

## ITEM 4.8

### **CITY MANAGER'S REPORT OCTOBER 12, 2020 CITY COUNCIL REGULAR MEETING**

**ITEM: ACCEPTANCE AND TRANSFER OF REAL PROPERTY  
FOR FUTURE NEIGHBORHOOD PARK MONUMENT**

**RECOMMENDATION: Adopt Resolution Accepting Real Property from River  
Islands Stage 2A, LLC for Future Neighborhood Park  
Monument to be Dedicated by City to the Most Likely  
Descendant, the Northern Valley Yokut Tribe**

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#### **SUMMARY:**

As part of the adopted Neighborhood Development Plan (NDP) for Stage 2A (Lakeside East District), the City conceptually approved a neighborhood park location near River Islands Parkway in Village X, Tract 4020. Dubbed "N9" at the time (all parks in River Islands are unnamed until improvement acceptance), River Islands Stage 2A, LLC (Developer) has worked with a native American tribe, Northern Valley Yokut Tribe, that has been designated by the State of California as the most likely descendant (MLD) for the lands in the River Islands area, including the Lakeside East District. The Developer and the MLD have worked together to design a park with a local Native American theme, which will include a large bronze monument to honor the local indigenous peoples that once inhabited the area.

In order for the MLD to meet its schedule, grading for the monument site must take place soon. As a result, the Developer has proposed to dedicate the property and access easement necessary for the monument to be placed now, ahead of the rest of the park dedication and improvements. The Developer intends to dedicate the balance of the park land with the approval of the Tract 4020 final map, which is currently scheduled for Council approval in November and for recordation in December. Adoption of the attached resolution will approve the acceptance of the park land by the City and the subsequent dedication of the land to the MLD, upon the MLD's approval. Since the City must maintain easements for maintenance and utilities, the dedication of the land will be held by the City for a short time to ensure that these easements are granted and that the land will be utilized in concert with the rest of the park.

Staff recommends that the City Council adopt the attached resolution, accepting the dedication from River Islands Stage 2A, LLC of the land described herein as Attachment "D", so that the property, with certain restrictions, can then be deeded to the MLD as described herein as Attachment "E" for the installation of the monument.

#### **BACKGROUND:**

On March 27, 2007, the City Council approved VTM 3694 and amended VTM 3694 on June 1, 2015, with updated approval conditions.

**CITY MANAGER'S REPORT** **PAGE 2**  
**OCTOBER 12, 2020, CITY COUNCIL REGULAR MEETING**  
**ACCEPTANCE AND TRANSFER OF REAL PROPERTY FOR FUTURE**  
**NEIGHBORHOOD PARK MONUMENT**

The Developer subsequently drafted a Neighborhood Design Plan (NDP) for the Stage 2A/Lakeside East District, which includes certain open space improvements and the N9 neighborhood park. Parks staff have reviewed the draft plans for the N9 neighborhood park and have agreed that they may be submitted for formal plan check and approval. These plans include the monument site details and access.

The balance of the park improvements will be guaranteed with the approval of the Tract 4020 final map and the map will dedicate the balance of the parkland to the City. The remaining park improvements are tentatively scheduled to be completed in 2021.

**REASON FOR RECOMMENDATION:**

The Developer has provided the necessary deeds and documents to dedicate the land and access easement to the City, so that the City may transfer the property to the MLD for the installation of the monument. The MLD holds title to property under the name of Nototomne Cultural Preservation, so that is the name on the grant deed. Since grading and installation of the monument must occur within the next few weeks, the property needs to be dedicated ahead of the balance of improvements associated with Tract 4020. Rather than automatically recording grant deed after approval, the City will hold the recordation until the Developer gives notification to proceed. The City will ensure that the balance of the park improvements are guaranteed with the eventual approval of Tract 4020, scheduled for City Council action on November 9, 2020.

**BUDGET IMPACT:**


There is no budget impact to the City. All City costs are covered by development fees, and any shortfalls in City maintenance and operating costs are covered by the CFD's for maintenance. The Developer is also providing funds necessary to defray any staff time required to process their request.

**ATTACHMENTS:**

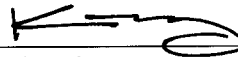
- A. Adopt Resolution Accepting Real Property from River Islands Stage 2A, LLC for Future Neighborhood Park Monument to be dedicated by the City to the Most Likely Descendant, the Northern Valley Yokut Tribe
- B. Conceptual N9 Neighborhood Park Plan Exhibit
- C. Lakeside East Vicinity Map
- D. Grant Deed and Legal Description from River Islands Stage 2A, LLC to City for N9 Monument Land and Access Easement
- E. Grant Deed and Legal Description from City to Most Likely Descendant, the Northern Valley Yokut Tribe – N9 Monument Land and Access Easement

**CITY MANAGER'S REPORT**  
**OCTOBER 12, 2020, CITY COUNCIL REGULAR MEETING**  
**ACCEPTANCE AND TRANSFER OF REAL PROPERTY FOR FUTURE**  
**NEIGHBORHOOD PARK MONUMENT**

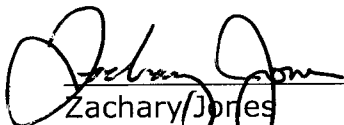
**APPROVALS**

  
\_\_\_\_\_  
Glenn Gebhardt  
City Engineer

10/6/2020  
Date

  
\_\_\_\_\_  
Michael King  
Public Works Director

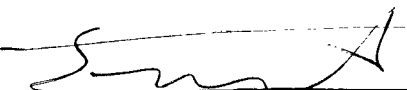
10-6-2020  
Date

  
\_\_\_\_\_  
Zachary Jones  
Parks & Recreation Director

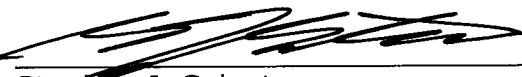
10-7-2020  
Date

 For C.J.  
\_\_\_\_\_  
Cari James  
Finance & Administrative Services Director

10-7-20  
Date

  
\_\_\_\_\_  
Salvador Navarrete  
City Attorney

10-6-2020  
Date

  
\_\_\_\_\_  
Stephen J. Salvatore  
City Manager

10.7.2020  
Date

## **RESOLUTION NO. 20-**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING REAL PROPERTY FROM RIVER ISLANDS STAGE 2A, LLC FOR FUTURE NEIGHBORHOOD PARK MONUMENT TO BE DEDICATED BY THE CITY TO THE MOST LIKELY DESCENDANT, THE NORTHERN VALLEY YOKUT TRIBE**

