°40'32" East 57.37 feet;
75. thence North 82°33'58" East 56.27 feet;
76. thence South 37°31'13" East 523.66 feet;
77. thence South 33°44'19" East 413.08 feet;
78. thence North 88°49'22" East 95.40 feet;
79. thence North 32°02'04" East 448.96 feet;
80. thence North 81°22'55" East 102.57 feet;
81. thence South 28°29'02" East 363.64 feet;
82. thence South 54°29'36" East 217.94 feet;
83. thence North 52°49'57" East 295.09 feet;
84. thence North 83°50'17" East 272.03 feet;
85. thence leaving said center of Mark West Creek South 2°06'32" West 554.36 feet the northerly right-of-way of River Road;
86. thence South 1°14'59" West 142.24 feet to the southerly right-of-way of said River Road;
87. thence along said southerly right-of-way of River Road South 80°59'21" East 512.47 feet;
88. thence North 85°24'08" East 557.85 feet;
89. thence South 39°52'24" East 27.10 feet;
90. thence South 81°27'25" East 70.08 feet;
91. thence North 82°14'34" East 539.36 feet;
92. thence South 35°15'16" East 12.14 feet;
93. thence North 87°30'34" East 411.00 feet;
94. thence South 81°50'20" East 144.83 feet;
95. thence South 72°08'30" East 120.98 feet;

96. thence South 60°50'01” East 343.98 feet;
97. thence South 74°19'42” East 388.99 feet;
98. thence South 63°08'52” East 190.53 feet;
99. thence South 41°53'51” East 66.71 feet;
100. thence South 73°47'36” East 528.48 feet;
101. thence North 44°59'15” East 15.82 feet;
102. thence South 79°30'31” East 181.95 feet;
103. thence South 83°08'11” East 214.26 feet;
104. thence South 5°37'45” East 14.07 feet;
105. thence South 86°28'47” East 108.30 feet;
106. thence South 88°50'53” East 208.75 feet;
107. thence North 89°19'04” East 918.42 feet;
108. thence South 84°58'18” East 100.50 feet;
109. thence North 89°19'04” East 450.00 feet;
110. thence South 78°16'29” East 255.98 feet;
111. thence North 89°19'04” East 165.29 feet;
112. thence North 3°03'43” East 20.00 feet;
113. thence North 88°47'59” East 128.50 feet;
114. thence North 78°10'48” East 298.44 feet;
115. thence North 89°19'04” East 100.00 feet;
116. thence North 0°40'56” East 15.00 feet;
117. thence North 87°42'27” East 249.74 feet;
118. thence along a curve to the right with a radius of 1460.00 feet, through a central angle of 5°30'54”, for a distance of 140.53 feet;
119. thence South 5°01'26” West 5.05 feet;
120. thence along a non-tangent curve to the right, the radius point of which bears South 5°30'19” West 1455.00 feet, through a central angle of 23°32'06”, for a distance of 597.66 feet;
121. thence South 50°13'35” East 177.15 feet;
122. thence South 18°22'24” West 280.62 feet to the westerly right-of-way of Laguna Road;
123. thence along said westerly right-of-way of Laguna Road South 86°45'00” East 279.91 feet;
124. thence South 52°02'05” East 153.64 feet;
125. thence South 54°48'57” East 412.18 feet;
126. thence South 49°55'13” East 51.40 feet;
127. thence South 39°47'22” East 103.21 feet;
128. thence South 29°39'36” East 370.35 feet;
129. thence South 1°47'49” East 438.16 feet;
130. thence South 4°57'35” East 403.08 feet;

131. thence South 13°35'41" East 130.30 feet;
132. thence South 18°50'41" East 159.72 feet;
133. thence South 9°50'41" East 180.18 feet;
134. thence South 1°50'41" East 82.50 feet to the northerly right-of-way of Vine Hill Road;
135. thence along said northerly right-of-way of Vine Hill Road, along a non-tangent curve to the right, the radius point of which bears North 87°30'43" West 159.16 feet, through a central angle of 68°39'51", for a distance of 190.74 feet;
136. thence North 89°15'00" West 188.10 feet;
137. thence North 89°15'00" West 133.82 feet;
138. thence South 19.29 feet;
139. thence South 71°13'38" West 1154.78 feet;
140. thence along a curve to the right with a radius of 696.77 feet, through a central angle of 9°26'21", for a distance of 114.79 feet;
141. thence South 80°39'57" West 118.58 feet;
142. thence along a curve to the left with a radius of 942.01 feet, through a central angle of 10°01'32", for a distance of 164.83 feet;
143. thence South 70°38'25" West 293.94 feet;
144. thence along a non-tangent curve to the right, the radius point of which bears North 19°21'37" West 630.96 feet, through a central angle of 14°39'26", for a distance of 161.41 feet;
145. thence South 85°17'49" West 101.55 feet;
146. thence along a non-tangent curve to the left, the radius point of which bears South 5°15'15" East 190.00 feet, through a central angle of 34°37'51", for a distance of 114.84 feet to a point on the westerly right-of-way of Upper Vine Hill Road;
147. thence along said westerly right-of-way of Upper Vine Hill Road and along a compound curve with a radius of 190.00 feet, through a central angle of 77°25'18", for a distance of 256.74 feet;
148. thence South 25°14'24" East 518.86 feet;
149. thence South 22°54'14" East 296.84 feet;
150. thence South 18°30'00" West 132.00 feet;
151. thence South 84°30'00" West 433.62 feet;
152. thence South 21°50'27" West 307.56 feet;
153. thence South 24°30'00" West 347.16 feet;
154. thence South 23°20'47" West 203.90 feet;
155. thence South 22°30'00" West 231.62 feet;
156. thence South 22°47'37" West 530.56 feet;
157. thence leaving said westerly right-of-way of Upper Vine Hill Road North 89°23'01" West 1821.13 feet;
158. thence North 34°48'49" West 556.30 feet;

159. thence South 1°52'13” East 1129.54 feet;
160. thence South 53°59'59” West 1192.78 feet;
161. thence South 50°00'02” West 328.03 feet;
162. thence North 80°11'01” West 2726.41 feet;
163. thence South 72°22'26” West 78.29 feet to the POINT OF BEGINNING.

Containing 3,474 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTUCTURE FINANCIN DISTRICT
UNINCORPORATED POPULATION CENTER
GUERNEVILLE

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Sections 5 and 6 of Township 7 North, Range 10 West; Section 1 of Township 7 North, Range 11 West; Sections 9, 10, 15, 16, 17, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33 and 34 of Township 8 North, Range 10 West; and Sections 25 and 36 of Township 8 North, Range 11 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the Section corner common to Sections 35 and 36 of Township 8 North, Range 11 West, and Sections 1 and 2 of Township 7 North, Range 11 West, Mount Diablo Base and Meridian;

1. thence North 0°15’50” East 6518.20 feet;
2. thence North 3°51’53” East 1380.22 feet;
3. thence North 89°52’30” East 1247.78 feet;
4. thence South 1°59’01” West 1716.37 feet;
5. thence along a non-tangent curve to the right, the radius point of which bears South 14°54’57” West 120.00 feet, through a central angle of 49°17’04”, for a distance of 103.22 feet;
6. thence along a curve to the left with a radius of 230.00 feet, through a central angle of 52°32’22”, for a distance of 210.91 feet;
7. thence along a curve to the right with a radius of 270.00 feet, through a central angle of 40°31’24”, for a distance of 190.96 feet;
8. thence along a curve to the left with a radius of 180.00 feet, through a central angle of 38°27’53”, for a distance of 120.84 feet;
9. thence South 76°16’51” East 61.93 feet;
10. thence North 0°42’29” East 125.12 feet;
11. thence along a curve to the right with a radius of 100.00 feet, through a central angle of 65°54’15”, for a distance of 115.02 feet;
12. thence North 14°26’09” West 14.33 feet;
13. thence along a non-tangent curve to the right, the radius point of which bears South 24°34’52” East 118.50 feet, through a central angle of 29°25’30”, for a distance of 60.86 feet;
14. thence South 0°43’30” West 34.39 feet;
15. thence along a non-tangent curve to the right, the radius point of which bears South 8°44’48” West 81.50 feet, through a central angle of 23°52’35”, for a distance of 33.96 feet;
16. thence along a curve to the left with a radius of 125.97 feet, through a central angle of 39°02’03”, for a distance of 85.82 feet;

17. thence North 83°35’20” East 40.06 feet;
18. thence along a curve to the left with a radius of 40.00 feet, through a central angle of 89°47’24”, for a distance of 62.69 feet;
19. thence North 6°12’04” West 101.09 feet;
20. thence along a curve to the right with a radius of 260.00 feet, through a central angle of 10°02’32”, for a distance of 45.57 feet;
21. thence North 4°58’50” East 166.44 feet;
22. thence along a curve to the right with a radius of 125.00 feet, through a central angle of 23°37’40”, for a distance of 51.55 feet;
23. thence North 28°09’35” East 60.92 feet;
24. thence along a curve to the left with a radius of 750.00 feet, through a central angle of 11°48’00”, for a distance of 154.46 feet;
25. thence North 15°35’39” East 132.31 feet;
26. thence North 21°27’43” East 69.20 feet;
27. thence South 66°57’26” East 53.47 feet;
28. thence North 11°04’56” East 51.82 feet;
29. thence North 38°36’26” East 76.59 feet;
30. thence North 45°09’36” West 44.35 feet;
31. thence along a non-tangent curve to the left, the radius point of which bears North 47°06’43” West 306.00 feet, through a central angle of 17°29’06”, for a distance of 93.38 feet;
32. thence North 25°24’11” East 150.87 feet;
33. thence along a curve to the left with a radius of 155.00 feet, through a central angle of 48°09’01”, for a distance of 130.26 feet;
34. thence North 22°44’50” West 120.94 feet;
35. thence North 70°55’57” East 21.76 feet;
36. thence North 22°50’20” West 32.51 feet;
37. thence North 12°15’10” East 180.92 feet;
38. thence South 36°39’55” East 111.68 feet;
39. thence along a non-tangent curve to the left, the radius point of which bears South 36°33’47” East 35.00 feet, through a central angle of 128°48’31”, for a distance of 78.68 feet;
40. thence along a curve to the right with a radius of 25.00 feet, through a central angle of 40°19’52”, for a distance of 17.60 feet;
41. thence South 33°35’49” East 46.23 feet;
42. thence along a curve to the left with a radius of 120.00 feet, through a central angle of 25°35’32”, for a distance of 53.60 feet;
43. thence along a curve to the right with a radius of 80.00 feet, through a central angle of 25°53’52”, for a distance of 36.16 feet;

44. thence along a curve to the right with a radius of 380.00 feet, through a central angle of 32°25’11”, for a distance of 215.02 feet;
45. thence South 0°52’18” East 32.65 feet;
46. thence along a curve to the right with a radius of 25.00 feet, through a central angle of 54°02’50”, for a distance of 23.58 feet;
47. thence along a curve to the left with a radius of 50.00 feet, through a central angle of 91°38’58”, for a distance of 79.98 feet;
48. thence along a curve to the right with a radius of 25.00 feet, through a central angle of 56°41’44”, for a distance of 24.74 feet;
49. thence South 70°34’24” East 51.53 feet;
50. thence along a non-tangent curve to the left, the radius point of which bears North 68°03’15” West 250.00 feet, through a central angle of 3°52’35”, for a distance of 16.91 feet;
51. thence along a curve to the right with a radius of 25.00 feet, through a central angle of 38°58’35”, for a distance of 17.01 feet;
52. thence along a curve to the left with a radius of 50.00 feet, through a central angle of 28°19’16”, for a distance of 24.71 feet;
53. thence North 79°22’24” East 120.06 feet;
54. thence North 66°11’47” East 50.59 feet;
55. thence South 73°52’24” East 47.54 feet;
56. thence North 63°54’08” East 325.57 feet;
57. thence South 27°32’08” East 225.66 feet;
58. thence North 67°53’28” East 6.42 feet;
59. thence North 76°03’44” East 67.26 feet;
60. thence along a curve to the left with a radius of 62.00 feet, through a central angle of 42°51’37”, for a distance of 46.38 feet;
61. thence South 90°00’00” East 24.22 feet;
62. thence South 83°32’30” East 28.89 feet;
63. thence South 42°44’55” East 27.72 feet;
64. thence South 80°34’51” East 64.10 feet;
65. thence South 48°06’27” East 28.18 feet;
66. thence South 78°36’55” East 95.34 feet;
67. thence North 61°16’35” East 51.35 feet;
68. thence South 49°28’03” East 28.01 feet;
69. thence South 77°59’16” East 44.47 feet;
70. thence North 32°32’56” East 17.20 feet;
71. thence North 89°07’45” East 31.20 feet;
72. thence along a non-tangent curve to the left, the radius point of which bears North 88°01’37” West 35.00 feet, through a central angle of 69°41’17”, for a distance of 42.57 feet;

73. thence North 67°42’53” West 110.21 feet;
74. thence along a curve to the right with a radius of 40.00 feet, through a central angle of 119°02’59”, for a distance of 83.11 feet;
75. thence North 51°20’06” East 28.50 feet;
76. thence North 62°02’19” East 31.94 feet;
77. thence North 73°53’34” East 150.54 feet;
78. thence South 47°02’14” East 56.99 feet;
79. thence North 89°37’20” East 1170.56 feet;
80. thence North 0°41’48” East 740.46 feet;
81. thence South 88°53’29” East 1234.37 feet;
82. thence South 1°14’56” West 1315.23 feet;
83. thence South 0°44’08” East 385.57 feet;
84. thence South 3°10’09” East 303.06 feet;
85. thence South 50°48’57” East 268.31 feet;
86. thence North 45°48’42” East 91.09 feet;
87. thence along a curve to the left with a radius of 75.00 feet, through a central angle of 62°07’23”, for a distance of 81.32 feet;
88. thence North 16°18’40” West 92.29 feet;
89. thence along a curve to the left with a radius of 175.00 feet, through a central angle of 14°08’15”, for a distance of 43.18 feet;
90. thence North 30°26’55” West 68.36 feet;
91. thence along a curve to the right with a radius of 70.00 feet, through a central angle of 49°42’21”, for a distance of 60.73 feet;
92. thence South 68°43’03” East 28.68 feet;
93. thence along a non-tangent curve to the right, the radius point of which bears North 77°53’09” East 45.00 feet, through a central angle of 114°09’00”, for a distance of 89.65 feet;
94. thence South 77°57’51” East 195.52 feet;
95. thence along a curve to the right with a radius of 400.00 feet, through a central angle of 10°21’24”, for a distance of 72.30 feet;
96. thence South 67°36’27” East 226.88 feet;
97. thence along a curve to the left with a radius of 75.00 feet, through a central angle of 92°47’52”, for a distance of 121.47 feet;
98. thence North 19°35’41” East 49.17 feet;
99. thence along a curve to the right with a radius of 110.00 feet, through a central angle of 90°11’52”, for a distance of 173.17 feet;
100. thence South 70°12’27” East 80.74 feet;
101. thence along a curve to the right with a radius of 350.00 feet, through a central angle of 22°47’10”, for a distance of 139.19 feet;
102. thence South 47°25’17” East 71.00 feet;

103. thence along a curve to the right with a radius of 10.00 feet, through a central angle of 31°47’16”, for a distance of 5.55 feet;
104. thence South 15°38’01” East 143.11 feet;
105. thence along a curve to the left with a radius of 65.00 feet, through a central angle of 109°02’43”, for a distance of 123.71 feet;
106. thence North 55°19’15” East 60.04 feet;
107. thence along a curve to the left with a radius of 215.00 feet, through a central angle of 36°00’05”, for a distance of 135.09 feet;
108. thence North 19°19’10” East 146.52 feet;
109. thence along a curve to the right with a radius of 185.00 feet, through a central angle of 24°13’56”, for a distance of 78.24 feet;
110. thence North 43°33’07” East 8.40 feet;
111. thence along a curve to the left with a radius of 50.00 feet, through a central angle of 108°58’36”, for a distance of 95.10 feet;
112. thence North 65°25’29” West 162.69 feet;
113. thence along a curve to the right with a radius of 65.00 feet, through a central angle of 49°00’06”, for a distance of 55.59 feet;
114. thence North 16°25’24” West 78.32 feet;
115. thence along a curve to the right with a radius of 40.00 feet, through a central angle of 112°18’53”, for a distance of 78.41 feet;
116. thence along a curve to the left with a radius of 116.00 feet, through a central angle of 57°56’35”, for a distance of 117.31 feet;
117. thence North 37°56’55” East 33.19 feet;
118. thence along a curve to the right with a radius of 275.00 feet, through a central angle of 29°04’35”, for a distance of 139.56 feet;
119. thence North 67°01’30” East 98.46 feet;
120. thence North 75°03’12” East 123.64 feet;
121. thence along a curve to the right with a radius of 120.00 feet, through a central angle of 26°22’09”, for a distance of 55.23 feet;
122. thence along a curve to the right with a radius of 30.00 feet, through a central angle of 74°48’44”, for a distance of 39.17 feet;
123. thence South 3°45’55” East 21.63 feet;
124. thence South 3°20’03” West 33.53 feet;
125. thence South 12°59’03” West 31.44 feet;
126. thence South 33°41’33” West 48.07 feet;
127. thence along a curve to the left with a radius of 100.00 feet, through a central angle of 63°49’37”, for a distance of 111.40 feet;
128. thence along a curve to the left with a radius of 450.00 feet, through a central angle of 28°22’09”, for a distance of 222.81 feet;
129. thence South 64°18’38” East 130.92 feet;

