

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO AND MAIL  
TAX STATEMENTS TO:

---

---

---

---

---

APN: \_\_\_\_\_  
Documentary Transfer Tax: \$ \_\_\_\_\_

### **IRREVOCABLE OFFER OF DEDICATION OF PUBLIC RIGHT-OF-WAY EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Debra A. Yarbrough Russo and Anthony S. Russo, Trustees of the DEBRA A. YARBROUGH AND ANTHONY S. RUSSO LIVING TRUST, DATED OCTOBER 4, 2017 ("Owner"), do hereby make an irrevocable offer of dedication of public right-of-way easement (the "Offer") to the COUNTY OF SOLANO (the "County") that certain real property located in the County of Solano, State of California, as more particularly described on Exhibit A and depicted on Exhibit B attached hereto and incorporated herein by this reference (the "Property"), for the purpose of rights-of-way for Green Valley Road and Mason Road ("Dedication A") in accordance with the design standards provided in the Middle Green Valley Specific Plan (the "Plan"). The Offer may be accepted by the County when necessary for construction of circulation improvements at the intersection of Green Valley Road and Mason Road, as described in the Plan. Upon the County's acceptance of the Offer in accordance herewith, Owner and the County shall execute and record an easement incorporating the terms set forth in this Offer, and otherwise in form and content reasonably acceptable to Owner and the County (the "Easement").

In connection with the Offer, Owner agrees to participate in the granting of easement for public rights of way consistent with Section 4.3 of the Middle Green Valley Master Development Agreement dated April 13, 2015 (the "Development Agreement") sufficient to effectuate the public improvements necessary to implement the Plan, subject to all rights granted or retained by Owner as an owner subject to the Development Agreement.

*[Signatures appear on following page]*

IN WITNESS WHEREOF, the undersigned has executed this Offer of Dedication of Public Right-of-Way Easement as of the day and year first written above.

**OWNER:**

DEBRA A. YARBROUGH AND ANTHONY S. RUSSO LIVING TRUST, DATED OCTOBER 4, 2017

Debra A. Yarbrough Russo  
By: Debra A. Yarbrough Russo, Trustee

Anthony S. Russo  
By: Anthony S. Russo, Trustee

## ACKNOWLEDGMENT

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

State of California )  
County of Solano )

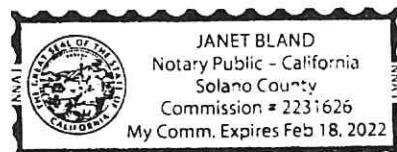
On September 16, 2019, before me, Janet Bland,  
(insert name of notary)

Notary Public, personally appeared Debra A Yerbaugh Russo,  
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 Janet Bland



(Seal)

## ACKNOWLEDGMENT

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

State of California )  
County of Solano )

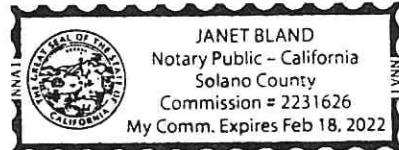
On September 16, 2019, before me, Janet Bland,  
(insert name of notary)

Notary Public, personally appeared Anthony S. Russo,  
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 Janet Bland



(Seal)

## CERTIFICATE OF ACCEPTANCE

This is to certify that the County of Solano (the “**County**”) hereby accepts the “Property” as defined in the Offer of Dedication of Public Right-of-Way Easement to which this Certificate of Acceptance is attached, subject to the terms and conditions therein. This acceptance is made pursuant to the authority conferred by the County’s governing body, and the County hereby consents to the recordation of the Offer of Dedication of Public Right-of-Way Easement to which this Certificate of Acceptance is attached.