**WHEREAS**, on March 27, 2007, the City Council approved Vesting Tentative Map No. 3694 (VTM 3694) with Conditions of Approval for a residential and commercial development that is consistent with the West Lathrop Specific Plan (WLSP) and the River Islands Urban Design Concept (UDC); and

**WHEREAS**, on June 1, 2015, the City Council approved amendments to the VTM, WLSP and UDC, with amended conditions of approval; and

**WHEREAS**, on August 25, 2016, the City Community Development Department approved a Finding of Substantial Conformance for VTM 3694 for the Stage 2A sub-planning area that allowed minor changes in the land use pattern for VTM 3694 and the approval final maps within Stage 2A; and

**WHEREAS**, on July 18, 2018, the Lathrop Planning Commission approved a Lakeside East District Neighborhood Design Plan (NDP) and Architectural Guidelines, and Design Standards (AG/DS) for the Lakeside East District (also known as "Stage 2A") within Phase 1; and

**WHEREAS**, the Lakeside East District NDP includes conceptual park designs and locations, including Neighborhood Park N9 within Tract 4020 (Village X); and

**WHEREAS**, River Islands Stage 2A, LLC (Developer) has completed a design and working drawings for the construction of the N9 Park that includes the grading and placement of a monument in honor of local indigenous peoples in concert with the Most Likely Descendant (MLD), Northern Valley Yokut Tribe; and

**WHEREAS**, the City, Developer and MLD wish to move forward with the grading and placement of the planned monument within future Neighborhood Park N9 as soon as possible; and

**WHEREAS**, the Developer has provided grant deeds and legal description from River Islands Stage 2A, LLC to the City, from the City to MLD for the dedication of the land and access easement necessary for the grading and placement of the monument, included as Attachment "D" and "E" to the City Manager's Report dated, October 12<sup>th</sup>, 2020; and

**WHEREAS**, upon receiving notice from the Developer to record the grant deeds, the City shall deed the land to the MLD, with the appropriate access easements in the City's favor for future park purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Lathrop does hereby accept the real property for the future N9 neighborhood park monument from River Islands Stage 2A, LLC within future N9 Park and agree to the subsequent dedication of the land by the City to the Most Likely Descendant, the Northern Valley Yokut Tribe, holding title to property under the name of Nototomne Cultural Preservation, a California non-profit corporation, pursuant to the deeds in the form of the two deeds included as Attachments "D" and "E" to the City Manager's Report dated October 12<sup>th</sup>, 2020. The City Manager is authorized to make minor amendments to the grant deeds.

The foregoing resolution was passed and adopted this 12<sup>th</sup> day of October 2020, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Sonny Dhaliwal, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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Teresa Vargas, City Clerk

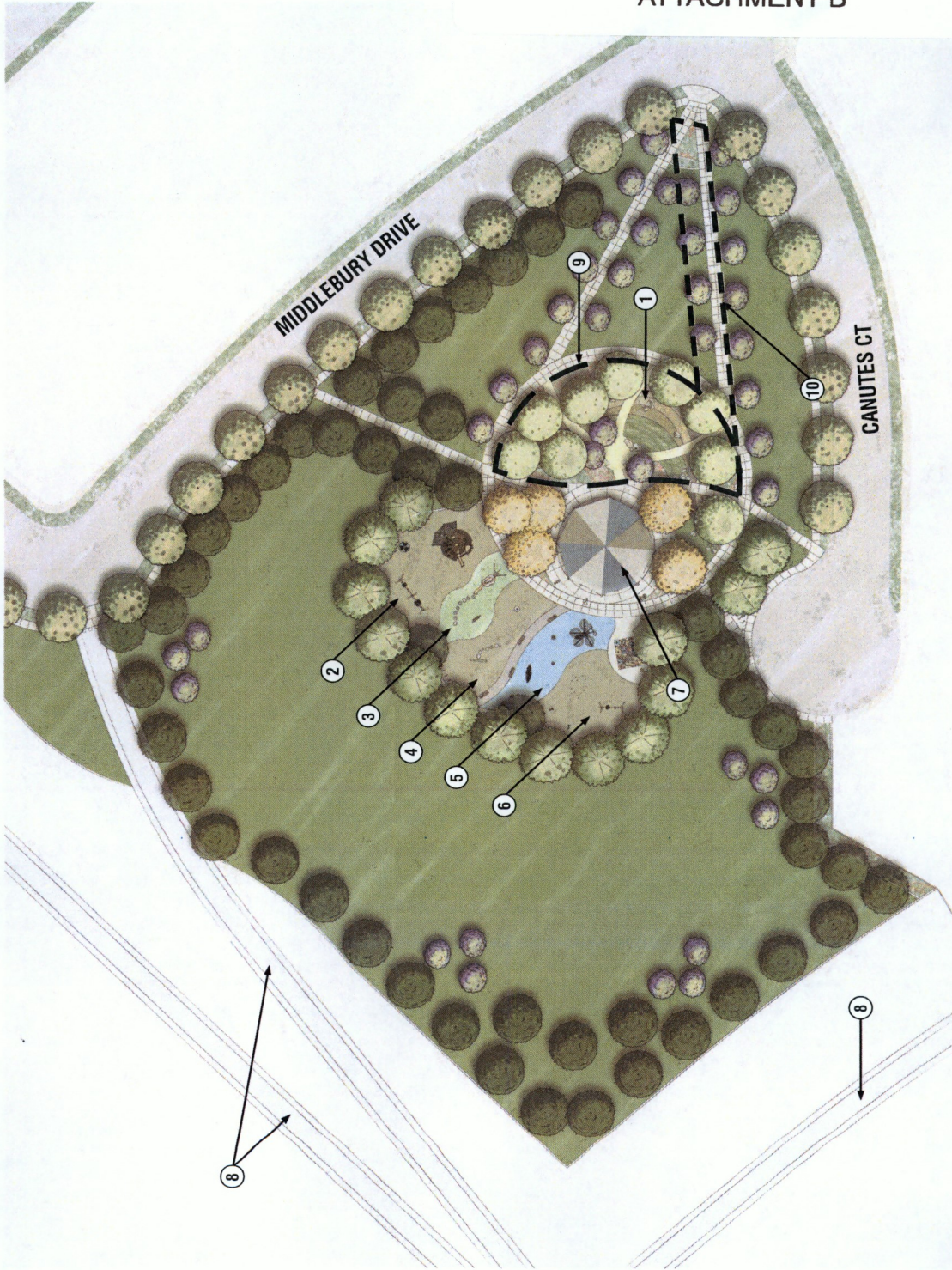


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Salvador Navarrete, City Attorney