130. thence along a curve to the right with a radius of 140.00 feet, through a central angle of 80°00’19”, for a distance of 195.49 feet;
131. thence South 15°41’42” West 65.82 feet;
132. thence along a curve to the left with a radius of 175.00 feet, through a central angle of 52°19’37”, for a distance of 159.82 feet;
133. thence South 36°37’55” East 92.07 feet;
134. thence North 61°33’36” East 63.42 feet;
135. thence North 3°21’08” East 65.59 feet;
136. thence North 18°02’23” East 20.87 feet;
137. thence along a curve to the right with a radius of 7.00 feet, through a central angle of 110°13’53”, for a distance of 13.47 feet;
138. thence North 40°44’15” East 38.20 feet;
139. thence North 10°18’39” West 68.97 feet;
140. thence North 13°56’42” West 241.21 feet;
141. thence North 6°24’19” West 309.88 feet;
142. thence North 4°57’28” East 547.84 feet;
143. thence North 30°30’44” West 108.72 feet;
144. thence South 37°05’26” West 80.75 feet;
145. thence South 73°23’34” West 373.82 feet;
146. thence North 0°47’04” West 114.70 feet;
147. thence North 14°55’49” West 341.48 feet;
148. thence North 2°24’39” East 407.45 feet;
149. thence North 89°31’54” West 562.25 feet;
150. thence North 0°13’05” East 1910.94 feet;
151. thence North 89°56’57” West 11.10 feet;
152. thence North 8°57’58” West 60.54 feet;
153. thence North 19°59’02” East 64.40 feet;
154. thence North 0°14’20” East 189.45 feet;
155. thence North 30°49’22” West 161.73 feet;
156. thence North 38°58’17” East 143.07 feet;
157. thence North 60°39’11” West 64.36 feet;
158. thence North 31°30’11” West 79.44 feet;
159. thence North 63°04’17” West 46.92 feet;
160. thence North 12°50’31” East 46.32 feet;
161. thence North 19°10’03” West 95.24 feet;
162. thence South 72°21’55” East 167.64 feet;
163. thence South 68°58’25” East 231.97 feet;
164. thence along a curve to the left with a radius of 160.00 feet, through a central angle of 53°42’56”, for a distance of 150.00 feet;
165. thence North 57°18’39” East 88.59 feet;

166. thence along a curve to the right with a radius of 405.00 feet, through a central angle of 33°24’59”, for a distance of 236.21 feet;
167. thence South 89°16’22” East 355.72 feet;
168. thence along a curve to the left with a radius of 515.00 feet, through a central angle of 36°06’42”, for a distance of 324.59 feet;
169. thence North 54°36’56” East 25.98 feet;
170. thence along a curve to the right with a radius of 475.00 feet, through a central angle of 30°37’06”, for a distance of 253.84 feet;
171. thence North 85°14’03” East 410.46 feet;
172. thence North 2°13’42” East 3.60 feet;
173. thence North 87°12’51” East 428.55 feet;
174. thence along a curve to the right with a radius of 280.00 feet, through a central angle of 33°45’56”, for a distance of 165.01 feet;
175. thence South 59°01’13” East 73.62 feet;
176. thence along a curve to the left with a radius of 120.00 feet, through a central angle of 43°31’48”, for a distance of 91.17 feet;
177. thence North 77°26’59” East 34.88 feet;
178. thence along a curve to the right with a radius of 105.00 feet, through a central angle of 49°02’04”, for a distance of 89.86 feet;
179. thence South 53°30’50” East 424.65 feet to the center of Fife Creek;
180. thence northerly along said center of Fife Creek and its meanderings 1725 feet, more or less, to the southerly boundary of the 2.38 acre tract as shown on that Record of Survey filed in Book 254 of Maps at Page 31, Sonoma County Records;
181. thence South 89°26’00” West 542.96 feet;
182. thence North 0°10’28” East 552.20 feet;
183. thence North 88°53’18” East 523.21 feet to the center of Fife Creek;
184. thence northerly along said centerline and its meanderings 425 feet, more or less, to the northerly boundary of Lot 1 as shown on Parcel Map No. 5405 filed in Book 241 of Maps at Page 10, Sonoma County Records;
185. thence North 66°37’17” East 234.69 feet;
186. thence North 30°14’34” West 157.19 feet;
187. thence North 19°04’49” West 81.28 feet;
188. thence North 24°42’42” West 248.55 feet;
189. thence North 17°53’58” West 51.72 feet;
190. thence North 30°06’05” West 80.98 feet;
191. thence North 17°41’23” West 50.57 feet;
192. thence North 20°52’50” West 61.70 feet;
193. thence North 27°15’55” West 61.70 feet;
194. thence North 17°39’34” East 127.08 feet;
195. thence North 23°04’17” West 45.87 feet;

196. thence North 50°39’23” West 84.19 feet;
197. thence North 75°18’15” West 44.15 feet;
198. thence North 26°03’22” West 54.82 feet;
199. thence North 30°30’48” West 54.82 feet;
200. thence North 35°23’36” West 96.96 feet;
201. thence North 18°23’24” West 104.84 feet;
202. thence North 36°05’06” West 98.60 feet;
203. thence North 58°08’04” West 54.27 feet to the southeasterly right-of-way of Sweetwater Springs Road;
204. thence in a general northeasterly direction along said southeasterly right-of-way of Sweetwater Springs Road and its meanderings 4.5 miles, more or less, to the northeast corner of the lands of Eric W. Drew and Mary A. Drew, as trustees of the Eric W. and Mary A. Drew Family Trust as described by Grant Deed recorded on November 21, 2014 under Document Number 2014-083449, Official Records of Sonoma County;
205. thence South 17°41’50” West 709.36 feet;
206. thence along a non-tangent curve to the right; the radius point of which bears South 11°08’21” West 45.00 feet, through a central angle of 131°30’13”, for a distance of 103.28 feet;
207. thence South 52°38’34” West 126.97 feet;
208. thence along a curve to the left with a radius of 110.00 feet, through a central angle of 78°27’51”, for a distance of 150.64 feet;
209. thence South 25°49’17” East 22.22 feet;
210. thence along a curve to the left with a radius of 165.00 feet, through a central angle of 41°47’33”, for a distance of 120.35 feet;
211. thence South 66°54’41” East 56.90 feet;
212. thence along a curve to the right with a radius of 15.00 feet, through a central angle of 93°46’52”, for a distance of 24.55 feet;
213. thence along a curve to the right with a radius of 130.00 feet, through a central angle of 46°15’10”, for a distance of 104.94 feet;
214. thence South 73°07’22” West 88.63 feet;
215. thence along a curve to the left with a radius of 120.00 feet, through a central angle of 71°19’18”, for a distance of 149.38 feet;
216. thence South 1°48’03” West 159.26 feet;
217. thence along a curve to the right with a radius of 75.00 feet, through a central angle of 79°10’06”, for a distance of 103.63 feet;
218. thence South 80°58’09” West 51.08 feet;
219. thence along a curve to the left with a radius of 50.00 feet, through a central angle of 92°08’48”, for a distance of 80.41 feet;
220. thence South 11°10’38” East 175.73 feet;

221. thence South 89°16’55” East 264.51 feet;
222. thence South 1°31’01” West 329.94 feet;
223. thence South 89°16’50” East 625.12 feet;
224. thence South 0°57’18” West 633.87 feet;
225. thence South 89°36’12” East 1262.76 feet;
226. thence South 0°10’58” East 1962.79 feet;
227. thence South 54°30’42” West 27.59 feet;
228. thence along a curve to the left with a radius of 36.00 feet, through a central angle of 72°36’34”, for a distance of 45.62 feet;
229. thence South 18°05’52” East 116.93 feet;
230. thence South 0°10’56” East 1632.77 feet;
231. thence South 2°16’23” West 2582.43 feet;
232. thence South 1°25’50” East 2387.91 feet;
233. thence South 88°10’00” West 968.01 feet;
234. thence South 3°54’01” West 202.73 feet;
235. thence South 4°45’52” East 126.48 feet;
236. thence South 18°41’52” East 144.15 feet;
237. thence South 6°42’37” East 308.22 feet;
238. thence South 17°15’37” West 582.35 feet;
239. thence South 10°45’02” West 118.80 feet;
240. thence South 28°15’03” West 316.14 feet;
241. thence South 8°12’58” West 359.05 feet;
242. thence South 2°59’21” West 436.54 feet;
243. thence South 88°00’49” West 393.95 feet;
244. thence along a non-tangent curve to the left; the radius point of which bears South 87°31’07” East 140.00 feet, through a central angle of 40°55’32”, for a distance of 100.00 feet;
245. thence South 38°26’39” East 80.35 feet;
246. thence along a curve to the right with a radius of 40.00 feet, through a central angle of 119°17’25”, for a distance of 83.28 feet;
247. thence South 80°50’46” West 32.93 feet;
248. thence along a curve to the left with a radius of 120.00 feet, through a central angle of 47°25’48”, for a distance of 99.34 feet;
249. thence South 33°24’58” West 383.11 feet;
250. thence South 0°47’31” West 1091.30 feet;
251. thence South 82°09’41” East 103.80 feet;
252. thence South 20°41’39” West 150.16 feet;
253. thence along a curve to the left with a radius of 275.00 feet, through a central angle of 16°25’08”, for a distance of 78.80 feet;
254. thence South 80°57’32” West 20.44 feet;
255. thence South 0°10’49” West 1014.07 feet;
256. thence South 88°55’38” East 95.35 feet;
257. thence South 7°29’02” West 653.92 feet;
258. thence North 89°17’21” West 146.73 feet;
259. thence South 6°57’39” West 81.50 feet;
260. thence South 5°53’01” West 142.00 feet;

261. thence South 0°31’18” East 100.00 feet;
262. thence South 1°57’53” East 138.75 feet;
263. thence South 15°24’58” West 270.30 feet;
264. thence South 27°12’10” West 165.70 feet;
265. thence South 65°15’13” West 98.10 feet;
266. thence South 80°45’24” West 66.00 feet;
267. thence South 78°48’01” West 140.00 feet;
268. thence South 72°54’56” West 34.80 feet;
269. thence South 0°32’38” West 615.47 feet to the northerly right-of-way of State Highway 116;
270. thence in a general westerly direction along said northerly right-of-way of State Highway 116 and its meanderings 1.6 miles, more or less, to the common southerly corner of Lot 9 and Lot 10 as shown on the maps of Subdivision No. 2 of Riverlands filed in Book 53 of Maps at Page 23, Sonoma County Records;
271. thence South 28°00’30” East 128.15 feet to the westerly right-of-way of Mayes Canyon Road;
272. thence in a general southerly direction along said westerly right-of-way of Mayes Canyon Road and its meanderings 1.4 miles, more or less, to common northerly corner of Parcel Three of the lands of Russian River County Sanitation District, a County Sanitation District, as described by Grant Deed recorded on November 14, 2024 under Document Number 2024-056278, Official Records of Sonoma County, and the lands of Don Sharp as described by Affidavit Death of Joint Tenant recorded on January 9, 2026 under Document Number 2026-001443, Official Records of Sonoma County;
273. thence South 0°00’11” East 1065.51 feet;
274. thence South 89°27’48” West 1113.54 feet to the center of the Russian River;
275. thence westerly along said centerline and its meanderings 2960 feet, more or less, to the southwest corner of said Parcel Three of the lands of Russian River County Sanitation District;
276. thence North 0°22’58” West 1390.57 feet to the northerly right-of-way of Neeley Road;
277. thence westerly along said northerly right-of-way of Neeley Road and its meanderings 1510 feet, more or less, to the northerly projection of the easterly right-of-way of Benson Road;
278. thence South 0°45’45” East 457.14 feet;
279. thence North 84°39’50” East 50.16 feet;
280. thence North 89°14’10” East 99.39 feet;
281. thence South 0°45’07” East 661.14 feet;
282. thence North 78°31’22” West 1602.55 feet;
283. thence South 23°49’44” West 150.49 feet;
284. thence South 74°59’51” West 444.86 feet;
285. thence South 33°48’46” West 112.25 feet;
286. thence South 70°35’42” West 120.97 feet;
287. thence along a non-tangent curve to the left; the radius point of which bears North 76°49’11” West 70.00 feet, through a central angle of 129°49’28”, for a distance of 158.61 feet;

288. thence South 62°34’17” West 168.56 feet to the easterly right-of-way of Old Monte Rio Road;
289. thence in a general northwesterly direction along said easterly right-of-way of Old Monte Rio Road and its meanderings 415 feet, more or less, to the easterly projection of the southerly boundary of Lot 34, Block 31, as shown on the map of Montesano Park filed in Book 18 of Maps at Page 21, Sonoma County Records;
290. thence South 74°08’51” West 305.74 feet;
291. thence North 6°28’40” West 191.05 feet to said easterly right-of-way of Old Monte Rio Road;
292. thence in a general northerly direction along said easterly right-of-way of Old Monte Rio Road and its meanderings 620 feet, more or less, to the easterly projection of the southerly boundary of Lot 2 of Block 31 as shown on said map of Montesano Park;
293. thence North 79°57’26” West 199.37 feet;
294. thence North 7°55’47” East 111.75 feet;
295. thence North 80°04’32” West 152.52 feet;
296. thence North 17°43’50” West 72.04 feet;
297. thence North 65°37’06” West 134.99 feet;
298. thence North 77°50’00” West 98.83 feet;
299. thence North 46°08’37” West 92.46 feet;
300. thence North 80°54’00” West 76.29 feet;
301. thence North 55°13’32” West 78.33 feet;
302. thence North 86°52’40” West 59.15 feet;
303. thence North 45°34’30” West 73.79 feet;
304. thence North 67°42’38” West 133.38 feet;
305. thence North 86°58’07” West 103.53 feet;
306. thence South 83°04’00” West 107.82 feet;
307. thence South 57°13’33” West 126.05 feet;
308. thence South 61°47’33” West 92.41 feet;
309. thence South 25°39’19” East 49.78 feet;
310. thence South 67°20’53” East 93.97 feet;
311. thence South 45°20’10” East 63.34 feet;
312. thence South 86°07’57” East 81.17 feet;
313. thence South 41°03’55” East 34.88 feet;
314. thence South 5°33’23” East 94.19 feet;
315. thence South 47°12’27” East 47.91 feet;
316. thence South 66°57’56” East 68.38 feet;
317. thence South 1°14’16” West 4.16 feet;
318. thence North 89°36’55” West 1336.32 feet;
319. thence North 0°36’28” East 1286.63 feet;
320. thence North 89°28’28” West 1941.59 feet;
321. thence North 53°25’03” West 40.89 feet;
322. thence North 53°25’03” West 81.14 feet;
323. thence North 51°32’54” West 66.20 feet;
324. thence North 48°35’31” West 236.74 feet;
325. thence North 35°44’58” West 408.12 feet;
326. thence North 37°41’13” West 328.96 feet;

327. thence South 0°31’53” West 766.59 feet;
328. thence North 89°28’27” West 654.89 feet;
329. thence South 1°27’43” West 88.38 feet;
330. thence North 86°32’58” West 433.03 feet to the POINT OF BEGINNING.