Dated: \_\_\_\_\_, 2019 COUNTY OF SOLANO

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

EXHIBIT A

Legal Description of Property

**FOULK CIVIL ENGINEERING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
4777 MANGELS BOULEVARD  
FAIRFIELD, CA 94534  
OFFICE (707) 864-0784  
FAX (707) 864-0793

September 5, 2019  
07-022  
RWD A

**EXHIBIT 'A'**  
**DEDICATION A**

***LEGAL DESCRIPTION OF PUBLIC RIGHT OF WAY EASEMENT DEDICATION  
ACROSS THE LANDS OF THE  
DEBRA A. YARBROUGH AND ANTHONY S. RUSSO LIVING TRUST,  
DATED OCTOBER 4, 2017***

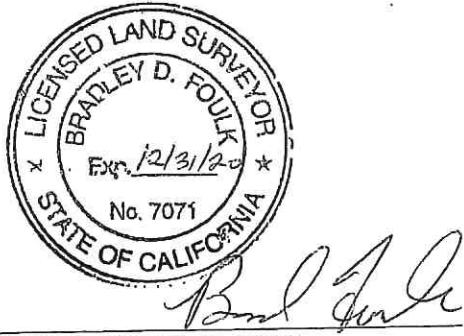
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LANDS OF THE DEBRA A. YARBROUGH AND ANTHONY S. RUSSO LIVING TRUST, DATED OCTOBER 4, 2017 ("TRUST"), AS DESCRIBED IN DOCUMENT FILED OCTOBER 25, 2017, AS DOCUMENT NUMBER 2017-00091944, SOLANO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AT THE MOST SOUTHEASTERLY CORNER OF THE LANDS OF THE "TRUST" AS DESCRIBED IN DOCUMENT FILED OCTOBER 25, 2017 AS DOCUMENT NUMBER 2017-00091944, SOLANO COUNTY RECORDS, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINES OF GREEN VALLEY ROAD AND MASON ROAD; THENCE LEAVING SAID CENTERLINE OF GREEN VALLEY ROAD WESTERLY ALONG THE CENTERLINE OF MASON ROAD, SOUTH 89°45'09" WEST 957 FEET, MORE OR LESS, TO THE CENTERLINE OF GREEN VALLEY CREEK; THENCE LEAVING SAID CENTERLINE OF MASON ROAD NORTHERLY ALONG THE CENTERLINE OF GREEN VALLEY CREEK, NORTH 34°45'51" WEST 42.48 FEET; THENCE EASTERLY ON A LINE PARALLEL TO AND 35.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MASON ROAD, NORTH 89°45'09" EAST 920.41 FEET TO A POINT BEING 35.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF GREEN VALLEY ROAD; THENCE NORTHERLY ON A LINE PARALLEL TO AND 35.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF GREEN VALLEY ROAD NORTH 30°16'41" WEST 3,712.21 FEET TO THE NORTHERLY LINE OF THE "TRUST"; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE "TRUST", NORTH 59°56'25" EAST 35.00 FEET TO A POINT ON THE CENTERLINE OF GREEN VALLEY ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE OF GREEN VALLEY ROAD, SOUTH 30°16'41" EAST 3772.73 FEET TO THE POINT OF BEGINNING.