# N9 NOTOTOMNE PARK



## LEGEND

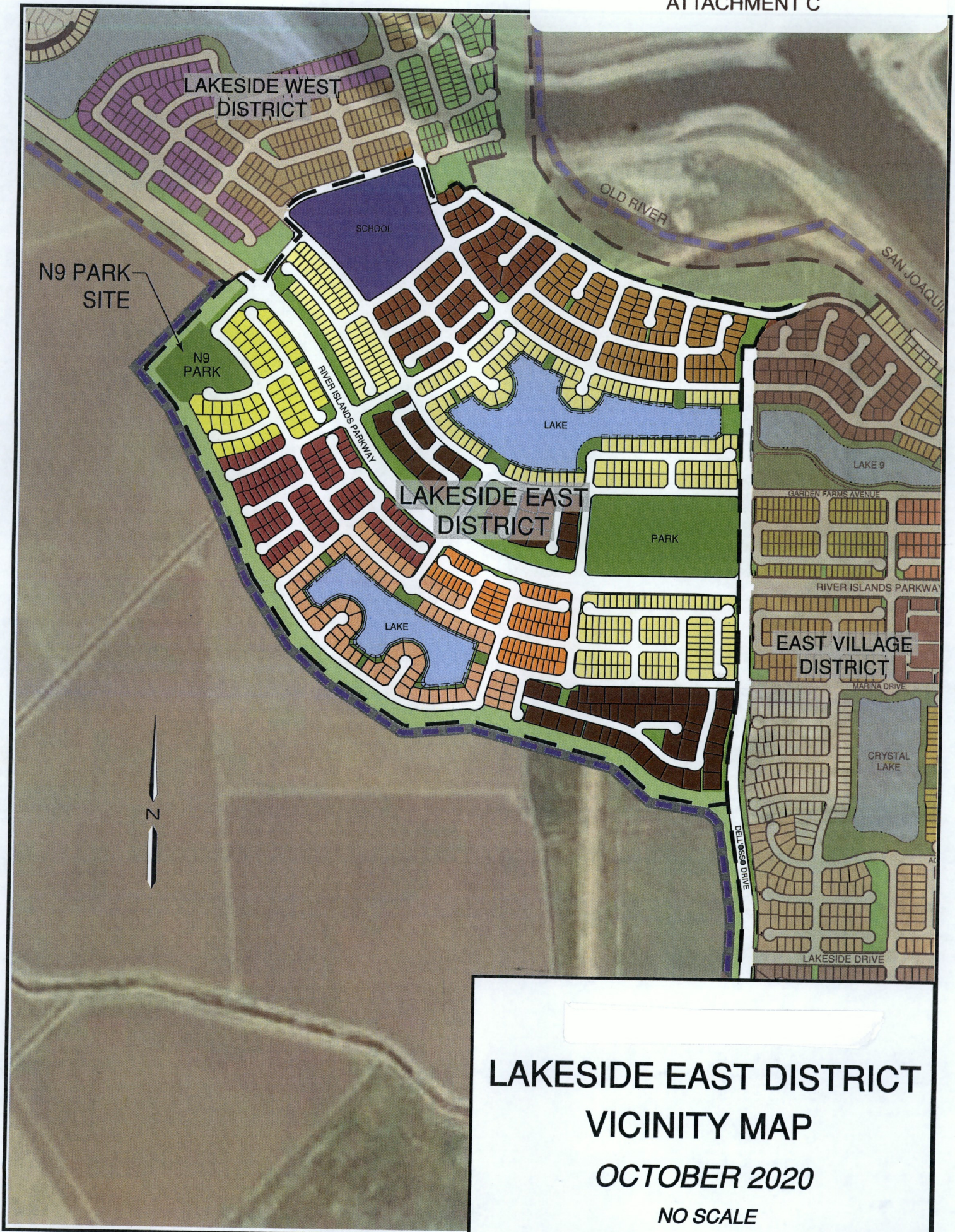
- ① GIRL'S ADOLESCENCE CEREMONY PREPARATION MONUMENT
- ② "HOME" PLAYGROUND
- ③ "PLAY" PLAYGROUND
- ④ "LAND" PLAYGROUND
- ⑤ "WATER" PLAYGROUND
- ⑥ "BELIEF" PLAYGROUND
- ⑦ SHADE STRUCTURE - CREATION STORY & ROUNDHOUSE
- ⑧ LEVEE TRAIL
- ⑨ MONUMENT PROPERTY BOUNDARY
- ⑩ ACCESS EASEMENT BOUNDARY

## CONCEPTUAL MASTER PLAN

09/11/2020

NOTE: THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. THE EXACTITY, IS UNASSURED. PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. ANY IMAGES SHOWN ARE TO CONVEY DESIGN CONCEPTS. MATERIALS AND FINISHES WILL VARY DEPENDING ON BUDGET, CLIENT DIRECTION, COMMUNITY INPUT AND FINAL MATERIALS SELECTION.





**LAKESIDE EAST DISTRICT  
VICINITY MAP  
OCTOBER 2020  
NO SCALE**



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

CITY OF LATHROP  
ATTN: CITY CLERK  
390 TOWNE CENTRE DRIVE  
LATHROP, CA 95330  
*Exempt from payment of recording fees (GC 27383)*

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVER ISLANDS STAGE 2A, LLC**, a Delaware limited liability company ("**Grantor**"), hereby grants to the **CITY OF LATHROP** a California municipal corporation ("**Grantee**"), that certain real property located in the City of Lathrop, County of San Joaquin, State of California, along with all improvements thereon, as described in the legal description and plat attached hereto as **EXHIBIT A ("Land")** incorporated herein by this reference.

Grantor intends to convey the Memorial Parcel in fee, subject to the limitations noted below.

Grantor intends to convey the Access Easement for use by Grantee as a non-exclusive easement for surface access to the Memorial Parcel.

Grantor intends to convey with the Land any and all riparian rights or other water interests to which the Land is entitled therein appurtenant or relating to the Property, whether such water rights shall be riparian, overlying, littoral, percolating, prescriptive, adjudicated, statutory or contractual ("**Water Rights**").

