

**CITY MANAGER'S REPORT
JULY 8, 2019, CITY COUNCIL REGULAR MEETING**

ITEM: ACCEPT THE CLSP RECYCLED WATER IMPROVEMENTS, RECORD ASSOCIATED GRANT DEEDS AND IRREVOCABLE OFFERS OF DEDICATIONS AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH ENCROACHMENT PERMIT NO. 2017-46

RECOMMENDATION: Adopt Resolution to Accept the Central Lathrop Specific Plan Recycled Water Pond, Pump Station, Sprayfield, and Offsite Conveyance System Improvements; Authorize Recording of Grant Deeds and Irrevocable Offer of Dedications of Easements from Saybrook CLSP, LLC for the Central Lathrop Specific Plan (CLSP) Development Project; and Authorize the Release of Bonds Associated with Encroachment Permit No. 2017-46

SUMMARY:

Saybrook CLSP, LLC (Saybrook), the developer for the Central Lathrop Specific Plan (CLSP) has completed construction of the CLSP recycled water pond, pump station, sprayfield and offsite conveyance system improvements (CLSP RW Improvements) in accordance with approved improvement plans and the City's specifications. These improvements have been inspected by City staff and deemed complete. The cost to maintain these facilities will be covered through user fees collected and Community Facility District 2019-2 (Central Lathrop City Services). In addition, Saybrook has prepared grant deeds for the land that is necessary for the City to control and operate the CLSP RW Improvements and Irrevocable Offers of Dedication of Easements for future public roadways.

Staff requests that the City Council accept the CLSP RW Improvements for public use, release the performance bond associated with Encroachment Permit No. 2017-46 and authorize recording of the associated grant deeds and irrevocable offers of dedication of easements.

BACKGROUND:

As a requirement of the Development Agreement between Saybrook and the City, Saybrook is required to construct a storage pond, sprayfield and offsite conveyance system improvements for the disposal of recycled water generated at the Lathrop Consolidated Treatment Facility. Saybrook has completed construction of the CLSP recycled water pond, pump station, and sprayfield that are located south of De Lima Road near the proposed alignment for the future northern extension of Golden Valley Parkway and the offsite conveyance system improvements. Staff has fully inspected the CLSP RW Improvements and deems them complete for acceptance.

JULY 8, 2019, CITY COUNCIL REGULAR MEETING**ACCEPT CLSP RECYCLED WATER IMPROVEMENTS, AUTHORIZE RECORDATION OF GRAND DEEDS AND IRREVOCABLE OFFERS OF DEDICATION FROM SAYBROOK CLSP, LLC, AND RELEASE OF BONDS**

Teichert Construction was required to obtain an encroachment permit and post \$1,046,000 in a Performance Bond for the Recycled Water Improvements within the City right-of-way. With the acceptance of the CLSP RW Improvements, the Performance Bond, No. 070205774, can be released.

The City has received maintenance bonds, GASB reports and record drawings for the completed improvements. In accordance with the DA, Saybrook will provide all lien releases prior to acceptance of the first Small Lot Final Subdivision Map. Per the GASB 34 report, the approximate value of the CLSP RW Improvements is \$1,755,492, included as Attachment C. Saybrook has posted maintenance bonds, as mentioned above, to guarantee replacement and/or repair of the improvements as a result of defective materials or defective workmanship for a period of one year from the date of Council acceptance.

Saybrook submitted the following Grant Deeds that are necessary for the City to control and operate the CLSP RW Improvements and Irrevocable Offers of Dedication of Easements for future public roadways:

- Grant Deed for the approximately 8.12-acre parcel for the CLSP Recycled Water Storage Pond located south of De Lima Road and east of the proposed Golden Valley Parkway alignment, APN's 191-220-37, and Portion of 191-220-13;
- Grant Deed for the approximately 29.17-acre parcel for the CLSP Recycled Water Sprayfield located south of De Lima Road and west of the proposed Golden Valley Parkway alignment, APN's: Portions of 191-220-10, 191-220-11, 191-220-12 and 191-220-13;
- Irrevocable Offer of Dedication of Easement for Public Roadway (Golden Valley Parkway) and Related Utilities in Portion of APN 191-220-13;
- Irrevocable Offer of Dedication of Easement for Public Roadway (De Lima Road) and Related Utilities in Portions of APN's 191-220-10, 191-220-11, 191-220-12 and 191-220-13.