Containing 7,012 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
MONTE RIO

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Bodega, Sections 5, 6, 7, 8, 17, and 18 of Township 7 North, Range 10 West, and Sections 1, Township 7 North, Range 11 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the quarter Section corner common to Section 1 of Township 7 North, Range 11 West, and Section 6 of Township 7 North, Range 10 West, Mount Diablo Base and Meridian;

1. thence South 88°53’47” East 631.92 feet;
2. thence South 56°07’38” East 100.08 feet;
3. thence North 31°51’22” East 115.87 feet;
4. thence North 85°59’16” East 224.20 feet;
5. thence South 61°31’43” East 50.82 feet;
6. thence South 35°23’26” East 23.72 feet;
7. thence along a curve to the left with a radius of 50.00 feet, through a central angle of 49°28’52”, for a distance of 43.18 feet;
8. thence South 84°52’18” East 53.33 feet;
9. thence South 14°12’46” West 145.79 feet;
10. thence North 88°54’05” East 93.88 feet;
11. thence South 1°31’24” West 315.44 feet;
12. thence South 64°26’48” East 97.40 feet;
13. thence South 0°35’29” West 838.47 feet;
14. thence South 89°03’03” East 1266.39 feet;
15. thence South 0°18’59” West 1299.26 feet;
16. thence South 89°50’28” East 1154.21 feet to the center of the Russian River;
17. thence in a general northeasterly direction along said center of the Russian River and its meanderings 3170 feet, more or less, to southeast corner of Parcel ‘A’, Block 5, as shown on the map of Northwood Subdivision No. 3 filed in Book 95 of Maps at Pages 13 through 18, Sonoma County Records;
18. thence North 0°57’28” East 74.79 feet;
19. thence North 63°53’38” East 22.32 feet;
20. thence North 0°56’26” West 40.51 feet;
21. thence North 26°13’29” West 26.00 feet;
22. thence North 63°51’29” East 3.92 feet;
23. thence North 26°07’53” West 20.38 feet;
24. thence North 88°55’05” East 15.36 feet;
25. thence South 89°13’43” East 1291.24 feet;

26. thence South 0°25’52” West 1231.63 feet;
27. thence South 89°23’05” East 656.10 feet;
28. thence South 0°46’52” West 675.20 feet;
29. thence North 89°50’28” West 642.19 feet;
30. thence South 0°42’43” West 8165.01 feet;
31. thence North 88°55’23” West 915.33 feet;
32. thence South 88°34’45” West 1079.36 feet;
33. thence North 1°39’28” West 280.00 feet;
34. thence South 88°20’30” West 333.44 feet;
35. thence South 43°53’48” West 61.51 feet;
36. thence South 22°30’07” West 34.62 feet;
37. thence South 59°10’11” West 69.63 feet;
38. thence North 73°00’10” West 35.66 feet;
39. thence North 15°06’31” West 51.66 feet;
40. thence North 15°45’58” East 49.34 feet;
41. thence South 88°20’35” West 146.99 feet to the easterly right-of-way of Bohemian Highway;
42. thence in a general northwesterly direction along said easterly right-of-way of Bohemian Highway and its meanderings 4320 feet, more or less, to the easterly projection of the common boundary of Lot 3 and Lot 4, Block 2, as shown on the map of K.O.E. Subdivision No. 1 filed in Book 69 of Maps at Pages 30 through 33, Sonoma County Records;
43. thence South 75°59’56” West 285.26 feet;
44. thence South 24°34’35” East 15.65 feet;
45. thence South 51°11’04” East 102.62 feet;
46. thence North 72°23’10” East 103.27 feet;
47. thence South 75°42’48” East 85.46 feet;
48. thence South 50°51’46” East 210.20 feet;
49. thence South 58°45’02” East 142.84 feet;
50. thence South 33°17’00” East 122.43 feet;
51. thence South 66°58’13” East 80.17 feet;
52. thence South 45°42’13” West 14.96 feet;
53. thence North 80°33’09” West 300.19 feet;
54. thence along a curve to the right with a radius of 510.63 feet, through a central angle of 41°04’50”, for a distance of 366.12 feet;
55. thence North 39°28’19” West 490.91 feet;
56. thence South 49°26’35” West 551.47 feet;
57. thence South 39°26’44” East 870.84 feet;
58. thence South 82°25’01” East 844.43 feet;
59. thence South 46°47’55” East 1313.60 feet;

60. thence South 19°26’00” East 588.08 feet;
61. thence North 74°34’28” East 214.07 feet;
62. thence South 55°24’57” East 194.52 feet;
63. thence South 71°23’15” West 28.57 feet;
64. thence South 27°21’39” West 142.79 feet;
65. thence South 51°13’59” West 306.65 feet;
66. thence South 26°27’42” East 278.84 feet;
67. thence North 89°33’12” West 4446.62 feet;
68. thence South 0°47’11” West 980.68 feet;
69. thence North 90°00’00” West 2700.47 feet;
70. thence North 0°31’29” East 3912.46 feet;
71. thence North 39°16’07” East 127.91 feet;
72. thence North 32°00’23” West 131.20 feet;
73. thence North 46°41’01” West 66.90 feet;
74. thence North 54°58’55” West 499.27 feet;
75. thence North 63°26’06” West 653.08 feet;
76. thence North 70°29’43” West 950.94 feet;
77. thence North 4°51’20” West 1643.81 feet;
78. thence North 83°53’50” West 107.23 feet;
79. thence North 43°46’19” East 110.51 feet;
80. thence North 54°27’43” West 224.98 feet;
81. thence South 40°11’47” West 139.16 feet;
82. thence North 52°00’29” West 221.04 feet;
83. thence North 41°47’32” East 795.28 feet;
84. thence South 49°15’21” East 156.41 feet;
85. thence North 31°01’35” East 237.95 feet;
86. thence North 52°13’34” East 128.82 feet;
87. thence North 32°07’09” East 223.85 feet;
88. thence North 40°54’14” East 159.88 feet;
89. thence North 59°40’00” East 109.82 feet;
90. thence North 56°00’16” East 81.98 feet;
91. thence North 34°59’44” West 128.62 feet;
92. thence along a non-tangent curve to the right, the radius point of which bears South 41°45’01” East 1500.00 feet, through a central angle of 4°29’36”, for a distance of 117.64 feet;
93. thence North 41°45’10” West 206.49 feet to the southeasterly bank of the Russian River;
94. thence northeasterly along said southeasterly bank of the Russian River and its meanderings 3705 feet, more or less, to the southeasterly projection of the

southwesterly boundary of Lot 325 as shown the map of Monte Cristo Subdivision No. 1 filed in Book 21 of Maps at Page 13, Sonoma County Records;

95. thence North 31°31’38” West 389.67 feet;
96. thence North 39°54’39” West 41.85 feet;
97. thence North 49°22’18” East 47.03 feet;
98. thence North 73°53’58” West 24.11 feet;
99. thence North 66°22’38” West 33.72 feet;
100. thence North 63°58’44” West 14.85 feet;
101. thence North 53°33’06” West 11.13 feet;
102. thence along a non-tangent curve to the right, the radius point of which bears South 79°15’53” East 45.00 feet, through a central angle of 75°00’20”, for a distance of 58.91 feet;
103. thence North 85°44’27” East 90.64 feet;
104. thence North 33°40’50” West 132.81 feet;
105. thence South 55°33’18” West 150.61 feet to the southeast corner of the lands of Beverly J. Hurst as described by Quitclaim Deed recorded on January 16, 2002 under Document Number 2002-007278, Official Records of Sonoma County;
106. thence along the easterly boundary of said lands of Beverly J. Hurst and its meanderings 450 feet, more or less, to the southerly boundary of Lot 341 as shown on said map of Monte Cristo Subdivision No. 1;
107. thence South 85°03’00” West 13.62 feet to the center of Monte Cristo Creek;
108. thence northwesterly along said center of Monte Cristo Creek and its meanderings 610 feet, more or less, to the westerly line of Lot 6 of Section 1 of Township 7 North, Range 11 West, Mount Diablo Base and Meridian;
109. thence North 1°07’59” East 111.25 feet;
110. thence South 89°54’26” East 1397.44 feet;
111. thence South 88°53’59” East 1340.61 feet to the POINT OF BEGINNING.

Containing 2,584 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
OCCIDENTAL

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Canada de Jonive, Rancho Estero Americano, Sections 2 and 12 of Township 6 North, Range 10 West and Sections 21, 22, 26, 27, 28, 33, 34 and 35 of Township 7 North, Range 10 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the southeast corner of the lands of Walker Family 1990 Trust as shown on that Record of Survey filed in Book 831 of Maps at Page 1, Sonoma County Records, being on the northerly right-of-way of Bohemian Highway;

1. thence along said northerly right-of-way of Bohemian Highway South 72°24'01" West 53.82 feet;
2. thence along a curve to the right with a radius of 225.00 feet, through a central angle of 19°14'51", for a distance of 75.58 feet;
3. thence North 17°43'00" West 5.31 feet;
4. thence along a non-tangent curve to the left, the radius point of which bears North 2°06'22" East 220.00 feet, through a central angle of 53°47'59", for a distance of 206.58 feet;
5. thence North 29°48'06" West 32.09 feet;
6. thence South 67°45'04" West 5.17 feet to the southwest corner of the lands of Hawkins as shown on said 831 Maps 1, said corner being on the easterly right-of-way of said Bohemian Highway;
7. thence in a general northwesterly direction along the easterly right-of-way of said Bohemian Highway and its meanderings 3.5 miles, more or less, to the easterly right-of-way of the Coleman Valley Road;
8. thence in a general northwesterly direction along the northerly right-of-way of said Coleman Valley Road and its meanderings 1.0 mile, more or less, to the northerly right-of-way of the Willow Creek Road;
9. thence in a general northwesterly direction along the northerly right-of-way of said Willow Creek Road and its meanderings 1.2 miles, more or less, to the east line of the Bodega Rancho;
10. thence along said east line of the Bodega Rancho North 1°34'41" East 411.78 feet;
11. thence leaving said east line of the Bodega Rancho and along the south line of northwest 1/4 of Section 28 of Township 7 North, Range 10 West, Mount Diablo Base and Meridian, South 89°51'30" East 2372.54 feet to the center of said Section 28;
12. thence North 0°35'37" East 2684.85 feet to the North 1/4 corner of said Section 28;
13. thence along the North line of the northeast 1/4 of said Section 28 South 89°42'46" East 1726.28 feet to an angle point on the westerly boundary of the lands of Maricich, trustees, as described by Trust Transfer Deed recorded on April 28,

2009 under Document Number 2009-038623, Official Records of Sonoma County, said point also being on the easterly boundary of lands of Camp Meeker Recreation and Park District, APN 074-040-015 as described in Tract Four Parcel Two of the Grant Deed recorded on December 13, 2024 under Document Number 2024-061176, Official Records of Sonoma County;

14. thence along the easterly line of said lands of Camp Meeker Recreation and Park District South 0°51'54" West 47.52 feet;
15. thence North 90°00'00" East 30.33 feet;
16. thence South 19°41'53" East 22.89 feet;
17. thence South 63°27'03" West 8.93 feet;
18. thence South 27°39'36" East 56.17 feet;
19. thence South 23°29'11" East 55.42 feet;
20. thence South 66°49'32" West 79.62 feet;
21. thence South 41°31'56" East 47.00 feet;
22. thence South 37°53'04" East 120.59 feet;
23. thence North 70°21'59" East 72.04 feet to a point of the southwesterly right-of-way of McCollister Avenue;
24. thence North 52°09'42" East 31.42 feet to a point of the northeasterly right-of-way of McCollister Avenue;
25. thence North 20°03'30" West 28.97 feet;
26. thence North 17°14'56" West 60.72 feet;
27. thence North 1°45'24" West 86.76 feet;
28. thence North 24°39'07" West 240.19 feet;
29. thence North 47°59'24" East 34.50 feet to the northeasterly right-of-way of Saint Dorothy Avenue;
30. thence North 50°09'33" West 228.55 feet;
31. thence North 51°46'20" East 100.38 feet;
32. thence South 48°16'44" East 48.90 feet;
33. thence South 60°31'55" East 265.56 feet;
34. thence South 73°12'30" East 146.77 feet;
35. thence South 59°08'03" East 149.89 feet;
36. thence South 15°08'40" East 56.17 feet;
37. thence South 43°23'16" West 132.82 feet;
38. thence South 48°28'24" East 33.67 feet;
39. thence South 43°24'24" West 179.94 feet to said northeasterly right-of-way of Saint Dorothy Avenue;
40. thence South 63°42'09" West 38.33 feet to the southwesterly right-of-way of Saint Dorothy Avenue;
41. thence along said southwesterly right-of-way of Saint Dorothy Avenue South 50°11'52" East 89.57 feet;
42. thence South 75°43'07" East 118.98 feet;
43. thence North 80°33'35" East 45.42 feet;
44. thence South 74°42'24" East 83.18 feet;
45. thence North 70°14'49" East 52.71 feet to a point;

46. thence leaving said southwesterly right-of-way of Saint Dorothy Avenue North 31°26'54" East 27.27 feet to a point on the southerly right-of-way of McKinley Avenue;
47. thence in a general southeasterly direction along said southerly right-of-way of McKinley Avenue and its meanderings 0.2 miles, more or less, to the southwesterly projection of the northwesterly boundary of Parcel Two as described in Document Number 2008-104679 (APN 075-090-004);
48. thence leaving said southerly right-of-way of McKinley Avenue North 31°27'31" East 20.77 feet to a point on the northerly right-of-way of McKinley Avenue;
49. thence along the boundaries of said Parcel Two North 31°27'31" East 67.99 feet;
50. thence South 51°24'38" East 23.59 feet;
51. thence South 10°10'52" West 76.52 feet to said northerly right-of-way of McKinley Avenue;
52. thence leaving said boundaries of Parcel Two South 11°21'07" East 24.39 feet to a point on the southerly right-of-way of Redwood Avenue;
53. thence along said southerly line South 85°05'24" East 129.98 feet;
54. thence South 48°39'15" East 25.10 feet to the southwesterly projection of the northwesterly boundary of the lands of Fred R. Meyer, Trustee of the Meyer and Sheehan Revocable Living Trust as described by Trust Transfer Deed recorded on December 11, 2006 under Document Number 2006-152915, Official Records of Sonoma County;
55. thence North 30°19'23" East 20.68 feet to the northerly right-of-way of said Redwood Avenue;
56. thence North 30°19'23" East 31.42 feet;
57. thence South 55°04'22" East 203.20 feet;
58. thence South 37°19'35" West 44.69 feet to said northerly right-of-way of Redwood Avenue;
59. thence South 46°41'28" West 20.13 feet to said southerly right-of-way of Redwood Avenue;
60. thence in a general southeasterly direction along the westerly right-of-way of said Redwood Avenue, the westerly right-of-way of Sequoia Avenue and the southerly right-of-way of Tower Road 0.5 miles, more or less, to the northwest corner of the lands of the Camp Meeker Recreation and Park District (APN 075-300-008) as described by Grant Deed recorded on December 13, 2024 under Document Number 2024-061176, Official Records of Sonoma County;
61. thence North 24°49'34" East 55.64 feet to the northeasterly right-of-way of Bohemian Highway;
62. thence North 65°14'18" West 31.28 feet;
63. thence North 56°32'05" West 31.28 feet;
64. thence North 47°49'50" West 31.28 feet;
65. thence North 39°07'36" West 31.28 feet;
66. thence North 31°43'01" West 52.59 feet;
67. thence North 33°53'07" West 98.89 feet;
68. thence North 42°33'41" West 9.97 feet;
69. thence South 89°37'37" East 48.42 feet;
70. thence South 38°59'10" East 88.34 feet;

71. thence North 65°10'36" East 91.90 feet;
72. thence South 49°33'34" East 15.35 feet;
73. thence South 58°15'24" East 15.35 feet;
74. thence South 66°57'14" East 15.35 feet;
75. thence South 75°39'04" East 15.35 feet;
76. thence South 84°20'53" East 15.35 feet;
77. thence South 44°28'07" East 115.54 feet;
78. thence South 42°48'37" East 148.70 feet to a point on the northerly right-of-way of Bohemian Highway;
79. thence South 8°26'45" West 35.91 feet to the southerly right-of-way of Occidental-Camp Meeker Road;
80. thence in a general southeasterly direction along said southerly right-of-way of Occidental-Camp Meeker Road and its meanderings 0.3 miles, more or less, to the most northerly corner of the lands of the County of Sonoma (APN 074-110-001) as described by Deed recorded in Book 2974 of Official Records at Page 779, Sonoma County Records;
81. thence North 3°45'31" East 131.80 feet the west line of the northeast 1/4 of Section 27 of Township 7 North, Range 10 West, Mount Diablo Base and Meridian;
82. thence along said west line North 0°10'57" East 745.41 feet;
83. thence leaving said west line North 87°15'18" East 152.75 feet;
84. thence North 1°16'53" East 119.17 feet;
85. thence North 67°24'59" West 90.11 feet;
86. thence South 89°28'46" West 71.53 feet to said west line of the northeast 1/4 of Section 27;
87. thence along said west line North 0°10'48" East 1225.21 feet to the north line of said northeast 1/4 of Section 27;
88. thence along said north line South 89°36'34" East 590.55 feet to a point;
89. thence in a general easterly direction along the southerly right-of-way of Morelli Lane and its meanderings 0.5 miles, more or less, to the east line of said northeast 1/4 of Section 27;
90. thence along said east line South 0°08'28" East 2633.71 feet to the south line of said northeast 1/4 of Section 27;
91. thence along said south line South 89°49'24" West 29.16 feet;
92. thence leaving said south line of said northeast 1/4 of Section 27 South 1°21'39" East 679.55 feet;
93. thence North 88°36'09" West 53.93 feet;
94. thence South 1°11'51" East 288.07 feet;
95. thence South 1°14'22" East 40.02 feet to a point on the southerly right-of-way of Hillcrest Avenue;
96. thence along said southerly right-of-way North 89°39'07" East 234.44 feet;
97. thence South 89°13'01" East 445.22 feet to a point on said southerly right-of-way;
98. thence leaving said southerly right-of-way South 0°20'56" East 288.60 feet;
99. thence along a curve to the left with a radius of 105.00 feet, through a central angle of 20°29'25", for a distance of 37.55 feet to a point on the westerly right-of-way of Acreage Lane;
100. thence along said westerly right-of-way South 20°50'21" East 388.95 feet;

101. thence South 31°09'30" East 178.67 feet;
102. thence South 20°01'27" East 388.17 feet;
103. thence South 6°00'30" East 301.98 feet to a point on the northerly right-of-way of Graton Road;
104. thence South 31°50'14" East 50.14 feet to a point on the southerly right-of-way of Graton Road;
105. thence in a general northeasterly direction along said southerly right-of-way of Graton Road and Harrison Grade Road and its meanderings 0.4 miles, more or less, to the westerly right-of-way of Facendini Lane;
106. thence in a general southerly direction of said westerly right-of-way of Facendini Lane and its meanderings 0.9 miles, more or less to the southerly right-of-way of Occidental Road;
107. thence in a general southeasterly direction along said southerly right-of-way of Occidental Road and its meanderings 0.8 miles, more or less, to the southerly right-of-way of Old Sebastopol Road;
108. thence in a general southeasterly direction along said southerly right-of-way of Old Sebastopol Road and its meanderings 0.4 miles, more or less, to the southwesterly right-of-way of Jonive Road;
109. thence in a general southeasterly direction along said southwesterly right-of-way of Jonive Road and its meanderings 2.0 miles, more or less, to the northwesterly right-of-way of Bodega Highway;
110. thence in a general southwesterly direction along the northwesterly rights-of-way of Bodega Highway and Bohemian Highway and its meanderings 1.0 mile, more or less, to the POINT OF BEGINNING.