While Grantor intends to transfer the Water Rights with the Land, it does not intend by this grant to sever the riparian rights of the surrounding properties. With this conveyance Grantor intends to retain to any and all land surrounding the Property all riparian rights to which those lands are entitled.

Notwithstanding the above grant, Grantor intends to except and reserve unto Grantor, its successors and assigns, together with the right to grant and transfer all or a portion of the same:

A. All rights that the Land may have in and to that Water Right License 2637 (Application 5155/Permit 2720) granted by the State Water Resources Control Board and held by Island Reclamation District No. 2062.

B. The right and power to utilize, convey, remove, treat, and store the Water Rights from the Land, to divert or otherwise utilize such water, rights or interests on the Land or other property, but without, however any right to enter upon the surface of the Land in the exercise of such rights.

A. All rights that the Land may have in and to that Water Right License 2637 (Application 5155/Permit 2720) granted by the State Water Resources Control Board and held by Island Reclamation District No. 2062.

B. The right and power to utilize, convey, remove, treat, and store the Water Rights from the Land, to divert or otherwise utilize such water, rights or interests on the Land or other property, but without, however any right to enter upon the surface of the Land in the exercise of such rights.

C. All oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known, geothermal steam and all products derived from any of the foregoing, that may be within or under the Land, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said Land or any other land including the right to whipstock or directionally drill and mine from lands other than the Land, oil or gas wells, tunnels and shafts into, through or across the subsurface of the Land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore or operate through the surface or the upper five hundred feet (500') of the subsurface of the Land.

**SUBJECT TO:**

1. General and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of October \_\_\_\_, 2020.

**GRANTOR:**

**RIVER ISLANDS STAGE 2A, LLC**  
a Delaware limited liability company

By: \_\_\_\_\_  
Susan Dell'Osso, President

**[ATTACH NOTARY ACKNOWLEDGMENT]**



**EXHIBIT A**

**Legal Description of Land**

**(Attached)**

EXHIBIT A

**LEGAL DESCRIPTION  
TRACT 4020 - VILLAGE X  
(MEMORIAL PARCEL)  
RIVER ISLANDS, STAGE 2A  
LATHROP, CALIFORNIA**

CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**MEMORIAL PARCEL**

BEING A PORTION OF PARCEL 10, AS SAID PARCEL IS SHOWN IN THAT CERTAIN LOT LINE ADJUSTMENT LLA 19-99, RECORDED SEPTEMBER 6, 2019, AS DOCUMENT NO. 2019-098159, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL 10, AT THE NORTHERLY TERMINUS OF COURSE L46, AS SHOWN ON SHEET 9 OF SAID DOCUMENT NO. 2019-098159;

THENCE LEAVING SAID SOUTHEASTERN LINE, NORTH 29°32'00" WEST 337.27 FEET;

THENCE, NORTH 75°22'03" WEST 35.87 FEET;

THENCE, NORTH 31°13'37" WEST 60.00 FEET;

THENCE, NORTH 12°47'55" EAST 7.95 FEET;

THENCE, SOUTH 84°59'34" WEST 212.25 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 05°04'53" WEST, THROUGH A CENTRAL ANGLE OF 11°43'26", AN ARC DISTANCE OF 15.35 FEET TO A POINT OF CUSP;

THENCE, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 146.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 68°28'28" WEST, THROUGH A CENTRAL ANGLE OF 29°23'00", AN ARC DISTANCE OF 74.87 FEET;

THENCE, ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 155.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 82°08'32" EAST, THROUGH A CENTRAL ANGLE OF 28°21'43", AN ARC DISTANCE OF 76.73 FEET TO THE POINT OF CUSP;

THENCE, ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 06°30'30" WEST, THROUGH A CENTRAL ANGLE OF 168°24'38", AN ARC DISTANCE OF 220.45 FEET TO SAID POINT OF BEGINNING.

CONTAINING 8,827 SQUARE FEET, MORE OR LESS.



February 3, 2020  
JN 25502

**ACCESS EASEMENT**

BEING A PORTION OF PARCEL 10, AS SAID PARCEL IS SHOWN IN THAT CERTAIN LOT LINE ADJUSTMENT LLA 19-99, RECORDED SEPTEMBER 6, 2019, AS DOCUMENT NO. 2019-098159, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL 10, AT THE NORTHERLY TERMINUS OF COURSE L46, AS SHOWN ON SHEET 9 OF SAID DOCUMENT NO. 2019-098159;

THENCE LEAVING SAID SOUTHEASTERN LINE, NORTH 29°32'00" WEST 337.27 FEET;

THENCE, NORTH 75°22'03" WEST 35.87 FEET;

THENCE, NORTH 31°13'37" WEST 60.00 FEET;

THENCE, NORTH 12°47'55" EAST 7.95 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 84°59'34" WEST 212.25 FEET;

THENCE, NORTHEASTERLY ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 05°04'53" WEST, THROUGH A CENTRAL ANGLE OF 42°45'34", AN ARC DISTANCE OF 55.97 FEET;

THENCE, ALONG A NON-TANGENTIAL LINE, NORTH 84°59'34" EAST 167.78 FEET;

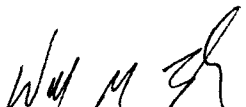
THENCE, SOUTH 12°47'55" WEST 21.01 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,611 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFFESIONAL LAND SURVEYOR'S ACT.