REASON FOR RECOMMENDATION:

Since the developer has completed its obligation to construct the CLSP recycled water pond, pump station, sprayfield and offsite conveyance system improvements, staff requests that the City Council accept the CLSP RW Improvements and authorize staff to release the performance bond association with the encroachment permit 2017-46.

JULY 8, 2019, CITY COUNCIL REGULAR MEETING**ACCEPT CLSP RECYCLED WATER IMPROVEMENTS, AUTHORIZE RECORDATION OF GRAND DEEDS AND IRREVOCABLE OFFERS OF DEDICATION FROM SAYBROOK CLSP, LLC, AND RELEASE OF BONDS****FISCAL IMPACT:**

The City's maintenance costs will increase due to the additional public improvements that will have to be maintained. The cost to maintain these facilities will be paid through user fees collected and CLSP CFD 2019-2.


ATTACHMENTS:

- A. Resolution to Accept the Central Lathrop Specific Plan Recycled Water Pond, Pump Station, Sprayfield, and Offsite Conveyance System Improvements; Authorize Recording of Grant Deeds and Irrevocable Offer of Dedications of Easements from Saybrook CLSP, LLC for the Central Lathrop Specific Plan (CLSP) Development Project; and Authorize the Release of Bonds Associated with Encroachment Permit No. 2017-46
- B. Location Map of CLSP Recycled Water Improvements
- C. Project GASB 34 Report for the CLSP Recycled Water Improvements
- D. Grant Deed for the approximately 8.12-acre parcel for the CLSP Recycled Water Storage Pond located south of De Lima Road and east of the proposed Golden Valley Parkway alignment, APN's 191-220-37, and Portion of 191-220-13
- E. Grant Deed for the approximately 29.17-acre parcel for the CLSP Recycled Water Sprayfield located south of De Lima Road and west of the proposed Golden Valley Parkway alignment, APN's: Portions of 191-220-10, 191-220-11, 191-220-12 and 191-220-13
- F. Irrevocable Offer of Dedication of Easement for Public Roadway (Golden Valley Parkway) and Related Utilities in Portion of APN 191-220-13
- G. Irrevocable Offer of Dedication of Easement for Public Roadway (De Lima Road) and Related Utilities in Portions of APN's 191-220-10, 191-220-11, 191-220-12 and 191-220-13

**CITY MANAGER'S REPORT
JULY 8, 2019, CITY COUNCIL REGULAR MEETING**

**ACCEPT CLSP RECYCLED WATER IMPROVEMENTS, AUTHORIZE
RECORDATION OF GRAND DEEDS AND IRREVOCABLE OFFERS OF
DEDICATION FROM SAYBROOK CLSP, LLC, AND RELEASE OF BONDS**

APPROVALS:




Jay Davidson
Principal Engineer

6-25-19
Date



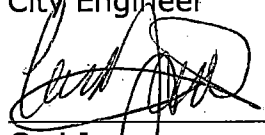
Michael King
Assistant Public Works Director

6-26-19
Date



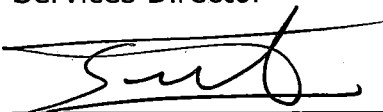
Glenn Gebhardt
City Engineer

6/25/19
Date



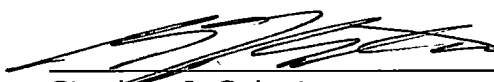
Cari James
Finance & Administrative
Services Director

6/26/19
Date



Salvador Navarrete
City Attorney

6.25.19
Date



Stephen J. Salvatore
City Manager

6.26.19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT THE CENTRAL LATHROP SPECIFIC PLAN RECYCLED WATER POND, PUMP STATION, SPRAYFIELD, AND OFFSITE CONVEYANCE SYSTEM IMPROVEMENTS; AUTHORIZE RECORDING OF GRANT DEEDS AND IRREVOCABLE OFFERS OF DEDICATION OF EASEMENTS FROM SAYBROOK CLSP, LLC FOR THE CENTRAL LATHROP SPECIFIC PLAN (CLSP) DEVELOPMENT PROJECT; AND AUTHORIZE THE RELEASE OF BONDS ASSOCIATED WITH ENCROACHMENT PERMIT NO. 2017-46

