

**AGREEMENT FOR SALE OF
CALIFORNIA TIGER SALAMANDER MITIGATION CREDITS AND/OR
PRESERVATION CREDITS (“AGREEMENT”)
SERVICE FILE NO.: 08ESMF00-F-1199
PHASE 1**

This Agreement is entered into this _____ day of _____, 2021 by and between Margaret West Conservation Preserve, LLC, a California limited liability company, (“**Bank Sponsor**”) and the City of Santa Rosa, a California Municipal Corporation, (“**Project Proponent**”), herein collectively referred to as “Parties,” as follows:

RECITALS

- A. Bank Sponsor has developed the Margaret West Conservation Bank (“**Bank**”) located in Sonoma County, California;
- B. The Bank was approved by the U.S. Wildlife Fish and Wildlife Service (“Service”) and the California Department of Fish and Wildlife (“**CDFW**”), herein referred to as the “**Approving Agencies**” on February 25, 2011.
- C. Bank Sponsor has received approval from the Service and CDFW to offer California tiger salamander mitigation credits (“**CTS Credits**”) for sale as compensation for the loss of California tiger salamander habitat type as specified in the Conservation Bank Agreement (“**CBA**”);
- D. Bank Sponsor has received approval from the Approving Agencies to offer preserved plant habitat (“**Plant Credits**”) for sale as compensation for the loss of Sebastopol meadowfoam plant habitat type as specified in the CBA;
- E. Project Proponent is seeking to implement the project described in Exhibit “A” attached hereto (“**Project**”), which would unavoidably and adversely impact California tiger salamander habitat and plant habitat, and seeks to compensate for the loss of such habitat by purchasing compensatory Plant Credits which included CTS Credits from Bank Sponsor’s Bank;
- F. Project Proponent has been authorized by the Service, Service File No.: 08ESMF00-F-1199 to purchase from Bank Sponsor 0.03 acre of Plant Credits which include 0.03 acre of CTS Credits; and
- G. Project Proponent desires to purchase from Bank Sponsor and Bank Sponsor desires to sell to Project Proponent 0.03 acre of Plant Credits which include 0.03 acre of CTS Credits.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- 1. Bank Sponsor hereby sells to Project Proponent and Project Proponent hereby purchases from Bank Sponsor 0.03 acre of Plant Credits which include 0.03 acre of CTS Credits for the purchase price of \$25,500 (Twenty-Five Thousand Five Hundred Dollars). Bank Sponsor will then deliver to Project Proponent an executed “Bill of Sale” in the manner and form as attached hereto and marked Exhibit B. The purchase price for said Plant Credits which include CTS Credits shall be paid by Project Proponent according to written instructions by Bank Sponsor to Project Proponent.

2. The sale and transfer herein is not intended as a sale or transfer to Project Proponent of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest in the foregoing.
3. Project Proponent shall have no obligation whatsoever by reason of the purchase of the compensatory Plant Credits, which include CTS Credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the Plant Credits sold, which include CTS Credits, or the Bank. Pursuant to the CBA for the Bank, Bank Sponsor shall monitor and make reports to the Approving Agencies on the status of any compensatory Plant Credits which include CTS Credits sold to Project Proponent. Bank Sponsor shall be fully and completely responsible for satisfying any and all conditions placed on the Bank or the compensatory Plant Credits which include CTS Credits by the Approving Agencies.
4. The compensatory Plant Credits which include CTS Credits sold and transferred to Project Proponent shall be non-transferable and non-assignable, and shall not be used as compensatory mitigation for any other project or purpose, except as set forth herein.
5. Project Proponent must exercise his/her/its right to purchase within thirty (30) days of the date of this Agreement. After the thirty (30) days period this Agreement will be considered null and void.
6. Upon purchase of 0.03 acre of Plant Credits which include 0.03 acre of CTS Credits specified in paragraph F and paragraph G above, Bank Sponsor shall complete the "Payment Receipt" form attached hereto as Exhibit C, and shall submit the completed Payment Receipt to the Approving Agencies.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

BANK SPONSOR:
MARGARET WEST CONSERVATION
PRESERVE, LLC
A California Limited Liability Company

APPROVED AS TO FORM:

Office of the City Attorney

By: Harvey O. Rich
Its: Managing Member
Date: _____

PROJECT PROPONENT:
CITY SANTA ROSA, CA
A California Municipal Corporation

By: Jason Nutt
Its: Director of Transportation & Public Works
Date: _____

APPROVED BY THE SERVICE:

This Agreement fulfills 0.03 acre of Plant Credits which includes 0.03 acre of CTS Credits to meet the mitigation requirements, as specified under Service File No.: 08ESMF00-2021-F-1199.

UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

By: _____

Title: _____

Dated: _____

Exhibit A

**DESCRIPTION OF PROJECT
TO BE MITIGATED**

[Name of Project (Service File No. _____)], Sonoma County, California

Exhibit B

Margaret West Conservation Preserve, LLC
336 Bon Air Center - Box 232
Greenbrae, CA 94904
(415) 472-1086

BILL OF SALE

Buyer: City of Santa, CA, California Municipal Corporation

Type and Amount of Credits: 0.03 acre of Sebastopol Meadowfoam Plant Credits which includes 0.03 acre of California Tiger Salamander Credits

Project Name: Fulton Road Widening, between Guerneville Road and Piner Road

Project Assessor's Parcel Numbers: Multiple

Contract Date: _____

Service File Number: 08ESMF00-2021-F-1199

Army Corps Number: SPN-2017-00465

CDFW Number: 2081-2020-050-03 & SON-14105-R3 (LSAA)

RWQCB Number: WDID 1B201097WNSO

In consideration of \$25,500 (Twenty-Five Thousand Five Hundred Dollars), receipt of which is hereby acknowledged, Margaret West Conservation Preserve, LLC, a California limited liability company does hereby bargain, sell and transfer to the City of Santa Rosa, CA, a California municipal corporation herein referred to as "Buyer," 0.03 acre of Sebastopol meadowfoam plant mitigation credits ("Plant Credits"), which include 0.03 acre of California tiger salamander credits ("CTS Credits"), in the Margaret West Conservation Bank in Sonoma County, California, developed and approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife.

Margaret West Conservation Preserve, LLC, a California limited liability company represents and warrants that it has good title to 0.03 acre of Plant Credits, which include 0.03 acre of CTS Credits, and has good right to sell the same, and that they are free and clear of all claims, liens, or encumbrances.

Margaret West Conservation Preserve, LLC, a California limited liability covenants and agrees with the Buyer to warrant and defend the sale of 0.03 acre of Plant Credits, which includes 0.03 acre of CTS Credits, herein before described against all and every person and persons whomsoever lawfully claiming or to claim the same.

DATED:

Margaret West Conservation Preserve, LLC
A California Limited Liability Company

By: Harvey O. Rich
Its: Managing Member

Exhibit C

Margaret West Conservation Preserve, LLC

336 Bon Air Center - Box 232
Greenbrae, CA 94904
(415) 472-1086

PAYMENT RECEIPT

PROJECT: MARGARET WEST CONSERVATION BANK

**PAYMENT RECEIPT: 0.03 ACRE OF PLANT CREDITS WHICH INCLUDE
0.03 ACRE OF CTS CREDITS**

PARTICIPANT INFORMATION:

Name: City of Santa Rosa, CA, a California Municipal Corporation
Address: 69 Stony Point Circle, Santa Rosa, CA 95401
Telephone: 707-543-4521
Contact: Chris Catbagan, PE, Civil Engineer Associate

PROJECT INFORMATION:

Project Description: Fulton Road Widening between Guerneville Road and Piner Road
Army Corps File Number: SPN – 2017-00465
Service Number: 08ESMF00-2021-1199
CDFW Number: 20-81-2020-050-04 (ITP) & SON-14105-R3 (LSAA)
RWQCB Number: WDID 1B20197WNSO
Species/Habitat Affected: Sebastopol Meadowfoam & CTS
Credits Purchased: 0.03 acre of Plant Credits, which includes 0.03 acre of CTS Credits
Payment Amount: \$25,500 (Twenty-Five Thousand Five Hundred Dollars)
Project Location: Between Fulton Road and Guerneville Road, Santa Rosa, CA
County: Sonoma
Assessor's Parcel Numbers: Multiple
Payee: Margaret West Conservation Preserve, LLC
Payer: City of Santa Rosa, CA – Sonoma County
Amount: \$25,500 (Twenty-Five Thousand Five Hundred Dollars)
Method of Payment: Check in Exchange for Bill of Sale and Payment Receipt

RECEIVED:

Margaret West Conservation Preserve, LLC
A California Limited Liability Company

By: _____
Harvey O. Rich
Its: Managing Member
Date: _____