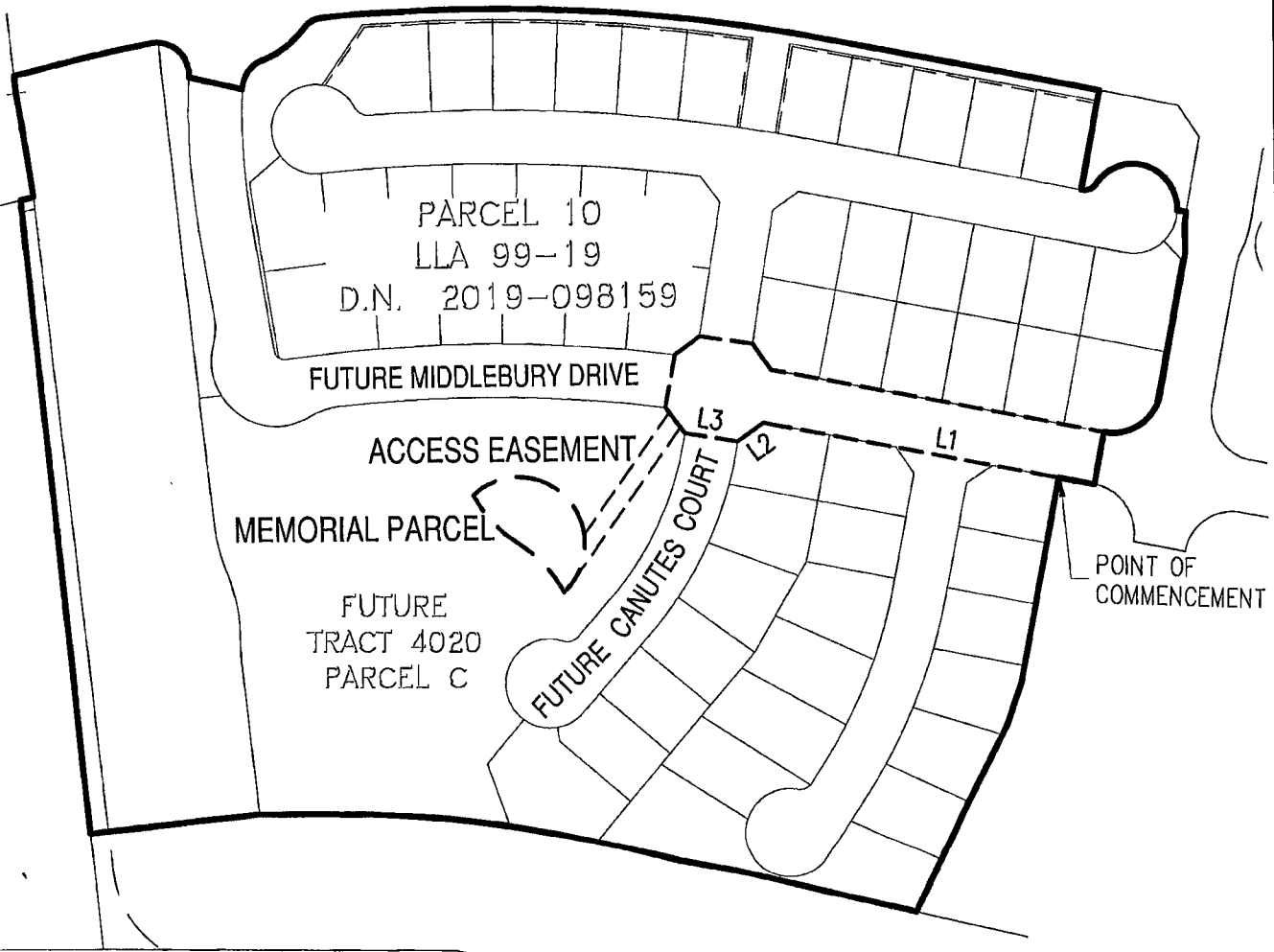
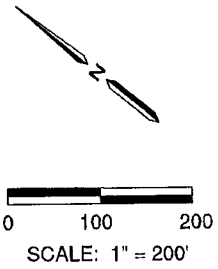
  
\_\_\_\_\_  
WILLIAM M. KOCH  
PROFESSIONAL LAND SURVEYOR  
CALIFORNIA NO. 8092



2/3/20  
DATE

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| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N29°32'00"W | 337.27' |
| L2         | N75°22'03"W | 35.87'  |
| L3         | N31°13'37"W | 60.00'  |



### EXHIBIT B-1



1165 Scenic Drive, Suite A  
 Modesto, CA 95350  
 odellengineering.com

|                              |   |       |              |
|------------------------------|---|-------|--------------|
| DESCRIPTION: MEMORIAL PARCEL |   |       |              |
| SCALE:                       | NONE  | DATE: | JAN 31, 2020 |
| JOB NO.:                     | 25510.37                                    |       |              |
| FILE:                        | 25502 - VILLAGE X-EASEMENT EXHIBIT-PARK.DWG |       |              |

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of  
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| CURVE TABLE |         |            |         |
|-------------|---------|------------|---------|
| CURVE #     | RADIUS  | DELTA      | LENGTH  |
| C1          | 75.00'  | 11°43'26"  | 15.35'  |
| C2          | 146.00' | 29°23'00"  | 74.87'  |
| C3          | 155.00' | 28°21'43"  | 76.73'  |
| C4          | 75.00'  | 168°24'38" | 220.45' |
| C5          | 75.00'  | 125°39'04" | 164.48' |
| C6          | 75.00'  | 42°45'34"  | 55.97'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L3         | N31°13'37"W | 60.00' |
| L4         | N12°47'55"E | 7.95'  |
| L5         | S12°47'55"W | 21.01' |

