

## EXHIBIT 1

**RECORDING REQUESTED BY:**

County of Mendocino  
Clerk of the Board of Supervisors  
501 Low Gap Road, Room 1010  
Ukiah, CA 95482

**WHEN RECORDED, MAIL TO:**

County of Mendocino  
Department of Transportation  
340 Lake Mendocino Drive  
Ukiah, CA 95482-9432  
Attn: Howard N. Dashiell, Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### ACCEPTANCE OF IRREVOCABLE OFFER OF DEDICATION

WHEREAS, 510 Brush Street, L.P., as owner(s), have made an Irrevocable Offer of Dedication of the following described property:

**See attached Exhibit A and Exhibit B to Attachment 1**

AND WHEREAS, such offer is for the purpose of: Public Purposes, to Wit, for Public Streets

AND WHEREAS, the County of Mendocino, State of California intended to use the above described property for the purposes herein described:

Public Street Purposes

NOW, THEREFORE, the Board of Supervisors of the County of Mendocino, State of California hereby accepts the Irrevocable Offer of Dedication from 510 Brush Street, L.P., and authorizes the Clerk of the Board to execute this acceptance.

Dated: \_\_\_\_\_

11.14-19

  
Clerk of the Board

**DEPUTY**

ATTACHMENT 1

**FREE RECORDING REQUESTED  
PURSUANT TO GOVERNMENT CODE  
SECTION 6103**

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

Clerk of the Mendocino County Board of  
Supervisors  
501 Low Gap Road, Suite 1010  
Ukiah, CA 95482

**MAIL COPY TO:**

510 Brush St., L.P.  
c/o Corporation for Better Housing  
21031 Ventura Blvd., Suite 200  
Woodland Hills, CA 91364

**2019-04894**

Recorded at the request of:  
510 BRUSH ST LP  
05/08/2019 11:28 AM  
Fee: \$0 Pgs: 1 of 6

OFFICIAL RECORDS  
Katrina Bartolomie - Clerk-Recorder  
Mendocino County, CA



SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 002-050-21

**IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY  
FOR PUBLIC PURPOSES, TO WIT, FOR PUBLIC STREETS**

**510 BRUSH ST., L.P., A CALIFORNIA LIMITED PARTNERSHIP,**

hereinafter designated Grantor, hereby represents that it is the owner of the hereinafter described real property and for valuable consideration, receipt of which is acknowledged, hereby makes an irrevocable offer of dedication (fee title) of the hereinafter described real property for public street purposes.

The real property referred to above is situated in the unincorporated area of the County of Mendocino, State of California, and is more particularly described as follows:

**See attached EXHIBIT A and EXHIBIT B**

Said lands described in EXHIBIT A and EXHIBIT B are to be kept open, clear and free from buildings and structures of any kind.

This offer of dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the Board of Supervisors of the County of Mendocino.

This offer of dedication shall convey to the governing body, upon its acceptance, fee title to any facility or facilities located within or under the aforementioned parcels of land.

This offer of dedication may be terminated and the right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets and/or highways by Part 3 of Division 9 or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable. Such termination and abandonment may be made by the Board of Supervisors of the County of Mendocino.

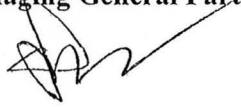
This offer of dedication shall be irrevocable and shall be binding on the Grantor, his heirs, executors, administrators, successors and assigns.

The term "Grantor" as used herein shall include the plural as well as the singular number.

IN WITNESS WHEREOF, said Grantor has hereunto subscribed its name this 23rd day of April, 2019.

**510 Brush St., L.P., a  
California limited partnership**

**By: Corporation for Better Housing, a  
California nonprofit public benefit corporation  
Its Managing General Partner**

By:   
\_\_\_\_\_  
**Lori Koester  
Executive Director**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

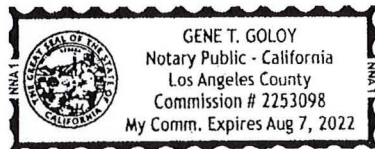
State of California

County of LOS ANGELES }

On APRIL 23, 2019 before me, GENE T. GOLOY, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer

personally appeared LORI KOESTER  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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

WITNESS my hand and official seal.

Signature

*[Handwritten Signature]*

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



## CONSENT TO RECORDATION

This is to certify that the Clerk of the Board of Supervisors of the County of Mendocino, as its authorized agent pursuant to the authority conferred by Resolution No. 19-158 adopted April 9, 2019 consents to the making of the foregoing Irrevocable Offer of Dedication and consents to the recordation thereof.

Dated: April 29, 2019

Clerk of the Board of Supervisors

Deputy

By:

Karla Van Hagen

(SEAL AFFIXED)

## EXHIBIT A

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 3 AND 4, AS NUMBERED AND DESIGNATED UPON PARCEL MAP RECORDED MARCH 1, 1990 IN MAP CASE 2, DRAWER 50, PAGE 27, MENDOCINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 3; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCELS 3 AND 4 SOUTH  $88^{\circ}56'56''$  WEST 262.05 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 4; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 4 NORTH  $01^{\circ}46'42''$  EAST 15.02 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH  $88^{\circ}56'56''$  EAST 262.07 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID EASTERLY LINE SOUTH  $01^{\circ}52'02''$  WEST 15.02 FEET TO THE POINT OF BEGINNING..

CONTAINING 0.090 ACRE, MORE OR LESS.

PORTION A.P.N. 002-050-21



1255 Starboard Drive  
West Sacramento, CA 95691  
(916) 372-8124

site: UKIAH  
date: NOVEMBER, 2018  
scale: 1"=100'  
drawing: 8833-004DEDICATION-  
BRUSH

# EXHIBIT B

LOT 4, MAP CASE 1,  
DRAWER 3, PAGE 56

LOT 3, MAP CASE 1,  
DRAWER 3, PAGE 56

**FORMER BRUNNER STREET**

BRUNNER STREET ABANDONED BY  
COUNTY IN BOOK 28 OF OFFICIAL  
RECORDS OF MENDOCINO COUNTY AT  
PAGE 428

50' ROADWAY AND PUBLIC  
UTILITIES EASEMENT AS  
SHOWN ON MAP CASE 2,  
DRAWER 50, PAGE 27

PARCEL 2, MAP CASE 2,  
DRAWER 50, PAGE 27  
APN 002-050-15

20' DRAINAGE EASEMENT

**PARCEL 3, MAP CASE 2,  
DRAWER 50, PAGE 27  
APN 002-050-21**

10' DRAINAGE EASEMENT

PARCEL 1, MAP CASE 2,  
DRAWER 50, PAGE 27  
APN 002-050-14

**PARCEL 4  
MAP CASE 2,  
DRAWER 50,  
PAGE 27  
MERGED INTO  
PARCEL 3 PER  
B 2017-0050**

MAP CASE 2,  
DRAWER 35, PAGE 45  
APN 002-050-06

SCALE: 1"=100'

N 01°46'42" E  
15.02'

N 88°56'56" E 262.07'

5' ROADWAY AND PUBLIC  
UTILITIES EASEMENT

S 01°52'02" W  
15.02'

PARCEL A, MAP CASE 2, DRAWER 50, PAGE 27  
**BRUSH STREET C.R. 217**

S 88°56'56" W 262.05'

P.O.B PARCEL B



**Morrow  
Surveying**

1255 Starboard Drive  
West Sacramento, CA 95691  
(916) 372-8124

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date: NOVEMBER, 2018  
scale: 1"=100'  
drawing: 8833-004DEDICATION-  
BRUSH