Containing 3,457 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
JENNER

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Bodega and Rancho Muniz, said portion is more particularly described as follows:

BEGINNING at the southwest corner of Lot 2 as shown on the map of Subdivision of the Rule Ranch filed in Book 11 of Maps at Page 14, Sonoma County Records;

1. thence North 23°28’24” East 5282.14 feet;
2. thence South 58°58’53” East 7323.22 feet to the center of Jenner Creek;
3. thence southeasterly along said center of Jenner Creek and its meanderings 2875 feet, more or less, to the common westerly corner of the lands of Loren M. Berry and Beatrice B. Berry, Trustees of the Loren M. Berry and Beatrice B. Berry 2015 Trust as described by Quitclaim Deed recorded on August 14, 2015 under Document Number 2015-072615, Official Records of Sonoma County, and the lands of Mark D. Mann, Trustee of the Separate Property of Mark D. Man, under the Mark & Monica Mann Family Trust as described by Grant Deed recorded on May 18, 2012 under Document Number 2012-048030, Official Records of Sonoma County;
4. thence North 56°36’52” East 741.47 feet;
5. thence North 67°37’59” East 964.34 feet;
6. thence South 21°55’18” East 690.31 feet;
7. thence South 6°49’11” East 652.16 feet;
8. thence South 17°06’01” East 382.51 feet;
9. thence South 8°15’20” East 490.63 feet;
10. thence South 39°52’42” East 245.47 feet;
11. thence South 22°14’34” East 900.76 feet;
12. thence South 86°36’13” East 1637.11 feet to the northwesterly right-of-way of State Highway 116;
13. thence southwesterly along said northwesterly right-of-way of State Highway 116 and its meanderings 1180 feet, more or less, to Engineer’s Station 24+86.33 as shown on the map of Duncans Mills-Jenner Highway filed in Book 49 of Maps at Page 16, Sonoma County Records;
14. thence South 6°31’25” West 358.71 feet to the west bank of the Russian River;
15. thence in a general southerly direction along said west bank of the Russian River and its meanderings 3475 feet, more or less, to the northwesterly projection of the northeasterly boundary of Lot 1, Block D, as shown on the Plat of Bridgehaven filed in Book 48 of Maps at Page 29, Sonoma County Records;
16. thence South 50°37’39” East 328.69 feet;

17. thence South 19°54’08” West 392.09 feet;
18. thence along a curve to the right with a radius of 580.00 feet, through a central angle of 36°17’19”, for a distance of 367.35 feet;
19. thence South 32°50’49” East 24.64 feet;
20. thence North 53°56’14” East 27.97 feet;
21. thence South 31°35’40” West 15.89 feet;
22. thence South 36°49’45” West 95.78 feet;
23. thence along a curve to the right with a radius of 320.00 feet, through a central angle of 16°42’49”, for a distance of 93.35 feet;
24. thence South 53°32’34” West 136.10 feet to the westerly right-of-way of State Highway 1;
25. thence in a general southwesterly direction along said westerly right-of-way of State Highway 1 and its meanderings 3250 feet, more or less, to the northerly right-of-way of Goat Rock Road;
26. thence North 67°42’34” West 1461.68 feet;
27. thence along a curve to the left with a radius of 1050.00 feet, through a central angle of 26°58’56”, for a distance of 494.48 feet;
28. thence South 85°18’30” West 541.51 feet;
29. thence along a curve to the right with a radius of 150.00 feet, through a central angle of 77°15’56”, for a distance of 202.28 feet;
30. thence North 17°25’35” West 453.00 feet;
31. thence along a curve to the left with a radius of 300.00 feet, through a central angle of 72°04’53”, for a distance of 377.42 feet;
32. thence North 89°30’27” West 59.30 feet;
33. thence along a curve to the right with a radius of 200.00 feet, through a central angle of 30°10’13”, for a distance of 105.31 feet;
34. thence North 88°41’56” West 151.01 feet;
35. thence South 11°22’33” East 1188.83 feet;
36. thence South 35°04’26” West 353.29 feet;
37. thence South 6°20’30” East 148.56 feet;
38. thence South 36°52’12” East 153.80 feet;
39. thence South 76°20’58” East 886.32 feet;
40. thence South 21°48’05” East 916.60 feet;
41. thence South 5°44’15” East 717.80 feet;
42. thence South 52°08’27” West 446.99 feet to the edge of the Pacific Ocean;
43. thence in a general northwesterly direction along said edge of the Pacific Ocean and its meanderings 3.7 miles, more or less, to the POINT OF BEGINNING.

Containing 2,290 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
TIMBER COVE

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Muniz, Sections 7 and 18 of Township 8 North, Range 12 West, and Sections 1, 2, 10, 11, 12, 13, 14 and 15 of Township 8 North, Range 13 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the intersection of the edge of the Pacific Ocean and the northerly boundary of the lands of Brandt Nicholson, Trustee of the Olson Exchange Trust as described by Grant Deed recorded on April 9, 2003 under Document Number 2003-070560, Official Records of Sonoma County;

1. thence North 60°51’35” East 256.01 feet;
2. thence along a non-tangent curve to the left, the radius point of which bears North 61°39’15” East 235.00 feet, through a central angle of 22°55’36”, for a distance of 94.03 feet;
3. thence South 51°16’21” East 512.94 feet;
4. thence along a curve to the left with a radius of 380.00 feet, through a central angle of 34°50’05”, for a distance of 231.03 feet;
5. thence South 86°06’26” East 166.12 feet;
6. thence along a curve to the right with a radius of 370.00 feet, through a central angle of 55°58’02”, for a distance of 361.42 feet;
7. thence South 30°08’24” East 113.00 feet;
8. thence North 89°10’03” East 71.70 feet;
9. thence North 0°11’26” East 1326.60 feet;
10. thence South 89°30’54” East 15.93 feet;
11. thence North 0°53’22” East 3965.60 feet;
12. thence South 89°07’18” East 2714.44 feet;
13. thence North 1°52’15” East 132.02 feet;
14. thence North 2°26’25” East 3790.76 feet;
15. thence South 88°03’41” East 332.57 feet;
16. thence North 3°19’28” East 976.24 feet to the southerly right-of-way of Sea View Road;
17. thence in a general easterly direction along said southerly right-of-way of Sea View Road and its meanderings 1215 feet, more or less, to the northwest corner of Lot 11 as shown on the map of Sea View Ridge Subdivision No. 2 filed in Book 224 of Maps at Pages 3 through 6, Sonoma County Records;
18. thence South 4°10’49” West 383.25 feet;
19. thence South 17°27’27” East 359.73 feet;

20. thence South 24°45’45” East 219.60 feet;
21. thence North 45°15’28” East 269.52 feet;
22. thence North 83°42’53” East 79.93 feet;
23. thence South 24°20’00” East 456.95 feet;
24. thence North 65°40’57” East 29.99 feet;
25. thence South 24°19’58” East 260.98 feet;
26. thence South 65°40’26” West 29.99 feet;
27. thence South 24°19’57” East 640.03 feet;
28. thence South 14°29’05” West 382.73 feet;
29. thence South 24°16’38” East 637.90 feet;
30. thence South 3°29’22” West 1853.99 feet;
31. thence South 84°38’44” East 1317.22 feet;
32. thence South 0°02’53” East 1171.26 feet to the southerly right-of-way of Timber Cove Road;
33. thence northeasterly along said southerly right-of-way of Timber Cove Road and its meanderings 820 feet, more or less, to said southerly right-of-way of Sea View Road;
34. thence along a non-tangent curve to the left, the radius point of which bears North 44°28’45” East 255.00 feet, through a central angle of 40°12’29”, for a distance of 178.95 feet;
35. thence North 18°02’43” East 91.12 feet;
36. thence North 81°28’59” East 433.42 feet;
37. thence South 3°08’38” East 23.98 feet to said southerly right-of-way of Sea View Road;
38. thence in a general southeasterly direction along said southerly right-of-way of Sea View Road and its meanderings 1080 feet, more or less, to the southeast corner of the lands of Glenn Burnett Philpott as described by Grant Deed recorded on January 28, 1998 under Document Number 1998-008427, Official Records of Sonoma County;
39. thence North 85°20’13” East 475.87 feet;
40. thence South 56°04’13” East 606.65 feet;
41. thence South 88°31’50” East 107.24 feet;
42. thence South 65°51’29” East 196.39 feet;
43. thence along a curve to the left with a radius of 200.00 feet, through a central angle of 45°15’27”, for a distance of 157.98 feet;
44. thence North 68°53’04” East 222.53 feet;
45. thence South 52°19’12” East 173.73 feet;
46. thence South 66°09’46” East 70.38 feet to the southwesterly right-of-way of Sea View Road;
47. thence southeasterly along said southwesterly right-of-way of Sea View Road and its meanderings 2425 feet, more or less, to the westerly boundary of the lands of Kaity Grace Berry, Trustee, Kaity Grace Berry 2021 Trust UTD as described by Trust

Transfer Deed recorded on April 14, 2021 under Document Number 2021-046371, Official Records of Sonoma County;

48. thence North 2°19’44” East 1836.89 feet;
49. thence South 90°00’00” East 1230.49 feet;
50. thence South 1°02’52” West 1895.81 feet to said southwesterly right-of-way of Sea View Road;
51. thence in a general southeasterly direction along said southwesterly right-of-way of Sea View Road and its meanderings 2470 feet, more or less, to the northeast corner of Lot 1 as shown on Parcel Map No. 6414 filed in Book 295 of Maps at Page 28, Sonoma County Records;
52. thence North 0°12’45” East 25.63 feet;
53. thence along a non-tangent curve to the left, the radius point of which bears North 6°47’40” West 180.00 feet, through a central angle of 33°08’08”, for a distance of 104.10 feet;
54. thence North 50°04’13” East 150.94 feet;
55. thence along a curve to the right with a radius of 500.00 feet, through a central angle of 38°09’47”, for a distance of 333.04 feet;
56. thence North 88°14’00” East 335.09 feet;
57. thence along a curve to the right with a radius of 1100.00 feet, through a central angle of 22°34’51”, for a distance of 433.52 feet;
58. thence North 1°32’58” West 1359.34 feet;
59. thence North 89°24’01” East 1426.32 feet;
60. thence South 1°39’30” East 1278.44 feet;
61. thence North 89°22’10” East 193.13 feet;
62. thence South 22°32’33” West 403.04 feet;
63. thence South 51°32’10” East 706.85 feet;
64. thence South 39°10’53” West 64.34 feet to said southwesterly right-of-way of Sea View Road;
65. thence southeasterly along said southwesterly right-of-way of Sea View Road and its meanderings 4200 feet, more or less, to the northwesterly right-of-way of Fort Ross Road;
66. thence in a general southwesterly direction along said northwesterly right-of-way of Fort Ross Road and its meanderings 4960 feet, more or less, to the northerly boundary of the lands of the State of California as described by Grant Deed recorded on September 22, 1976 in Book 3129 of Official Records at Page 841, Sonoma County Records;
67. thence North 48°08’29” West 2221.48 feet;
68. thence South 36°17’50” West 4698.55 feet;
69. thence North 79°50’32” West 201.72 feet;
70. thence North 62°07’59” West 111.30 feet;

71. thence South 85°49’45” West 153.31 feet;
72. thence North 79°47’07” West 392.19 feet;
73. thence North 51°34’11” West 62.36 feet;
74. thence North 79°33’46” West 369.24 feet;
75. thence North 72°13’41” West 217.43 feet;
76. thence North 53°31’29” West 139.32 feet;
77. thence North 74°52’06” West 195.24 feet;
78. thence North 62°54’10” West 255.25 feet;
79. thence North 56°12’05” West 778.48 feet;
80. thence along a curve to the left with a radius of 500.00 feet, through a central angle of 19°34’10”, for a distance of 170.78 feet;
81. thence North 75°46’15” West 1382.45 feet;
82. thence North 59°23’34” West 30.23 feet;
83. thence North 79°20’55” West 15.71 feet;
84. thence South 0°25’08” West 1005.23 feet to said edge of the Pacific Ocean;
85. thence in a general northwesterly direction along said edge of the Pacific Ocean and its meanderings 4.4 miles, more or less, to the POINT OF BEGINNING.

Containing 4,402 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
SEA RANCH

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho German, Sections 16, 17, 22 and 35 of Township 10 North, Range 14 West, Sections 25 and 36 of Township 11 North, Range 15 West, Mount Diablo Base and Meridian, said portion is more particularly described as follows:

BEGINNING at the intersection of the Sonoma-Mendocino County line and the edge of the Pacific Ocean;

1. thence in a general northeasterly direction along said County line and its meanderings 3.3 miles, more or less, to the Section corner common to Sections 23, 24, 25 and 26 of Township 11 North, Range 15 West, Mount Diablo Base and Meridian;
2. thence South 86°58’10” East 2695.04 feet;
3. thence South 1°52’03” West 1287.49 feet;
4. thence South 86°50’31” East 1393.03 feet;
5. thence South 0°00’00” West 396.00 feet;
6. thence South 64°59’59” East 1517.99 feet;
7. thence South 3°23’50” West 4060.33 feet to the northeasterly line of Rancho German;
8. thence southeasterly along said northeasterly line of Rancho German and its meanderings 3.6 miles, more or less, to the northwest corner of Lot 1, Section 17 of Township 10 North, Range 14 West, Mount Diablo Base and Meridian;
9. thence South 89°06’07” East 6779.96 feet;
10. thence South 6°17’08” West 5466.39 feet;
11. thence North 89°04’09” West 1682.05 feet;
12. thence South 42°50’22” East 2213.28 feet;
13. thence South 40°15’33” East 226.57 feet;
14. thence South 50°34’38” East 125.00 feet;
15. thence along a curve to the left with a radius of 510.00 feet, through a central angle of 23°26’21”, for a distance of 208.64 feet;
16. thence North 15°59’01” East 150.00 feet;
17. thence North 60°59’01” East 65.00 feet;
18. thence North 15°59’01” East 125.00 feet;
19. thence North 87°49’23” East 332.67 feet;
20. thence North 51°07’39” East 660.00 feet;
21. thence along a non-tangent curve to the left, the radius point of which bears North 84°52’21” West 510.00 feet, through a central angle of 6°12’17”, for a distance of 55.23 feet;