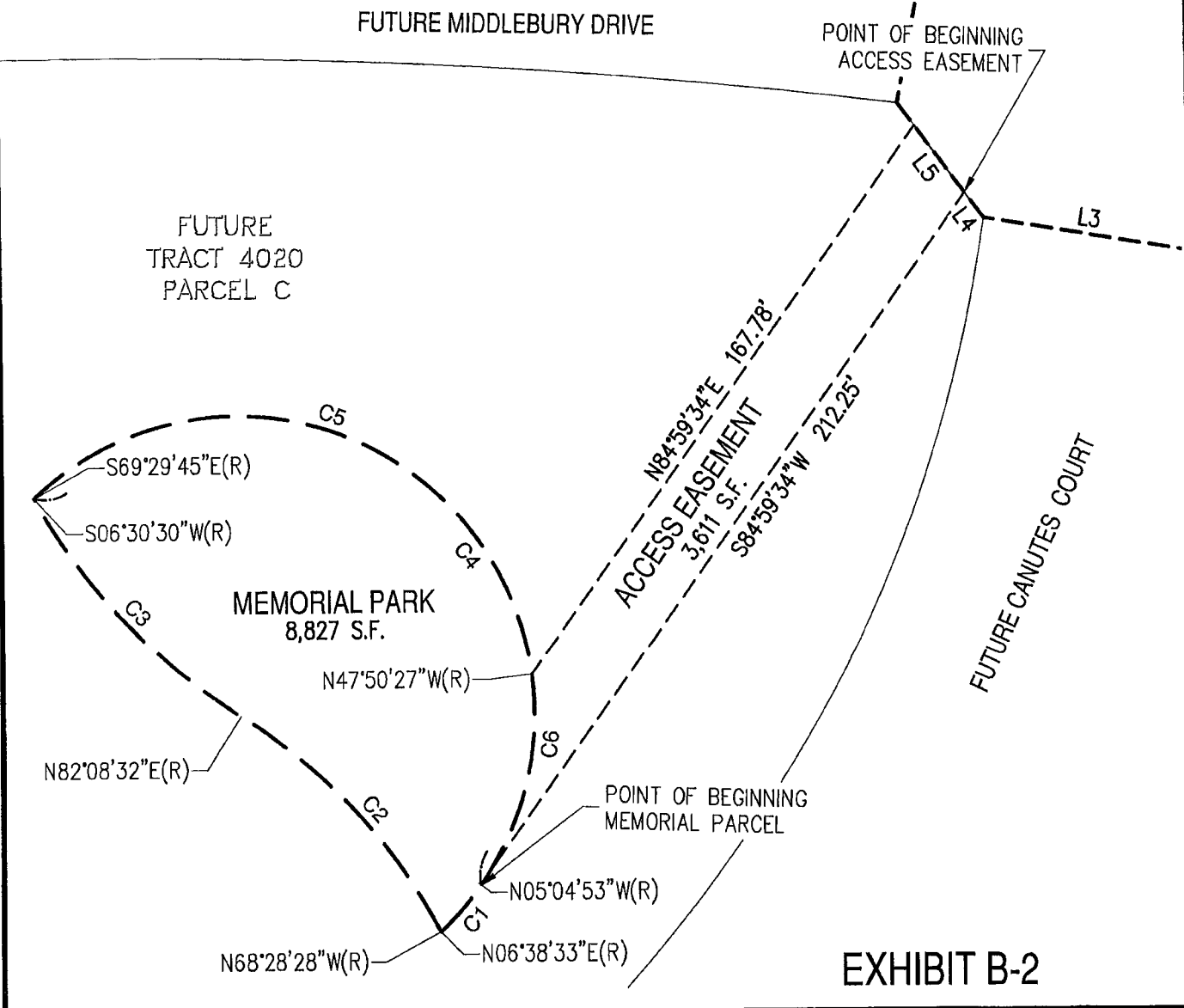
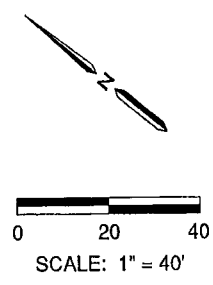


EXHIBIT B-2



1165 Scenic Drive, Suite A  
 Modesto, CA 95350  
 odellengineering.com

|                              |   |       |             |
|------------------------------|---|-------|-------------|
| DESCRIPTION: MEMORIAL PARCEL |   |       |             |
| SCALE:                       | AS SHOWN                                    | DATE: | FEB 3, 2020 |
| JOB NO.:                     | 25510.37                                    |       |             |
| FILE:                        | 25502 - VILLAGE X-EASEMENT EXHIBIT-PARK.DWG |       |             |

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

CITY OF LATHROP  
ATTN: CITY CLERK  
390 TOWNE CENTRE DRIVE  
LATHROP, CA 95330  
*Exempt from payment of recording fees (GC 27383)*

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF LATHROP** a California municipal corporation ("**Grantor**"), hereby grants to the **NOTOTOMNE CULTURAL PRESERVATION** a California non-profit corporation ("**Grantee**"), that certain real property located in the City of Lathrop, County of San Joaquin, State of California, along with all improvements thereon, as described in the legal description and plat attached hereto as **Exhibit A ("Land")** incorporated herein by this reference.

Grantor intends to convey the Memorial Parcel for use by Grantee for the placement of memorial monumentation of a Native American nature and associated improvements to the discretion of Grantee in gross on, over and under the Land.

Grantor intends to convey the Access Easement for use by Grantee as a non-exclusive easement for surface access to the Memorial Parcel

While Grantor transfers its interest in the Land to Grantee, the Grantee shall warrant and agree to utilize the Land for the uses prescribed herein and that such uses shall be compatible for open space, parks and recreation purposes with the surrounding lands utilized by Grantor for public park purposes and that Grantor shall not unreasonably restrict Grantee from access to the Land for maintenance purposes.

Notwithstanding the above grant, Grantor intends to except and reserve unto Grantor, its successors and assigns, together with the right to grant and transfer all or a portion of the same:

A. Nonexclusive access easement over the Land for maintenance of, and public access to, publicly dedicated improvements for parks and recreation purposes, such easement to allow for the reasonable use of small equipment and vehicles necessary for such purposes.

**SUBJECT TO:**

1. General and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year.

2. Rights or claims of parties in possession not shown by the public records.

**SUBJECT TO:**

1. General and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of October \_\_\_\_, 2020.

**GRANTOR:**

**CITY OF LATHROP**  
a California municipal corporation

By: \_\_\_\_\_  
Stephen J. Salvatore, City Manager

**EXHIBIT A**

**Legal Description of Land**

**(Attached)**



EXHIBIT A

**LEGAL DESCRIPTION  
TRACT 4020 - VILLAGE X  
(MEMORIAL PARCEL)  
RIVER ISLANDS, STAGE 2A  
LATHROP, CALIFORNIA**

CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**MEMORIAL PARCEL**

BEING A PORTION OF PARCEL 10, AS SAID PARCEL IS SHOWN IN THAT CERTAIN LOT LINE ADJUSTMENT LLA 19-99, RECORDED SEPTEMBER 6, 2019, AS DOCUMENT NO. 2019-098159, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL 10, AT THE NORTHERLY TERMINUS OF COURSE L46, AS SHOWN ON SHEET 9 OF SAID DOCUMENT NO. 2019-098159;

THENCE LEAVING SAID SOUTHEASTERN LINE, NORTH 29°32'00" WEST 337.27 FEET;

THENCE, NORTH 75°22'03" WEST 35.87 FEET;

THENCE, NORTH 31°13'37" WEST 60.00 FEET;

THENCE, NORTH 12°47'55" EAST 7.95 FEET;

THENCE, SOUTH 84°59'34" WEST 212.25 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 05°04'53" WEST, THROUGH A CENTRAL ANGLE OF 11°43'26", AN ARC DISTANCE OF 15.35 FEET TO A POINT OF CUSP;

THENCE, ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 146.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 68°28'28" WEST, THROUGH A CENTRAL ANGLE OF 29°23'00", AN ARC DISTANCE OF 74.87 FEET;

THENCE, ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 155.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 82°08'32" EAST, THROUGH A CENTRAL ANGLE OF 28°21'43", AN ARC DISTANCE OF 76.73 FEET TO THE POINT OF CUSP;

THENCE, ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 06°30'30" WEST, THROUGH A CENTRAL ANGLE OF 168°24'38", AN ARC DISTANCE OF 220.45 FEET TO SAID POINT OF BEGINNING.