PORTION APN 148-030-03

CONTAINING 3.76 ACRES, MORE OR LESS

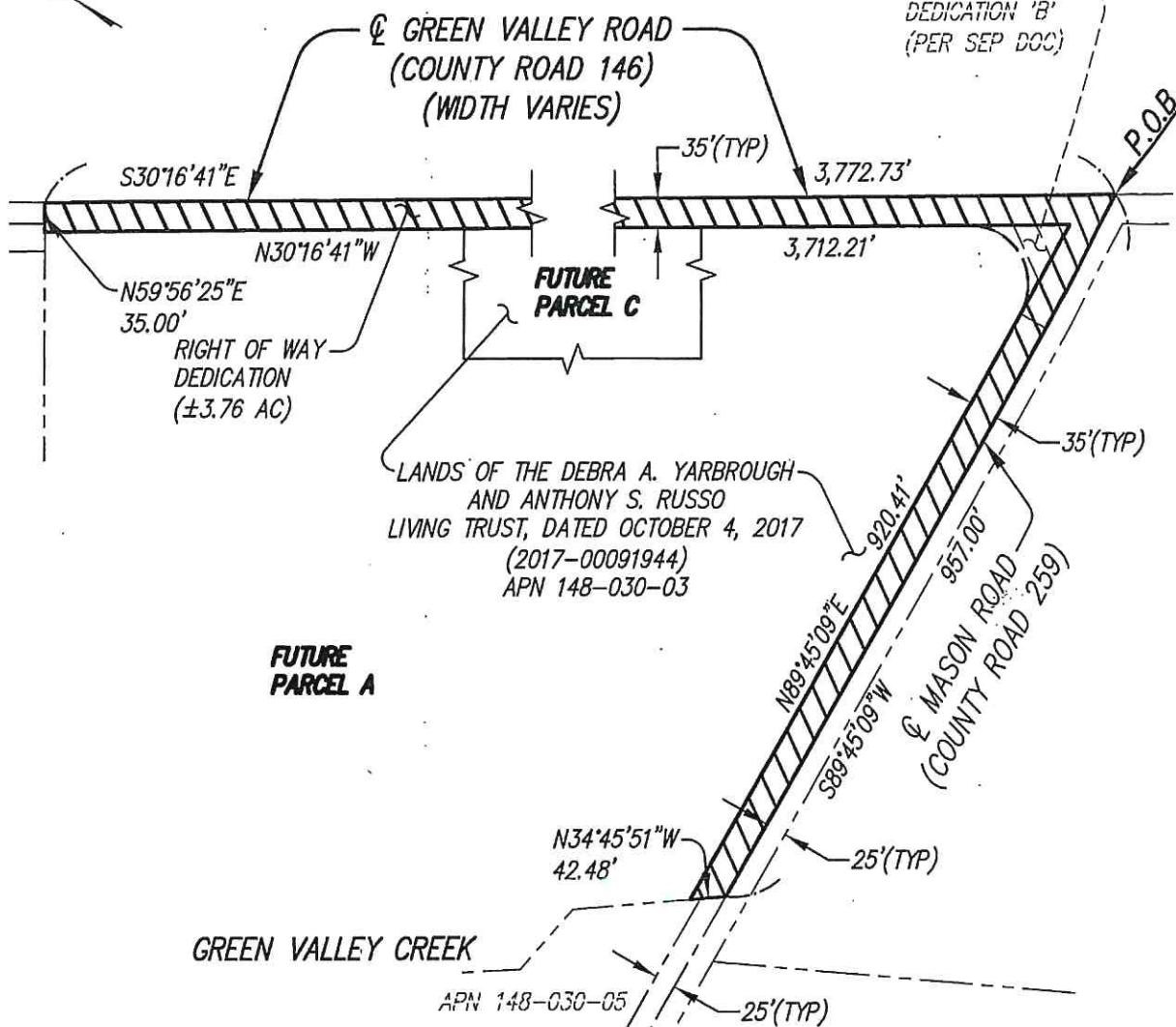


BRAD D. FOULK, PLS 7071

EXPIRES: 12/31/2020

EXHIBIT B

Depiction of Property



BRADLEY D. FOULK  
EXPIRES

PLS 7071  
12-31-20

RWD A

**FCE**

FOULK CIVIL ENGINEERING, INC.

Civil Engineering Land Surveying Planning  
4777 Mangels Boulevard, Fairfield, CA 94534  
(707)864-0784 fax (707)864-0783 e-mail: fouldce@gmail.com

**EXHIBIT 'B'**

**DEDICATION 'A'**

LANDS OF YARBROUGH-RUSSO TRUST  
RIGHT OF WAY DEDICATION  
SOLANO COUNTY, CALIFORNIA

SCALE: 1"=200'
DATE: 09/05/19
DWG: 07-022-PM
JOB NO: 07-022
DRAWN BY: AJH/NRF
CHECKED BY: DJ