22. thence North 1°40’18” East 240.44 feet;
23. thence North 31°27’42” West 130.11 feet;
24. thence North 7°59’11” East 59.98 feet;
25. thence North 32°26’03” East 121.75 feet;
26. thence North 55°57’30” East 65.35 feet;
27. thence South 70°33’39” East 21.66 feet;
28. thence South 62°17’50” East 98.53 feet;
29. thence South 48°44’25” West 87.58 feet;
30. thence along a non-tangent curve to the left, the radius point of which bears South 2°54’38” East 510.00 feet, through a central angle of 18°10’00”, for a distance of 161.70 feet;
31. thence South 1°04’38” East 353.78 feet;
32. thence South 9°17’50” West 270.58 feet;
33. thence South 37°01’38” West 241.83 feet;
34. thence South 54°00’36” West 562.35 feet;
35. thence South 78°40’31” West 158.75 feet;
36. thence along a curve to the right with a radius of 620.00 feet, through a central angle of 16°53’27”, for a distance of 182.78 feet;
37. thence North 53°14’10” West 62.62 feet;
38. thence along a non-tangent curve to the right, the radius point of which bears North 10°46’29” East 590.00 feet, through a central angle of 25°40’14”, for a distance of 264.34 feet;
39. thence South 27°13’02” West 693.00 feet;
40. thence South 53°26’14” East 2140.08 feet;
41. thence South 15°47’55” East 2212.15 feet;
42. thence South 62°14’57” East 3371.78 feet;
43. thence South 30°02’46” East 2069.20 feet;
44. thence South 26°09’07” East 1624.32 feet;
45. thence North 75°43’32” East 1344.88 feet;
46. thence North 89°24’50” East 1823.02 feet;
47. thence South 0°52’13” West 5325.56 feet;
48. thence North 89°52’34” East 1585.90 feet to the center of the South Fork of the Gualala River;
49. thence in a general southeasterly direction along said center of the South Fork of the Gualala River and its meanderings 1.7 miles, more or less, to the northerly right-of-way of Stewart’s Point-Skaggs Springs Road;
50. thence in a general westerly direction along said northerly right-of-way of Stewart’s Point-Skaggs Springs Road and its meanderings 2.3 miles, more or less, to the northeasterly boundary of the lands of Richardson as shown on that Record of Survey

filed in Book 329 of Maps at Page 11, Sonoma County Records, being the northerly terminus of the course "S27°00'00"E 103.80'" as shown on said Record of Survey;

51. thence South 27°00'00" East 103.80 feet;
52. thence South 16°33'43" West 632.79 feet;
53. thence South 33°08'07" East 291.62 feet;
54. thence South 6°03'45" East 297.78 feet;
55. thence South 10°40'01" East 594.65 feet;
56. thence South 35°20'36" West 176.69 feet;
57. thence South 57°45'25" East 201.39 feet;
58. thence South 10°45'02" East 417.75 feet;
59. thence South 29°33'02" East 1611.53 feet;
60. thence along a curve to the left with a radius of 1050.00 feet, through a central angle of 35°55'43", for a distance of 658.42 feet;
61. thence South 65°28'45" East 122.97 feet;
62. thence South 51°20'18" East 184.56 feet;
63. thence South 72°24'25" East 225.44 feet;
64. thence along a non-tangent curve to the right, the radius point of which bears South 32°16'49" West 950.00 feet, through a central angle of 30°55'24", for a distance of 512.73 feet;
65. thence South 9°02'14" West 116.58 feet;
66. thence South 23°41'50" East 234.10 feet;
67. thence South 88°27'57" West 1445.57 feet to said edge of the Pacific Ocean;
68. thence in a general northwesterly direction along said edge of the Pacific Ocean and it meanderings 21.8 miles, more or less, to the POINT OF BEGINNING.

Containing 11,594 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
SERENO DEL MAR, CARMET, SALMON CREEK, BODEGA BAY

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Bodega, said portion is more particularly described as follows:

BEGINNING at the intersection of the edge of the Pacific Ocean and the southeasterly boundary of the lands of the State of California as shown on that Record of Survey filed in Book 458 of Maps at Page 41, Sonoma County Records;

1. thence North 15°45’20” East 495.79 feet;
2. thence North 39°38’22” West 144.33 feet;
3. thence along a curve to the right with a radius of 475.00 feet, through a central angle of 40°39’47”, for a distance of 337.11 feet;
4. thence North 1°01’25” East 155.60 feet;
5. thence along a curve to the left with a radius of 1025.00 feet, through a central angle of 4°29’53”, for a distance of 80.47 feet;
6. thence North 3°28’28” West 413.40 feet;
7. thence along a curve to the right with a radius of 475.00 feet, through a central angle of 9°11’33”, for a distance of 76.21 feet;
8. thence North 5°43’05” East 102.96 feet;
9. thence along a curve to the left with a radius of 325.00 feet, through a central angle of 17°59’56”, for a distance of 102.10 feet;
10. thence North 12°16’51” West 146.46 feet;
11. thence North 70°28’23” East 2466.00 feet;
12. thence South 20°20’24” East 713.88 feet;
13. thence North 79°41’37” East 214.19 feet;
14. thence North 5°50’18” West 138.27 feet;
15. thence North 54°34’55” East 396.29 feet;
16. thence North 9°21’17” East 838.89 feet;
17. thence South 77°27’18” East 131.26 feet;
18. thence North 14°55’53” East 2067.98 feet;
19. thence South 89°43’09” East 2194.35 feet;
20. thence South 6°39’27” East 3472.87 feet;
21. thence South 18°56’52” West 180.56 feet;
22. thence South 8°17’19” West 339.42 feet;
23. thence South 23°45’26” West 616.28 feet to the center of Scotty Creek;
24. thence in a general southeasterly direction along said center of Scotty Creek and its meanderings 3490 feet, more or less, to the northerly corner of the lands of Carroll Ranch, LLC, a California limited liability company as described by Grant Deed recorded on

October 25, 2024 under Document Number 2024-049795, Official Records of Sonoma County;

25. thence South 34°25’41” West 318.78 feet;
26. thence South 36°55’41” West 221.10 feet;
27. thence South 37°25’41” West 288.42 feet;
28. thence South 56°55’41” West 374.88 feet;
29. thence South 55°10’41” West 693.66 feet;
30. thence South 54°25’41” West 726.00 feet;
31. thence South 68°42’09” West 542.11 feet;
32. thence South 22°59’58” East 652.74 feet;
33. thence South 30°27’02” East 1211.69 feet;
34. thence North 85°25’32” West 1637.62 feet;
35. thence North 83°29’44” West 570.49 feet;
36. thence South 43°42’52” West 715.96 feet;
37. thence South 18°29’15” East 316.23 feet;
38. thence South 65°38’27” West 349.37 feet;
39. thence South 87°28’03” West 293.30 feet;
40. thence North 77°50’11” West 270.05 feet;
41. thence South 72°31’26” West 347.86 feet;
42. thence South 55°41’40” West 830.77 feet to the westerly right-of-way of State Highway 1;
43. thence in a general southeasterly direction along said westerly right-of-way of State Highway 1 and its meanderings 1.4 miles, more or less, to the northerly bank of Salmon Creek;
44. thence North 55°20’27” East 152.34 feet to the center of Salmon Creek;
45. thence in a general northeasterly direction along said center of Salmon Creek and its meanderings 1.4 miles, more or less, to the northwest corner of the 328.43 acre tract of land described as Parcel Two in the Deed to Kathleen C. Shaw recorded in Book 632 of Official Records at Page 195, Sonoma County Records;
46. thence South 0°14’21” West 3971.94 feet;
47. thence South 87°52’37” East 51.70 feet;
48. thence South 29°12’14” West 322.53 feet;
49. thence South 50°48’02” West 540.20 feet;
50. thence South 55°33’51” East 557.07 feet;
51. thence South 49°18’14” West 318.18 feet;
52. thence South 24°30’47” East 599.02 feet;
53. thence North 49°18’03” East 121.92 feet;
54. thence South 40°42’21” East 260.12 feet;
55. thence North 17°32’56” East 134.73 feet;

56. thence along a curve to the right with a radius of 225.00 feet, through a central angle of 28°35’30”, for a distance of 112.28 feet;
57. thence along a curve to the right with a radius of 125.00 feet, through a central angle of 42°38’05”, for a distance of 93.01 feet;
58. thence along a curve to the right with a radius of 225.00 feet, through a central angle of 28°10’00”, for a distance of 110.61 feet;
59. thence South 63°03’29” East 152.08 feet;
60. thence South 29°46’06” East 1175.01 feet;
61. thence South 89°33’06” East 1436.85 feet;
62. thence North 0°13’53” West 2139.38 feet to the center of Bay Hill Road;
63. thence in a general southeasterly direction along said center of Bay Hill Road and its meanderings 2.8 miles, more or less, to the northwesterly right-of-way of State Highway 1;
64. thence South 44°26’10” East 122.85 feet to the southeasterly right-of-way of State Highway 1;
65. thence northeasterly along said southeasterly right-of-way of State Highway and its meanderings 1410 feet, more or less, to the westerly line of Estero Lane;
66. thence in a general southwesterly direction along said westerly line of Estero Lane and its meanderings 1.9 miles, more or less, to the northwesterly projection of the westerly boundary of the lands of Chater as shown on that Record of Survey filed in Book 185 of Maps at Page 38, Sonoma County Records;
67. thence South 22°31’19” East 3845.10 feet;
68. thence North 81°21’35” East 480.99 feet;
69. thence South 36°21’33” West 264.82 feet;
70. thence South 29°23’23” East 396.00 feet;
71. thence South 5°08’22” East 1341.79 feet;
72. thence South 35°21’34” West 197.99 feet;
73. thence North 87°38’24” West 565.62 feet;
74. thence North 80°38’28” West 169.63 feet;
75. thence South 72°51’37” West 692.99 feet;
76. thence South 18°21’45” West 130.02 feet;
77. thence South 54°21’23” West 236.28 feet;
78. thence South 72°06’37” West 402.61 feet;
79. thence South 41°51’44” West 184.79 feet;
80. thence South 45°21’36” West 432.31 feet to the edge of the Pacific Ocean;
81. thence in a general northwesterly direction along the edge of the Pacific Ocean and its meanderings 18.8 miles, more or less, to the POINT OF BEGINNING.

Containing 7,859 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
BODEGA

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Bodega and Rancho Estero Americano, said portion is more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way of State Highway 1 and the Rancho Bodega – Rancho Estero line;

1. thence North 0°50'39" East 1455.08 feet;
2. thence South 89°35'31" West 2066.46 feet;
3. thence North 53°07'38" West 400.63 feet;
4. thence North 54°11'41" West 292.38 feet;
5. thence North 70°09'24" West 315.48 feet;
6. thence North 83°07'32" West 222.31 feet;
7. thence North 28°35'04" West 617.45 feet;
8. thence North 30°22'40" West 159.73 feet;
9. thence North 28°15'26" East 1852.14 feet;
10. thence North 85°09'24" East 1067.13 feet to the center of Salmon Creek;
11. thence in a general northwesterly direction along said center of Salmon Creek and its meanderings 3330 feet, more or less, to the southerly corner of Lot 1 as shown on the map of Tract No. 481 Pepperwood Subdivision filed in Book 246 of Maps at Pages 16 through 17, Sonoma County Records;
12. thence North 33°44'29" East 621.59 feet;
13. thence North 10°57'49" East 51.24 feet;
14. thence South 89°44'12" East 52.19 feet;
15. thence South 6°30'35" East 83.44 feet;
16. thence South 6°14'52" West 109.21 feet;
17. thence South 59°05'52" East 103.07 feet;
18. thence South 2°22'49" East 78.73 feet;
19. thence South 70°14'12" East 59.27 feet;
20. thence South 59°21'51" East 92.73 feet;
21. thence North 75°41'54" East 90.82 feet;
22. thence South 76°58'11" East 41.03 feet;
23. thence South 83°12'14" East 118.43 feet;
24. thence South 38°37'41" East 129.88 feet;
25. thence North 87°50'41" East 118.73 feet;
26. thence North 71°22'12" East 103.61 feet;
27. thence North 1°42'24" West 591.23 feet;

28. thence along a non-tangent curve to the left, the radius point of which bears North 35°19’40” East 186.50 feet, through a central angle of 16°54’22”, for a distance of 55.03 feet;
29. thence South 71°34’42” East 1311.77 feet;
30. thence North 0°31’44” East 29.10 feet;
31. thence North 34°21’54” West 17.66 feet;
32. thence North 0°15’56” East 789.37 feet;
33. thence North 89°43’25” West 14.49 feet;
34. thence North 0°16’53” East 520.35 feet;
35. thence South 89°50’48” East 29.92 feet;
36. thence North 0°09’27” East 341.07 feet;
37. thence North 90°00’00” West 88.41 feet;
38. thence North 21°39’48” West 192.24 feet;
39. thence South 89°26’49” West 214.97 feet;
40. thence North 18°13’14” West 121.60 feet;
41. thence North 1°57’03” East 183.89 feet;
42. thence North 19°05’36” West 101.01 feet;
43. thence North 26°33’38” East 90.31 feet;
44. thence North 3°41’24” West 114.05 feet;
45. thence North 34°59’36” East 89.63 feet;
46. thence North 44°59’55” East 129.81 feet;
47. thence North 0°00’00” West 22.02 feet;
48. thence North 68°05’50” West 383.84 feet;
49. thence South 72°10’54” West 107.97 feet;
50. thence South 90°00’00” West 132.17 feet;
51. thence North 84°11’40” West 217.74 feet;
52. thence North 30°46’58” West 200.88 feet;
53. thence North 7°21’16” East 114.76 feet;
54. thence North 61°33’50” East 100.20 feet;
55. thence South 36°05’47” East 218.11 feet;
56. thence North 83°38’59” East 132.99 feet;
57. thence North 77°15’30” East 143.05 feet;
58. thence South 82°38’53” East 112.56 feet;
59. thence North 89°19’02” East 381.53 feet;
60. thence North 9°54’53” East 58.09 feet;
61. thence North 51°19’30” East 60.36 feet;
62. thence North 43°16’59” East 74.09 feet;
63. thence North 1°37’24” West 98.48 feet;
64. thence North 71°06’46” West 56.08 feet;
65. thence North 14°18’39” West 70.62 feet;

66. thence North 37°02’57” East 89.23 feet;
67. thence North 3°27’54” East 93.73 feet;
68. thence North 87°39’38” East 60.88 feet;
69. thence North 0°42’49” East 2553.27 feet;
70. thence South 89°19’50” East 136.52 feet;
71. thence South 80°24’25” East 236.85 feet;
72. thence South 0°36’18” West 199.82 feet;
73. thence South 64°05’10” East 1016.96 feet;
74. thence South 7°38’37” West 361.40 feet;
75. thence South 39°49’42” West 803.17 feet;
76. thence South 87°49’53” East 170.45 feet;
77. thence South 85°18’17” East 666.29 feet;
78. thence North 54°19’02” East 520.80 feet;
79. thence North 70°44’11” East 519.56 feet;
80. thence North 45°29’12” East 667.70 feet;
81. thence South 85°15’52” East 539.38 feet;
82. thence South 0°44’11” West 352.04 feet;
83. thence South 85°15’14” East 87.81 feet;
84. thence South 33°03’10” East 202.01 feet;
85. thence South 72°52’25” East 187.79 feet;
86. thence North 74°56’41” East 61.50 feet;
87. thence North 0°44’14” East 395.21 feet;
88. thence North 88°01’40” East 339.67 feet;
89. thence North 22°07’57” East 128.87 feet;
90. thence North 65°59’22” East 183.53 feet;
91. thence North 38°39’10” East 217.95 feet;
92. thence North 72°01’18” East 29.58 feet to the westerly right-of-way of Joy Road;
93. thence in a general southerly direction along said westerly right-of-way of Joy Road and its meanderings 1.5 miles, more or less, to the northwesterly right-of-way of Bodega Highway;
94. thence South 12°18’31” East 60.70 feet to the southeasterly right-of-way of Bodega Highway;
95. thence South 4°30’27” West 1899.63 feet;
96. thence North 57°44’00” East 1425.25 feet;
97. thence North 27°08’04” East 39.60 feet;
98. thence North 70°09’59” East 567.60 feet;
99. thence South 85°50’00” East 594.00 feet;
100. thence North 59°09’59” East 1023.00 feet;
101. thence North 68°07’02” East 295.90 feet;
102. thence South 49°25’06” East 790.37 feet;

103. thence South 11°03’54” West 1435.44 feet;
104. thence South 49°00’03” East 284.38 feet;
105. thence South 12°36’42” East 1290.12 feet;
106. thence North 84°33’56” West 2446.82 feet;
107. thence South 2°06’32” West 1237.50 feet;
108. thence South 2°32’17” West 550.00 feet;
109. thence South 2°35’09” West 2214.34 feet to the northeasterly right-of-way of State Highway 1;
110. thence in a general northwesterly direction along said northeasterly right-of-way of State Highway 1 and its meanderings 1.6 miles, more or less, to the POINT OF BEGINNING.