CONTAINING 8,827 SQUARE FEET, MORE OR LESS.

**ACCESS EASEMENT**

BEING A PORTION OF PARCEL 10, AS SAID PARCEL IS SHOWN IN THAT CERTAIN LOT LINE ADJUSTMENT LLA 19-99, RECORDED SEPTEMBER 6, 2019, AS DOCUMENT NO. 2019-098159, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL 10, AT THE NORTHERLY TERMINUS OF COURSE L46, AS SHOWN ON SHEET 9 OF SAID DOCUMENT NO. 2019-098159;

THENCE LEAVING SAID SOUTHEASTERN LINE, NORTH 29°32'00" WEST 337.27 FEET;

THENCE, NORTH 75°22'03" WEST 35.87 FEET;

THENCE, NORTH 31°13'37" WEST 60.00 FEET;

THENCE, NORTH 12°47'55" EAST 7.95 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 84°59'34" WEST 212.25 FEET;

THENCE, NORTHEASTERLY ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 05°04'53" WEST, THROUGH A CENTRAL ANGLE OF 42°45'34", AN ARC DISTANCE OF 55.97 FEET;

THENCE, ALONG A NON-TANGENTIAL LINE, NORTH 84°59'34" EAST 167.78 FEET;

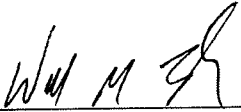
THENCE, SOUTH 12°47'55" WEST 21.01 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,611 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

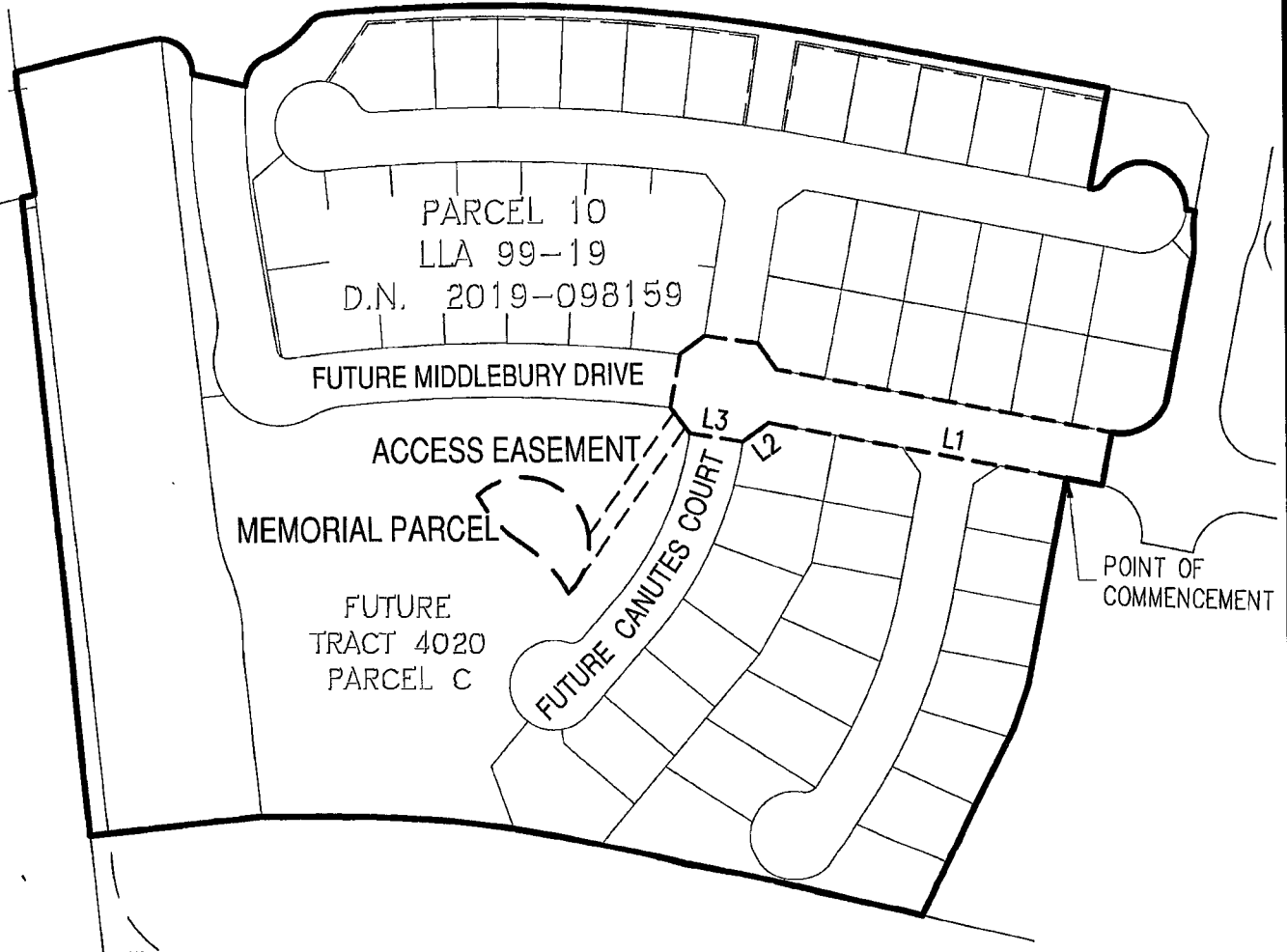
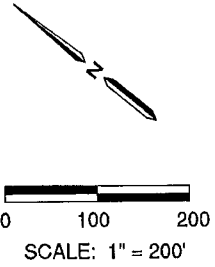
  