Containing 2,174 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
VALLEY FORD

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Estero Americano and Rancho Canada de Pogolimi, said portion is more particularly described as follows:

BEGINNING at the northeast corner of Lot 1 as shown on Parcel Map No. 98-0063 filed in Book 584 of Maps at Pages 31 through 33, Sonoma County Records;

1. thence South 28°34'30" East 1243.00 feet;
2. thence South 9°10'19" East 1664.64 feet;
3. thence South 0°05'26" East 5310.93 feet;
4. thence North 89°17'52" West 114.22 feet;
5. thence South 74°49'41" West 1244.34 feet;
6. thence South 17°03'37" West 3992.47 feet;
7. thence North 57°06'21" West 78.69 feet;
8. thence South 12°07'28" West 850.07 feet;
9. thence South 12°42'17" West 228.33 feet to the Sonoma-Marin County line;
10. thence in a general westerly direction along the Sonoma-Marin County line and its meanderings 5.7 miles, more or less, to the westerly boundary of Parcel 2 of the lands of Gary C. & Sandra J. Bordessa as shown on that Record of Survey filed in Book 654 of Maps at Pages 9 through 10, Sonoma County Records;
11. thence North 22°04'14" East 2137.14 feet;
12. thence South 67°42'55" East 1561.00 feet;
13. thence North 24°48'31" East 3253.19 feet;
14. thence South 83°26'47" East 467.38 feet;
15. thence South 7°33'13" West 10.00 feet;
16. thence South 83°26'47" East 249.86 feet;
17. thence North 6°33'13" East 10.00 feet;
18. thence South 83°26'47" East 708.68 feet;
19. thence South 84°14'47" East 950.00 feet;
20. thence North 5°45'13" East 10.00 feet;
21. thence along a non-tangent curve to the right, the radius point of which bears South 5°45'13" West 570.00 feet, through a central angle of 37°30'49", for a distance of 373.20 feet;
22. thence South 46°43'58" East 313.56 feet;
23. thence North 5°33'26" East 347.99 feet;
24. thence along a curve to the right with a radius of 2960.00 feet, through a central angle of 11°57'00", for a distance of 617.36 feet;

25. thence North 72°43’00” West 10.00 feet;
26. thence North 17°38’14” East 967.07 feet;
27. thence along a curve to the right with a radius of 1970.00 feet, through a central angle of 8°42’30”, for a distance of 299.42 feet;
28. thence North 26°20’44” East 222.39 feet;
29. thence along a curve to the left with a radius of 2030.00 feet, through a central angle of 5°36’30”, for a distance of 198.70 feet;
30. thence North 20°44’14” East 640.59 feet;
31. thence along a curve to the right with a radius of 1000.00 feet, through a central angle of 16°23’57”, for a distance of 286.22 feet;
32. thence North 37°08’11” East 1016.40 feet;
33. thence North 40°52’31” East 1278.61 feet;
34. thence North 27°58’32” East 403.17 feet;
35. thence South 74°21’19” East 2760.33 feet;
36. thence North 23°01’10” East 2225.15 feet;
37. thence South 26°47’37” East 591.02 feet;
38. thence South 27°00’43” East 279.49 feet;
39. thence North 42°26’33” East 4094.32 feet;
40. thence South 70°48’11” East 65.14 feet;
41. thence South 83°18’02” East 111.01 feet;
42. thence North 84°50’58” East 74.53 feet;
43. thence North 73°22’15” East 105.27 feet;
44. thence North 67°28’17” East 904.30 feet to the POINT OF BEGINNING.

Containing 2,703 acres, more or less.

WEST SONOMA COUNTY ENHANCED INFRASTRUCTURE FINANCING DISTRICT
UNINCORPORATED POPULATION CENTER
BLOOMFIELD

Lying within the unincorporated area of County of Sonoma, State of California, and being a portion of Rancho Blucher and Rancho Canada de Pogolimi, said portion is more particularly described as follows:

BEGINNING at the northwest corner of Lot 1 as shown on the map of Tract No. 485 – The Palmer Tract Subdivision filed in Book 252 of Maps at Pages 22 through 23, Sonoma County Records;

1. thence South 79°17'57" East 889.24 feet;
2. thence South 13°27'59" West 305.87 feet;
3. thence South 19°29'12" East 685.58 feet;
4. thence South 86°09'57" East 254.82 feet;
5. thence South 3°53'04" West 146.65 feet;
6. thence South 71°33'54" East 592.93 feet;
7. thence North 4°53'55" East 299.39 feet;
8. thence South 85°10'26" East 320.74 feet;
9. thence South 2°29'19" West 130.81 feet;
10. thence South 86°20'53" East 334.48 feet;
11. thence South 5°07'52" West 349.41 feet;
12. thence South 75°11'24" East 749.61 feet;
13. thence North 2°04'59" East 324.93 feet;
14. thence South 82°02'15" East 490.31 feet;
15. thence South 2°23'18" West 453.77 feet;
16. thence South 78°36'27" East 19.80 feet;
17. thence South 38°36'27" East 449.97 feet;
18. thence North 28°26'29" East 1255.30 feet;
19. thence North 4°53'13" East 250.91 feet;
20. thence South 82°54'15" East 177.48 feet;
21. thence South 83°14'21" East 676.38 feet;
22. thence South 86°10'06" East 1060.72 feet;
23. thence South 85°32'21" East 253.55 feet;
24. thence South 82°38'29" East 421.30 feet;
25. thence South 79°04'48" East 140.50 feet;
26. thence South 10°54'12" West 199.53 feet;
27. thence South 32°02'36" East 572.48 feet;
28. thence South 77°07'56" East 1295.71 feet;

29. thence South 0°04’55” West 1132.03 feet to the southerly right-of-way of Bloomfield Road;
30. thence easterly along said southerly right-of-way of Bloomfield road and its meanderings 2320 feet, more or less, to the common boundary of the lands of Mosiman and the lands of Furlong as shown on that Record of Survey filed in Book 762 of Maps at Pages 11 through 12, Sonoma County Records;
31. thence South 69°51’11” East 806.40 feet;
32. thence North 36°22’01” East 540.21 feet;
33. thence South 70°12’38” East 1055.12 feet;
34. thence South 0°05’18” West 3308.42 feet;
35. thence North 89°48’21” East 2626.81 feet;
36. thence South 0°55’54” East 2649.26 feet;
37. thence South 0°40’26” West 2678.65 feet;
38. thence North 89°39’57” West 806.43 feet;
39. thence North 89°39’55” West 4470.14 feet;
40. thence South 0°13’39” West 2620.10 feet;
41. thence North 89°55’56” West 2428.97 feet;
42. thence North 60°35’47” West 256.21 feet;
43. thence South 1°31’26” West 659.93 feet;
44. thence North 88°30’34” West 19.91 feet;
45. thence South 1°29’26” West 19.91 feet;
46. thence South 88°30’34” East 19.91 feet;
47. thence South 1°31’26” West 1386.85 feet;
48. thence South 24°44’26” West 238.77 feet;
49. thence South 52°29’26” West 122.64 feet;
50. thence South 74°14’26” West 254.92 feet;
51. thence South 85°54’26” West 244.80 feet;
52. thence South 9°59’26” West 292.68 feet;
53. thence South 89°46’48” East 710.82 feet;
54. thence South 4°01’21” West 943.78 feet;
55. thence South 2°49’29” East 596.58 feet;
56. thence North 55°23’32” West 461.18 feet;
57. thence North 74°02’09” West 1189.15 feet;
58. thence North 89°09’09” West 131.83 feet;
59. thence South 9°36’27” West 1189.15 feet;
60. thence South 5°34’12” West 100.45 feet;
61. thence South 10°29’04” West 437.44 feet;
62. thence South 89°33’46” West 40.00 feet;
63. thence South 8°31’10” West 1508.89 feet;
64. thence South 5°31’25” West 799.20 feet;

65. thence South 1°07’48” West 367.17 feet;
66. thence South 89°39’58” West 1095.79 feet to the Sonoma-Marin County line;
67. thence northwesterly along said County line and its meanderings 1.5 miles, more or less, to the westerly corner of the lands of Maloney as shown on that Record of Survey filed in Book 392 of Maps at Pages 14 through 15, Sonoma County Records;
68. thence South 89°34’47” East 445.19 feet to the easterly right-of-way of Gericke Road;
69. thence in a general northerly direction along said easterly right-of-way of Gericke Road and its meanderings 1915 feet, more or less, to the easterly boundary of the lands of James A. Porter and Wendy E. Porter, Trustees of the James and Wendy Porter 2016 Trust as described by Grant Deed recorded on March 23, 2016 under Document Number 2016-025957, Official Records of Sonoma County;
70. thence North 35°55’43” East 306.94 feet;
71. thence North 21°41’12” West 334.67 feet to said easterly right-of-way of Gericke Road;
72. thence in a general northerly direction along said easterly right-of-way or Gericke Road and its meanderings 3010 feet, more or less, to the northerly right-of-way of Valley Ford Road;
73. thence North 89°55’51” West 1695.26 feet;
74. thence South 89°26’11” West 131.13 feet;
75. thence North 77°58’30” West 102.38 feet;
76. thence North 32°15’43” West 41.35 feet;
77. thence North 0°00’00” East 214.72 feet;
78. thence North 90°00’00” West 18.52 feet;
79. thence North 0°38’56” East 4979.32 feet;
80. thence South 89°37’43” East 2616.69 feet;
81. thence North 0°47’20” East 929.68 feet;
82. thence North 0°49’29” East 616.52 feet;
83. thence North 0°37’19” East 274.16 feet;
84. thence North 1°16’47” East 282.21 feet;
85. thence North 0°21’26” East 1726.13 feet;
86. thence North 0°34’57” East 262.10 feet;
87. thence North 0°53’48” East 628.75 feet;
88. thence North 5°58’08” East 243.06 feet;
89. thence North 0°59’29” East 1040.65 feet;
90. thence North 1°56’19” West 1265.13 feet to the POINT OF BEGINNING.

Containing 5,589 acres, more or less.

This description of land is for assessment purposes only. This description is not to be considered a survey of land or used for the establishment of property lines. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale or the land described.

Prepared by Cinquini & Passarino, Inc.

Preliminary
03/16/2026 10:17:28 AM



Anthony G. Cinquini, PLS 8614

Date

Appendix C:

Tax Increment Revenue Projection Detail

Appendix C to IFP - Tax Increment Revenue Analysis - West Sonoma County EIFD

DRAFT

		Total	0 2025-2026	1 2028	2 2029	3 2030	4 2031	5 2032	6 2033	7 2034
New Development										
For Sale Residential		64 units		6 units	6 units	6 units	6 units	6 units	6 units	6 units
$550,000 per unit		$44,094,654		$3,846,399	$3,961,791	$4,080,645	$4,203,064	$4,329,156	$4,459,031	$4,592,802
Commercial / Retail		17,042 SF		3,408 SF	3,408 SF	3,408 SF	3,408 SF	3,408 SF		
$350 PSF		$6,920,765		$1,303,558	$1,342,664	$1,382,944	$1,424,433	$1,467,166	$0	$0
Hotel		113 rooms		23 rooms	23 rooms	23 rooms	23 rooms	23 rooms		
$350,000 per room		$45,889,359		$8,643,471	$8,902,775	$9,169,858	$9,444,954	$9,728,302	$0	$0
Industrial / Flex		4,000 SF		800 SF	800 SF	800 SF	800 SF	800 SF		
$200 PSF		$928,230		$174,836	$180,081	$185,484	$191,048	$196,780	$0	$0
Subtotal Value Add		$97,833,008		$13,968,264	$14,387,312	$14,818,931	$15,263,499	$15,721,404	$4,459,031	$4,592,802
Total Assessed Value			$7,276,368,329	$7,733,467,424	$7,979,858,758	$8,234,073,452	$8,496,359,154	$8,766,971,333	$9,034,439,504	$9,310,065,490
Incremental AV				$457,099,095	$703,490,429	$957,705,123	$1,219,990,825	$1,490,603,004	$1,758,071,174	$2,033,697,161
Total tax increment @ 1%				$4,570,991	$7,034,904	$9,577,051	$12,199,908	$14,906,030	$17,580,712	$20,336,972
County Average Share Available	18.46%	$953,977,935		$843,983	$1,298,917	$1,768,297	$2,252,578	$2,752,234	$3,246,084	$3,754,997
Percent Allocated to EIFD	25.0%	$238,494,484		$210,996	$324,729	$442,074	$563,145	$688,058	$811,521	$938,749
Total Allocation to EIFD		$238,494,484		$210,996	$324,729	$442,074	$563,145	$688,058	$811,521	$938,749

The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

kosmont companies
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Appendix C to IFP - Tax Increment Revenue Analysis - West Sonoma County EIFD

DRAFT

		Total	8 2035	9 2036	10 2037	11 2038	12 2039	13 2040	14 2041	15 2042
New Development										
For Sale Residential		64 units	6 units	6 units	6 units					
$550,000 per unit		$44,094,654	$4,730,586	$4,872,503	$5,018,678	$0	$0	$0	$0	$0
Commercial / Retail		17,042 SF								
$350 PSF		$6,920,765	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		113 rooms								
$350,000 per room		$45,889,359	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		4,000 SF								
$200 PSF		$928,230	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$97,833,008	$4,730,586	$4,872,503	$5,018,678	$0	$0	$0	$0	$0
Total Assessed Value			$9,594,098,041	$9,886,793,485	$10,188,415,968	$10,494,068,447	$10,808,890,500	$11,133,157,215	$11,467,151,932	$11,811,166,490
Incremental AV			$2,317,729,712	$2,610,425,156	$2,912,047,639	$3,217,700,118	$3,532,522,171	$3,856,788,886	$4,190,783,603	$4,534,798,161
Total tax increment @ 1%			$23,177,297	$26,104,252	$29,120,476	$32,177,001	$35,325,222	$38,567,889	$41,907,836	$45,347,982
County Average Share Available	18.46%	$953,977,935	$4,279,432	$4,819,862	$5,376,774	$5,941,128	$6,522,412	$7,121,134	$7,737,819	$8,373,004
Percent Allocated to EIFD	25.0%	$238,494,484								
Total Allocation to EIFD		$238,494,484								

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Appendix C to IFP - Tax Increment Revenue Analysis - West Sonoma County EIFD

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		Total	16 2043	17 2044	18 2045	19 2046	20 2047	21 2048	22 2049	23 2050
New Development										
For Sale Residential		64 units								
$550,000 per unit		$44,094,654	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		17,042 SF								
$350 PSF		$6,920,765	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		113 rooms								
$350,000 per room		$45,889,359	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		4,000 SF								
$200 PSF		$928,230	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$97,833,008	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$12,165,501,485	$12,530,466,529	$12,906,380,525	$13,293,571,941	$13,692,379,099	$14,103,150,472	$14,526,244,986	$14,962,032,336
Incremental AV			$4,889,133,155	$5,254,098,200	$5,630,012,196	$6,017,203,612	$6,416,010,770	$6,826,782,143	$7,249,876,657	$7,685,664,007
Total tax increment @ 1%			$48,891,332	$52,540,982	$56,300,122	$60,172,036	$64,160,108	$68,267,821	$72,498,767	$76,856,640
County Average Share Available	18.46%	$953,977,935	$9,027,244	$9,701,112	$10,395,195	$11,110,101	$11,846,455	$12,604,899	$13,386,096	$14,190,729
Percent Allocated to EIFD	25.0%	$238,494,484								
Total Allocation to EIFD		$238,494,484								

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Appendix C to IFP - Tax Increment Revenue Analysis - West Sonoma County EIFD

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		Total	24 2051	25 2052	26 2053	27 2054	28 2055	29 2056	30 2057	31 2058
New Development										
For Sale Residential		64 units								
$550,000 per unit		$44,094,654	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		17,042 SF								
$350 PSF		$6,920,765	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		113 rooms								
$350,000 per room		$45,889,359	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		4,000 SF								
$200 PSF		$928,230	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$97,833,008	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$15,410,893,306	$15,873,220,105	$16,349,416,708	$16,839,899,209	$17,345,096,186	$17,865,449,071	$18,401,412,543	$18,953,454,920
Incremental AV			$8,134,524,977	$8,596,851,776	$9,073,048,379	$9,563,530,880	$10,068,727,856	$10,589,080,742	$11,125,044,214	$11,677,086,590
Total tax increment @ 1%			$81,345,250	$85,968,518	$90,730,484	$95,635,309	$100,687,279	$105,890,807	$111,250,442	$116,770,866
County Average Share Available	18.46%	$953,977,935	$15,019,501	$15,873,137	$16,752,381	$17,658,003	$18,590,793	$19,551,567	$20,541,164	$21,560,450
Percent Allocated to EIFD	25.0%	$238,494,484	$3,754,875	$3,968,284	$4,188,095	$4,414,501	$4,647,698	$4,887,892	$5,135,291	$5,390,112
Total Allocation to EIFD		$238,494,484	$3,754,875	$3,968,284	$4,188,095	$4,414,501	$4,647,698	$4,887,892	$5,135,291	$5,390,112