\_\_\_\_\_  
WILLIAM M. KOCH  
PROFESSIONAL LAND SURVEYOR  
CALIFORNIA NO. 8092



2/3/20  
DATE

T:\25502-River Islands\DWG\FINAL MAPS\TRACT 4020-VILLAGE X\PLATS\25502 - VILLAGE X-EASEMENT EXHIBIT-PARK.dwg

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N29°32'00"W | 337.27' |
| L2         | N75°22'03"W | 35.87'  |
| L3         | N31°13'37"W | 60.00'  |



### EXHIBIT B-1



1165 Scenic Drive, Suite A  
 Modesto, CA 95350  
 odellengineering.com

|                              |   |       |              |
|------------------------------|---|-------|--------------|
| DESCRIPTION: MEMORIAL PARCEL |   |       |              |
| SCALE:                       | NONE  | DATE: | JAN 31, 2020 |
| JOB NO.:                     | 25510.37                                    |       |              |
| FILE:                        | 25502 - VILLAGE X-EASEMENT EXHIBIT-PARK.DWG |       |              |

3  
of  
4

T:\25502-River Islands\DWG\FINAL MAPS\TRACT 4020-VILLAGE X\PLATS\25502 - VILLAGE X-EASEMENT EXHIBIT-PARK.dwg

| CURVE TABLE |         |            |         |
|-------------|---------|------------|---------|
| CURVE #     | RADIUS  | DELTA      | LENGTH  |
| C1          | 75.00'  | 11°43'26"  | 15.35'  |
| C2          | 146.00' | 29°23'00"  | 74.87'  |
| C3          | 155.00' | 28°21'43"  | 76.73'  |
| C4          | 75.00'  | 168°24'38" | 220.45' |
| C5          | 75.00'  | 125°39'04" | 164.48' |
| C6          | 75.00'  | 42°45'34"  | 55.97'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L3         | N31°13'37"W | 60.00' |
| L4         | N12°47'55"E | 7.95'  |
| L5         | S12°47'55"W | 21.01' |

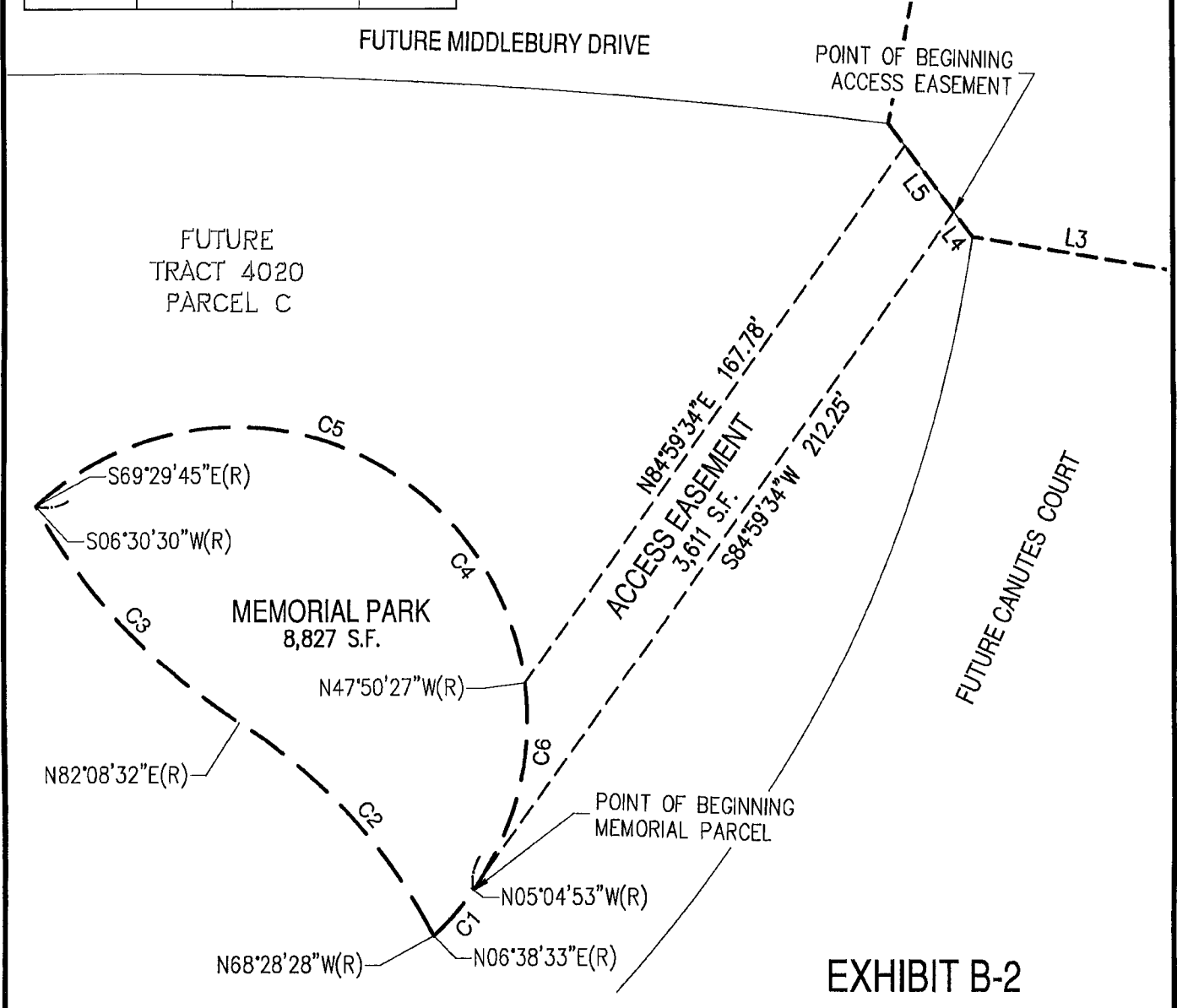
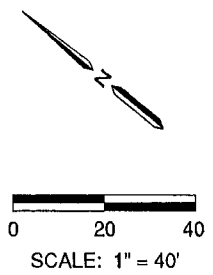


EXHIBIT B-2



1165 Scenic Drive, Suite A  
 Modesto, CA 95350  
 odellengineering.com

|                              |   |       |             |
|------------------------------|---|-------|-------------|
| DESCRIPTION: MEMORIAL PARCEL |   |       |             |
| SCALE:                       | AS SHOWN                                    | DATE: | FEB 3, 2020 |
| JOB NO.:                     | 25510.37                                    |       |             |
| FILE:                        | 25502 - VILLAGE X-EASEMENT EXHIBIT-PARK.DWG |       |             |