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Appendix C to IFP - Tax Increment Revenue Analysis - West Sonoma County EIFD

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		Total	32 2059	33 2060	34 2061	35 2062	36 2063	37 2064	38 2065	39 2066
New Development										
For Sale Residential		64 units								
$550,000 per unit		$44,094,654	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		17,042 SF								
$350 PSF		$6,920,765	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		113 rooms								
$350,000 per room		$45,889,359	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		4,000 SF								
$200 PSF		$928,230	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$97,833,008	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$19,522,058,567	$20,107,720,324	$20,710,951,934	$21,332,280,492	$21,972,248,907	$22,631,416,374	$23,310,358,865	$24,009,669,631
Incremental AV			$12,245,690,238	$12,831,351,995	$13,434,583,605	$14,055,912,163	$14,695,880,578	$15,355,048,045	$16,033,990,536	$16,733,301,302
Total tax increment @ 1%			$122,456,902	$128,313,520	$134,345,836	$140,559,122	$146,958,806	$153,550,480	$160,339,905	$167,333,013
County Average Share Available	18.46%	$953,977,935	$22,610,313	$23,691,673	$24,805,474	$25,952,688	$27,134,319	$28,351,399	$29,604,991	$30,896,191
Percent Allocated to EIFD	25.0%	$238,494,484								
Total Allocation to EIFD		$238,494,484								

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Appendix C to IFP - Tax Increment Revenue Analysis - West Sonoma County EIFD

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		Total	40 2067	41 2068	42 2069	43 2070	44 2071	45 2072	46 2073	47 2074
New Development										
For Sale Residential		64 units								
$550,000 per unit		$44,094,654	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		17,042 SF								
$350 PSF		$6,920,765	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		113 rooms								
$350,000 per room		$45,889,359	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		4,000 SF								
$200 PSF		$928,230	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$97,833,008	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$24,729,959,720	$25,471,858,512	$26,236,014,267	$27,023,094,695	$27,833,787,536	$28,668,801,162	$29,528,865,197	$30,414,731,153
Incremental AV			$17,453,591,391	$18,195,490,182	$18,959,645,938	$19,746,726,366	$20,557,419,207	$21,392,432,833	$22,252,496,868	$23,138,362,824
Total tax increment @ 1%			$174,535,914	$181,954,902	$189,596,459	$197,467,264	$205,574,192	$213,924,328	$222,524,969	$231,383,628
County Average Share Available	18.46%	$953,977,935	$32,226,127	$33,595,961	$35,006,891	$36,460,148	$37,957,002	$39,498,763	$41,086,776	$42,722,429
Percent Allocated to EIFD	25.0%	$238,494,484								
Total Allocation to EIFD		$238,494,484								

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Appendix C to IFP - Tax Increment Revenue Analysis - West Sonoma County EIFD

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		Total	48 2075	49 2076	50 2077
New Development					
For Sale Residential		64 units			
$550,000 per unit		$44,094,654	$0	$0	$0
Commercial / Retail		17,042 SF			
$350 PSF		$6,920,765	$0	$0	$0
Hotel		113 rooms			
$350,000 per room		$45,889,359	$0	$0	$0
Industrial / Flex		4,000 SF			
$200 PSF		$928,230	$0	$0	$0
Subtotal Value Add		$97,833,008	$0	$0	$0
Total Assessed Value			$31,327,173,087	$32,266,988,280	$33,234,997,928
Incremental AV			$24,050,804,758	$24,990,619,951	$25,958,629,599
Total tax increment @ 1%			$240,508,048	$249,906,200	$259,586,296
County Average Share Available	18.46%	$953,977,935	$44,407,153	$46,142,417	$47,929,740
Percent Allocated to EIFD	25.0%	$238,494,484			
Total Allocation to EIFD		$238,494,484			

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Appendix D:
Fiscal Impact Analysis Detail

Overview of Fiscal Impacts

	Year 10 Snapshot	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Sonoma			
Estimated Fiscal Revenues (Net of EIFD Allocation)	$1,000,800	$85,333,700	$35,069,200
Estimated Fiscal Expenditures	$269,500	$22,520,500	$9,055,100
Estimated Net Fiscal Impact to County	**$731,300**	**$62,813,200**	**$26,014,100**

Key Land Use Assumptions (Over 30+ Years)

Project Component	
Residential	64 DU
Industrial	4,000 SF
Commercial / Retail	17,042 SF
Hotel	113 rooms

Notes:
Assumes installation of necessary public infrastructure
Values in 2026 dollars

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Summary of Estimated Fiscal Impacts to County

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Year 55			
	2032	2037	2047	2057	2067	2077	2082	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Sonoma Revenues										
Property Tax - Sonoma County General Fund	$73,500	$145,100	$195,000	$262,100	$352,240	$473,382	$548,779	3.0%	$12,077,500	$4,833,800
Property Tax - County Allocation to EIFD	($18,400)	($36,300)	($48,800)	($65,500)	($88,027)	($118,300)	$0	3.0%	($3,018,800)	($1,208,300)
Property Tax in Lieu of MVLF	$51,200	$75,700	$101,700	$136,700	$183,713	$246,895	$286,219	3.0%	$6,387,600	$2,596,400
Property Transfer Tax	$6,300	$11,200	$15,100	$20,300	$27,282	$36,664	$42,504	3.0%	$939,300	$377,800
Sales Tax - Direct	$40,000	$46,400	$62,300	$83,800	$112,620	$151,352	$175,459	3.0%	$3,974,900	$1,642,000
Sales Tax - Indirect	$21,200	$30,400	$40,800	$54,800	$73,647	$98,975	$114,739	3.0%	$2,565,600	$1,044,800
Transient Occupancy Tax (TOT)	$628,300	$728,300	$978,800	$1,315,500	$1,767,922	$2,375,939	$2,754,365	3.0%	$62,407,600	$25,782,700
Estimated County Revenues	**$802,100**	**$1,000,800**	**$1,344,900**	**$1,807,700**	**$2,429,398**	**$3,264,907**	**$3,922,065**		**$85,333,700**	**$35,069,200**
County of Sonoma Expenditures										
Agricultural Commissioner	$400	$600	$900	$1,200	$1,613	$2,167	$2,513	3.0%	$54,800	$21,900
Auditor-Controller-Treasurer-Tax Collector	$900	$1,500	$2,100	$2,800	$3,763	$5,057	$5,863	3.0%	$129,400	$52,000
Clerk Recorder Assessor	$2,100	$3,800	$5,100	$6,900	$9,273	$12,462	$14,447	3.0%	$319,000	$128,200
CAO / Board of Supervisors	$1,900	$3,300	$4,400	$5,900	$7,929	$10,656	$12,353	3.0%	$274,100	$110,500
Court Support / Grand Jury	$1,900	$3,300	$4,400	$5,900	$7,929	$10,656	$12,353	3.0%	$274,100	$110,500
Department of Health Services	$1,400	$3,300	$4,400	$5,900	$7,929	$10,656	$12,353	3.0%	$270,400	$107,500
District Attorney's Office	$2,800	$5,000	$6,800	$9,100	$12,230	$16,436	$19,053	3.0%	$421,200	$169,400
Emergency Management	$700	$1,300	$1,700	$2,300	$3,091	$4,154	$4,816	3.0%	$106,300	$42,700
Human Resources	$1,800	$3,300	$4,400	$5,900	$7,929	$10,656	$12,353	3.0%	$273,400	$110,100
Human Services	$3,700	$8,600	$11,500	$15,500	$20,831	$27,995	$32,454	3.0%	$710,000	$282,200
Independent Office of Law Enforcement Review	$1,100	$2,000	$2,700	$3,700	$4,972	$6,683	$7,747	3.0%	$170,800	$68,600
Information Systems	$200	$400	$500	$700	$941	$1,264	$1,466	3.0%	$31,900	$12,700
Office of Equity	$1,000	$1,800	$2,400	$3,200	$4,301	$5,780	$6,700	3.0%	$148,100	$59,500
Permit Sonoma	$2,800	$5,000	$6,700	$9,000	$12,095	$16,255	$18,844	3.0%	$416,400	$167,500
Probation	$7,600	$13,500	$18,200	$24,400	$32,792	$44,069	$51,088	3.0%	$1,130,200	$454,800
Public Defender	$3,000	$5,400	$7,300	$9,800	$13,170	$17,700	$20,519	3.0%	$453,300	$182,300
Regional Parks	$800	$1,800	$2,400	$3,200	$4,301	$5,780	$6,700	3.0%	$147,000	$58,500
Sheriff's Office - Law Enforcement [1]	$49,200	$87,500	$117,600	$158,000	$212,339	$285,366	$330,817	3.0%	$7,314,600	$2,942,800
Sheriff's Office - Detention [2]	$9,100	$16,100	$21,600	$29,100	$39,108	$52,558	$60,929	3.0%	$1,347,000	$541,900
Transportation & Public Works	$16,100	$28,600	$38,400	$51,700	$69,480	$93,376	$108,248	3.0%	$2,392,900	$962,600
UC Cooperative Extension	$200	$300	$400	$600	$806	$1,084	$1,256	3.0%	$27,400	$11,000
Board General Fund Contingency	$1,200	$2,100	$2,900	$3,800	$5,107	$6,863	$7,956	3.0%	$176,400	$71,000
Funding for Specific Programs	$14,300	$25,500	$34,200	$46,000	$61,820	$83,081	$96,314	3.0%	$2,128,900	$856,400
Set Asides for Future Needs	$2,500	$4,500	$6,000	$8,100	$10,886	$14,630	$16,960	3.0%	$375,400	$151,100
Fire Services	$1,100	$1,900	$2,500	$3,400	$4,569	$6,141	$7,119	3.0%	$157,800	$63,600
Capital Project Plan Contribution	$1,100	$1,900	$2,600	$3,400	$4,569	$6,141	$7,119	3.0%	$158,000	$63,700
County Mondernization Fund	$8,600	$15,300	$20,500	$27,600	$37,092	$49,849	$57,788	3.0%	$1,277,300	$513,800
Community Development Commission	$800	$1,400	$1,900	$2,600	$3,494	$4,696	$5,444	3.0%	$120,200	$48,300
Employee Programs	$700	$1,300	$1,800	$2,400	$3,225	$4,335	$5,025	3.0%	$110,400	$44,300
Non-Departmental County Expenses	$1,300	$2,300	$3,100	$4,100	$5,510	$7,405	$8,584	3.0%	$190,900	$77,000
General Fund Reserves	$200	$300	$400	$500	$672	$903	$1,047	3.0%	$23,000	$9,200
Reinvestment & Revitalization Fund	$6,200	$11,000	$14,800	$19,900	$26,744	$35,942	$41,666	3.0%	$922,100	$371,100
Roads: Operations MOE	$1,100	$1,900	$2,500	$3,400	$4,569	$6,141	$7,119	3.0%	$157,400	$63,400
Roads: Pavement Preservation	$2,100	$3,700	$5,000	$6,700	$9,004	$12,101	$14,028	3.0%	$310,400	$125,000
Estimated County Expenditures	**$149,900**	**$269,500**	**$362,100**	**$486,700**	**$654,084**	**$879,034**	**$1,019,042**		**$22,520,500**	**$9,055,100**
Estimated County Net Fiscal Impact	**$652,200**	**$731,300**	**$982,800**	**$1,321,000**	**$1,775,314**	**$2,385,873**	**$2,903,023**		**$62,813,200**	**$26,014,100**
Revenue / Expenditure Ratio	5.35	3.71	3.71	3.71	3.71	3.71	3.85		3.79	3.87

Notes:
Assumes installation of necessary public infrastructure
[1] Sheriff - Law Enforcement includes proportional share of Executive Management and Administration and Telecommunications expenditures
[2] Sheriff - Detention includes proportional share of Executive Management and Administration and Telecommunications expenditures
Values in 2026 dollars
Select years shown for illustration

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Property Transfer Tax

		Year 5	Year 10	Year 20	Year 30
		2032	**2037**	**2047**	**2057**
Estimated Assessed Value - For Sale Residential		$20,403,224	$47,305,857	$63,575,115	$85,439,639
Estimated Property Turnover Rate		15.0%	15.0%	15.0%	15.0%
Estimated Value of Property Transferred - For Sale Residential		$3,060,484	$7,095,878	$9,536,267	$12,815,946
Estimated Assessed Value - Other		$53,691,431	$62,243,084	$83,649,500	$112,417,933
Estimated Property Turnover Rate		5.0%	5.0%	5.0%	5.0%
Estimated Value of Property Transferred - Other		$2,684,572	$3,112,154	$4,182,475	$5,620,897
Estimated Value of Property Transferred - Total		**$5,745,055**	**$10,208,033**	**$13,718,742**	**$18,436,843**
Total Transfer Tax	$1.10 per $1,000	$6,300	$11,200	$15,100	$20,300
Transfer Tax to County	$1.10 per $1,000	**$6,300**	**$11,200**	**$15,100**	**$20,300**

Notes:
Select years shown for illustration
Values in 2026 dollars

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Project Description

Project Component		Year 5 2032	Year 10 2037	Year 20 2047	Year 30 2057
Residential - For Sale		32 DU	64 DU	64 DU	64 DU
Total Residential Dwelling Units		**32 DU**	**64 DU**	**64 DU**	**64 DU**
Hotel		113 rooms	113 rooms	113 rooms	113 rooms
Industrial		4,000 SF	4,000 SF	4,000 SF	4,000 SF
Commercial / Retail		17,042 SF	17,042 SF	17,042 SF	17,042 SF
Total Non-Residential SF		**21,042 SF**	**21,042 SF**	**21,042 SF**	**21,042 SF**
Annual Escalation Factor	*3.0%*	1.16	1.34	1.81	2.43
Estimated A/V - Residential - For Sale	$550K Per Unit	$20,403,224	$47,305,857	$63,575,115	$85,439,639
Estimated A/V - Hotel	$350K Per Unit	$45,849,290	$53,151,893	$71,431,699	$95,998,231
Estimated A/V - Industrial	$200 PSF	$927,419	$1,075,133	$1,444,889	$1,941,810
Estimated A/V - Commercial / Retail	$350 PSF	$6,914,722	$8,016,058	$10,772,912	$14,477,892
Total Estimated Assessed Value		**$74,094,655**	**$109,548,940**	**$147,224,615**	**$197,857,572**

Notes:
Adjusted for value appreciation assuming 3% annual escalation rate.
Select years shown for illustration
Values in 2026 dollars

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Project Employment and Occupants

Project Component		Year 5 2032	Year 10 2037	Year 20 2047	Year 30 2057
Residential - For Sale		32 DU	64 DU	64 DU	64 DU
Hotel		113 rooms	113 rooms	113 rooms	113 rooms
Industrial		4,000 SF	4,000 SF	4,000 SF	4,000 SF
Commercial / Retail		17,042 SF	17,042 SF	17,042 SF	17,042 SF
Estimated # Employees (FTE)					
Hotel	1.5 rooms / emp	75	75	75	75
Industrial	1,500 SF / emp	3	3	3	3
Commercial / Retail	400 SF / emp	43	43	43	43
Total Estimated # Employees (FTE)		**121**	**121**	**121**	**121**
Occupied Dwelling Units	95%	30 DU	61 DU	61 DU	61 DU
Residents	2.27 per DU	69	138	138	138
Employees Weighted at 50%	50%	60	60	60	60
Total Service Population (Residents + Empl.)		**129**	**198**	**198**	**198**
Occupied Hotel Rooms	70%	79 rooms	79 rooms	79 rooms	79 rooms
Hotel Guests	1.5 per room	119	119	119	119

Notes:
Average household size reflects County area average household size
Select years shown for illustration
Values in 2026 dollars

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Property Tax

		Year 5 2032	Year 10 2037	Year 20 2047	Year 30 2057
Estimated Assessed Value - Residential		$20,403,224	$47,305,857	$63,575,115	$85,439,639
Estimated Assessed Value - Non-Residential		$7,842,141	$9,091,191	$12,217,801	$16,419,702
Total Estimated Assessed Value		**$28,245,365**	**$56,397,048**	**$75,792,916**	**$101,859,341**
Total Secured Property Tax General Levy	1.00%	$282,454	$563,970	$757,929	$1,018,593
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	$7,842	$9,091	$12,218	$16,420
Total Estimated Secured + Unsecured Property Tax		$290,296	$573,062	$770,147	$1,035,013
Average Distributions to Taxing Entities					
Sonoma County General Fund	25.32%	$73,500	$145,100	$195,000	$262,100
County Allocation to EIFD	(6.33%)	($18,400)	($36,300)	($48,800)	($65,500)
Net Sonoma County Distributions	**18.99%**	**$55,100**	**$108,800**	**$146,200**	**$196,600**

Notes:
General levy distributions weighted average of targeted opportunity site tax rate areas (TRAs)
Does not include property tax overrides above 1% general levy
Select years shown for illustration
Values in 2026 dollars

Source: Kosmont tax rate area weighted average of Sonoma County Auditor-Controller tax rate data (2026)

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Property Tax In-Lieu of Motor Vehicle License Fees (MVLF)

Total AV within **COUNTY** (2022-2023)	$108,532,124,731
Property Tax In-Lieu of MVLF (2022-2023)	$74,969,413
Prop Tax In-Lieu of MVLF per $1M of AV	$691

	Year 1 **2028**	*Year 5* **2032**	*Year 10* **2037**	*Year 20* **2047**	*Year 30* **2057**
Estimated Project Assessed Value	$3,625,600	$74,094,655	$109,548,940	$147,224,615	$197,857,572
Incremental Property Tax In-Lieu of MVLF to County	**$2,500**	**$51,200**	**$75,700**	**$101,700**	**$136,700**

Notes:
Assumes no allocation of incremental property tax in lieu of MVLF to a TIF district
Select years shown for illustration
Values in 2026 dollars

Source: Jurisdiction-wide MVLF data from Sonoma County Auditor-Controller (2026)

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Sales Tax - Direct

Project Component		Year 5 2032	Year 10 2037	Year 20 2047	Year 30 2057
Commercial / Retail		17,042 SF	17,042 SF	17,042 SF	17,042 SF
Percent Taxable Sales-Generating	60%	10,225 SF	10,225 SF	10,225 SF	10,225 SF
Estimated Taxable Sales	$300 PSF	$3,556,143	$4,122,544	$5,540,355	$7,445,773
Sales Tax to County (Bradley Burns)	1.00%	$35,561	$41,225	$55,404	$74,458
Use Tax as % of Sales Tax	12.50%	$4,445	$5,153	$6,925	$9,307
Sales Tax to County		**$40,000**	**$46,400**	**$62,300**	**$83,800**

Notes:
Does not inclue Measure H (fire services) or Measure I (child chare) voter-approved sales taxes
Taxable sales PSF factor escalated 3% annually
Select years shown for illustration.
Values in 2026 dollars.

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Sales Tax - Indirect

		Year 5	Year 10	Year 20	Year 30
		2032	**2037**	**2047**	**2057**
Estimated # Employees		121	121	121	121
Estimated Annual Taxable Retail Spending / Empl. Near Work		$5,565	$6,451	$8,669	$11,651
Estimated Employee Taxable Retail Spending		$671,108	$777,999	$1,045,565	$1,405,152
Estimated # Occupied Dwelling Units		30 DU	61 DU	61 DU	61 DU
Estimated Annual Taxable Retail Spending / HH		$42,033	$48,728	$65,487	$88,008
Estimated Resident Taxable Retail Spending		$1,277,812	$2,962,669	$3,981,579	$5,350,910
Estimated Capture within Unincorporated County	35.0%	$447,234	$1,036,934	$1,393,553	$1,872,818
Estimated # Occupied Hotel Rooms		79 rooms	79 rooms	79 rooms	79 rooms
Estimated Annual Taxable Retail Spending / Room		$27,504	$31,884	$42,850	$57,587
Estimated Resident Taxable Retail Spending		$2,175,549	$2,522,057	$3,389,434	$4,555,116
Estimated Capture within Unincorporated County	35.0%	$761,442	$882,720	$1,186,302	$1,594,291
Total Estimated Indirect Taxable Sales		**$1,879,785**	**$2,697,653**	**$3,625,420**	**$4,872,261**
Less Estimated Capture Within District Retail	0.0%	$0	$0	$0	$0
Net Indirect Taxable Sales		$1,879,785	$2,697,653	$3,625,420	$4,872,261
Sales Tax to County	1.00%	$18,800	$27,000	$36,300	$48,700
Use Tax as % of Sales Tax	12.50%	$2,350	$3,375	$4,538	$6,088
Sales Tax to County		**$21,200**	**$30,400**	**$40,800**	**$54,800**

Notes:
Does not inclue Measure H (fire services) or Measure I (child chare) voter-approved sales taxes
Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).
Household spending based on average houshold income.
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

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Transient Occupancy Tax ("TOT")

		Year 5	Year 10	Year 20	Year 30
		2032	**2037**	**2047**	**2057**
Estimated # Hotel Rooms		113 rooms	113 rooms	113 rooms	113 rooms
Average Daily Room Rate (ADR)		$174	$202	$271	$364
Average Occupancy Rate		73%	73%	73%	73%
Annual Hotel Room Receipts		$5,235,661	$6,069,567	$8,156,990	$10,962,312
TOT to County	**12.00%**	**$628,300**	**$728,300**	**$978,800**	**$1,315,500**

Notes:
Does not include 2% Tourism Business Improvement Area assessment
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

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County Service Population

County Population (Incorporated and unincorporated)	478,152
County Employment Base (Incorporated and unincorporated)	200,181
Employee Weighting for Service Population	0.5
Weighted # Employees	100,091
Total County Service Population (Incorp. + Uninc.)	**578,243**

County Population - Unincorporated Only	130,777
County Employment Base - Unincorporated Only	54,751
Employee Weighting for Service Population	0.5
Weighted # Employees	27,375
Total County Service Population - Unincorporated Only	**158,152**

County unincorporated employment base estimated based on ratio of unincorporated residential population to total County population
Source: CA Department of Finance, US Census Bureau Center for Economic Studies (2024)

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County Multipler Revenue and Expenditure Factors - Net County Cost

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Percent Fixed	Per Capita Factor	Annual Escalation	Year 5 2032	Year 10 2037	Year 20 2047	Year 30 2057
Primary Expenditures - General Fund Contributions										
Departments										
Agricultural Commissioner	$2,801,515	Countywide Service Population	578,243	50%	$2.42	3.0%	$2.81	$3.26	$4.38	$5.88
Auditor-Controller-Treasurer-Tax Collector	$6,718,638	Countywide Service Population	578,243	50%	$5.81	3.0%	$6.73	$7.81	$10.49	$14.10
Clerk Recorder Assessor	$16,532,028	Countywide Service Population	578,243	50%	$14.30	3.0%	$16.57	$19.21	$25.82	$34.70
CAO / Board of Supervisors	$14,285,940	Countywide Service Population	578,243	50%	$12.35	3.0%	$14.32	$16.60	$22.31	$29.98
County Counsel	$1,032	Countywide Service Population	578,243	50%	$0.00	3.0%	$0.00	$0.00	$0.00	$0.00
Court Support / Grand Jury	$9,516,438	Countywide Service Population	578,243	25%	$12.34	3.0%	$14.31	$16.59	$22.29	$29.96
Department of Health Services	$11,230,336	Countywide Residents	478,152	25%	$17.62	3.0%	$20.42	$23.67	$31.82	$42.76
District Attorney's Office	$21,800,295	Countywide Service Population	578,243	50%	$18.85	3.0%	$21.85	$25.33	$34.05	$45.76
Emergency Management	$3,671,510	Countywide Service Population	578,243	25%	$4.76	3.0%	$5.52	$6.40	$8.60	$11.56
General Services	$0	N/A								
Human Resources	$14,172,836	Countywide Service Population	578,243	50%	$12.26	3.0%	$14.21	$16.47	$22.13	$29.75
Human Services	$29,498,786	Countywide Residents	478,152	25%	$46.27	3.0%	$53.64	$62.18	$83.57	$112.31
Independent Office of Law Enforcement Review	$2,409,477	Unincorporated Service Population	158,152	50%	$7.62	3.0%	$8.83	$10.24	$13.76	$18.49
Information Systems	$1,616,613	Countywide Service Population	578,243	50%	$1.40	3.0%	$1.62	$1.88	$2.52	$3.39
Office of Equity	$2,106,205	Unincorporated Service Population	158,152	50%	$6.66	3.0%	$7.72	$8.95	$12.03	$16.16
Permit Sonoma	$5,913,577	Unincorporated Service Population	158,152	50%	$18.70	3.0%	$21.67	$25.13	$33.77	$45.38
Probation	$39,156,359	Countywide Service Population	578,243	25%	$50.79	3.0%	$58.88	$68.25	$91.73	$123.27
Public Defender	$15,649,038	Countywide Service Population	578,243	25%	$20.30	3.0%	$23.53	$27.28	$36.66	$49.27
Regional Parks	$5,112,485	Countywide Residents	478,152	10%	$9.62	3.0%	$11.16	$12.93	$17.38	$23.36
Sheriff's Office - Law Enforcement [1]	$69,208,778	Unincorporated Service Population	158,152	25%	$328.21	3.0%	$380.48	$441.08	$592.78	$796.64
Sheriff's Office - Detention [2]	$46,595,114	Countywide Service Population	578,243	25%	$60.44	3.0%	$70.06	$81.22	$109.15	$146.69
Transportation & Public Works	$22,633,941	Unincorporated Service Population	158,152	25%	$107.34	3.0%	$124.43	$144.25	$193.86	$260.53
UC Cooperative Extension	$1,401,159	Countywide Service Population	578,243	50%	$1.21	3.0%	$1.40	$1.63	$2.19	$2.94
Subtotal for Departments	**$342,032,100**									
Programs / Initiatives										
Board General Fund Contingency	$6,148,786	Countywide Service Population	578,243	25%	$7.98	3.0%	$9.25	$10.72	$14.40	$19.36
Funding for Specific Programs	$30,204,658	Unincorporated Service Population	158,152	50%	$95.49	3.0%	$110.70	$128.33	$172.47	$231.78
Set Asides for Future Needs	$13,002,985	Countywide Service Population	578,243	25%	$16.87	3.0%	$19.55	$22.67	$30.46	$40.94
Funding for Anticipated Cost Increases	$0	N/A								
Fire Services	$1,500,000	Unincorporated Service Population	158,152	25%	$7.11	3.0%	$8.25	$9.56	$12.85	$17.27
Capital Project Plan Contribution	$5,500,000	Countywide Service Population	578,243	25%	$7.13	3.0%	$8.27	$9.59	$12.88	$17.32
County Mondernization Fund	$18,121,144	Unincorporated Service Population	158,152	50%	$57.29	3.0%	$66.42	$76.99	$103.47	$139.06
City of Santa Rosa Annexation	$1,462,000	N/A								
Community Development Commission	$1,694,580	Unincorporated Service Population	158,152	50%	$5.36	3.0%	$6.21	$7.20	$9.68	$13.00
Employee Programs	$3,788,925	Countywide Service Population	578,243	25%	$4.91	3.0%	$5.70	$6.60	$8.88	$11.93
Non-Departmental County Expenses	$2,716,900	Unincorporated Service Population	158,152	50%	$8.59	3.0%	$9.96	$11.54	$15.51	$20.85
General Fund Reserves	$788,794	Countywide Service Population	578,243	25%	$1.02	3.0%	$1.19	$1.37	$1.85	$2.48
FEMA Audit Reserve	$1,066,000	N/A								
Community Infrastructure Project Fund	$0	N/A								
Reinvestment & Revitalization Fund	$13,100,000	Unincorporated Service Population	158,152	50%	$41.42	3.0%	$48.01	$55.66	$74.80	$100.53
Roads: Operations MOE	$5,436,365	Countywide Service Population	578,243	25%	$7.05	3.0%	$8.17	$9.48	$12.74	$17.11
Roads: Pavement Preservation	$10,753,833	Countywide Service Population	578,243	25%	$13.95	3.0%	$16.17	$18.75	$25.19	$33.86
Roads: One-Time Contribution	$0	N/A								
Subtotal for Programs / Initiatives	**$115,284,970**									
Total County General Fund Contributions	**$457,317,070**									

Notes:
[1] Sheriff - Law Enforcement includes proportional share of Executive Management and Administration and Telecommunications expenditures
[2] Sheriff - Detention includes proportional share of Executive Management and Administration and Telecommunications expenditures
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: County of Sonoma 2024-2025 Adopted Budget

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County Multipler Revenues and Expenditures

	Year 5	Year 10	Year 20	Year 30
	2032	2037	2047	2057
Estimated # Residents	69	138	138	138
Estimated # Employees	121	121	121	121
Total Project Service Population	129	198	198	198
Budget Category	**2032**	**2037**	**2047**	**2057**
Primary Expenditures - Net County Cost				
Departments				
Agricultural Commissioner	$400	$600	$900	$1,200
Auditor-Controller-Treasurer-Tax Collector	$900	$1,500	$2,100	$2,800
Clerk Recorder Assessor	$2,100	$3,800	$5,100	$6,900
CAO / Board of Supervisors	$1,900	$3,300	$4,400	$5,900
County Counsel	$0	$0	$0	$0
Court Support / Grand Jury	$1,900	$3,300	$4,400	$5,900
Department of Health Services	$1,400	$3,300	$4,400	$5,900
District Attorney's Office	$2,800	$5,000	$6,800	$9,100
Emergency Management	$700	$1,300	$1,700	$2,300
General Services	$0	$0	$0	$0
Human Resources	$1,800	$3,300	$4,400	$5,900
Human Services	$3,700	$8,600	$11,500	$15,500
Independent Office of Law Enforcement Review	$1,100	$2,000	$2,700	$3,700
Information Systems	$200	$400	$500	$700
Office of Equity	$1,000	$1,800	$2,400	$3,200
Permit Sonoma	$2,800	$5,000	$6,700	$9,000
Probation	$7,600	$13,500	$18,200	$24,400
Public Defender	$3,000	$5,400	$7,300	$9,800
Regional Parks	$800	$1,800	$2,400	$3,200
Sheriff's Office - Law Enforcement [1]	$49,200	$87,500	$117,600	$158,000
Sheriff's Office - Detention [2]	$9,100	$16,100	$21,600	$29,100
Transportation & Public Works	$16,100	$28,600	$38,400	$51,700
UC Cooperative Extension	$200	$300	$400	$600
Subtotal for Departments	**$108,700**	**$196,400**	**$263,900**	**$354,800**
Programs / Initiatives				
Board General Fund Contingency	$1,200	$2,100	$2,900	$3,800
Funding for Specific Programs	$14,300	$25,500	$34,200	$46,000
Set Asides for Future Needs	$2,500	$4,500	$6,000	$8,100
Funding for Anticipated Cost Increases	$0	$0	$0	$0
Fire Services	$1,100	$1,900	$2,500	$3,400
Capital Project Plan Contribution	$1,100	$1,900	$2,600	$3,400
County Mondernization Fund	$8,600	$15,300	$20,500	$27,600
City of Santa Rosa Annexation	$0	$0	$0	$0
Community Development Commission	$800	$1,400	$1,900	$2,600
Employee Programs	$700	$1,300	$1,800	$2,400
Non-Departmental County Expenses	$1,300	$2,300	$3,100	$4,100
General Fund Reserves	$200	$300	$400	$500
FEMA Audit Reserve	$0	$0	$0	$0
Community Infrastructure Project Fund	$0	$0	$0	$0
Reinvestment & Revitalization Fund	$6,200	$11,000	$14,800	$19,900
Roads: Operations MOE	$1,100	$1,900	$2,500	$3,400
Roads: Pavement Preservation	$2,100	$3,700	$5,000	$6,700
Roads: One-Time Contribution	$0	$0	$0	$0
Subtotal for Programs / Initiatives	**$41,200**	**$73,100**	**$98,200**	**$131,900**
Total Primary Expenditures	**$149,900**	**$269,500**	**$362,100**	**$486,700**

Notes:
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[2] Sheriff - Detention includes proportional share of Executive Management and Administration and Telecommunications expenditures
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: County of Sonoma 2024-2025 Adopted Budget

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IMPLAN Inputs

Construction Inputs

Industry NAICS Category	Approximate Inputs (Industry Spending)
52 - Construction of new single-family residential structures	$30,608,696
50 - Construction of new commercial structures, including farm structures	$45,514,700

Ongoing Operation Inputs

Industry NAICS Category	Approximate Inputs (Employment Change)
404 - Warehousing and storage	3 Jobs
395 - Retail - Miscellaneous store retailers	43 Jobs
489 - Hotels and motels, including casino hotels	75 Jobs

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Summary of IMPLAN Economic Benefits

Economic Benefits from Construction (One-Time / Short-Term)

	Employment	Labor Income	Economic Output
Direct (On-Site)	350	$32,490,122	$76,923,396
Indirect	71	$5,455,873	$17,115,473
Induced	110	$7,040,411	$20,849,770
Total Countywide	**531**	**$44,986,406**	**$114,888,639**

Economic Benefits from Ongoing Operation (Annual)

	Employment	Labor Income	Economic Output
Direct (On-Site)	121	$6,614,117	$17,352,243
Indirect	19	$1,429,184	$3,606,269
Induced	22	$1,421,437	$4,209,010
Total Countywide	**162**	**$9,464,738**	**$25,167,523**

Notes

Estimated ongoing benefits upon build-out and stabilization.

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