WHEREAS, as a requirement of the Development Agreement between Saybrook CLSP, LLC (Saybrook), and the City, Saybrook was required to construct storage ponds and sprayfields for the disposal of recycled water generated at the Lathrop Consolidated Treatment Facility; and

WHEREAS, Saybrook has completed construction of the CLSP recycled water pond, pump station, sprayfield and offsite conveyance system improvements (CLSP RW Improvements) in accordance with approved improvement plans and the City's specifications; and

WHEREAS, staff has fully inspected the CLSP RW Improvements and finds that they are complete and built to the City specifications; and

WHEREAS, Teichert Construction was required to obtain a City Encroachment Permit and post a Performance Bond in the amount of \$1,046,000 to guarantee the offsite recycled water conveyance system improvements within the City right-of-way; and

WHEREAS, with the acceptance of the CLSP RW Improvements, the Performance Bond, No. 070205774, can be released; and

WHEREAS, Saybrook has prepared and submitted the following Grant Deeds that are necessary for the City to control and operate the CLSP RW Improvements and Irrevocable Offers of Dedication of Easements for future public roadways:

- Grant Deed for the approximately 8.12-acre parcel for the CLSP Recycled Water Storage Pond located south of De Lima Road and east of the proposed Golden Valley Parkway alignment, APN's 191-220-37, and Portion of 191-220-13;
- Grant Deed for the approximately 29.17-acre parcel for the CLSP Recycled Water Sprayfield located south of De Lima Road and west of the proposed Golden Valley Parkway alignment, APN's: Portions of 191-220-10, 191-220-11, 191-220-12 and 191-220-13;
- Irrevocable Offer of Dedication of Easement for Public Roadway (Golden Valley Parkway) and Related Utilities in Portion of APN 191-220-13;

- Irrevocable Offer of Dedication of Easement for Public Roadway (De Lima Road) and Related Utilities in Portions of APN's 191-220-10, 191-220-11, 191-220-12 and 191-220-13; and

WHEREAS, the irrevocable Offers of Dedication of Easements for the sections of Golden Valley Parkway and De Lima Road will be recorded with the County allowing the City to accept these dedications at any time; and

WHEREAS, acceptance of these offers of dedication are anticipated when the completed street improvements are offered to the City for maintenance; and

WHEREAS, the City has received maintenance bonds, GASB reports and record drawings for the completed improvements; and

WHEREAS, in accordance with the DA, Saybrook will provide all lien releases prior to acceptance of the first Residential Small Lot Final Subdivision Map; and

WHEREAS, the approximate value of the CLSP RW Improvements is \$1,755,492 as per the GASB 34 Reports; and

WHEREAS, the cost to maintain these facilities will be paid through user fees collected and CLSP CFD 2019-2.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that the completed CLSP Recycled Water Pond, Pump Station, Sprayfield, and Offsite Conveyance System Improvements are hereby accepted from Saybrook CLSP, LLC, and authorizes City staff to release the Performance Bond in association with City Encroachment Permit No. 2017-46; and

BE IT FURTHER RESOLVED, the City Council of the City of Lathrop does hereby accept and authorize recording of the following Grant Deeds and Irrevocable Offers of Dedication of Easements:

- Grant Deed for the approximately 8.12-acre parcel for the CLSP Recycled Water Storage Pond located south of De Lima Road and east of the proposed Golden Valley Parkway alignment, APN's 191-220-37, and Portion of 191-220-13;
- Grant Deed for the approximately 29.17-acre parcel for the CLSP Recycled Water Sprayfield located south of De Lima Road and west of the proposed Golden Valley Parkway alignment, APN's: Portions of 191-220-10, 191-220-11, 191-220-12 and 191-220-13;
- Irrevocable Offer of Dedication of Easement for Public Roadway (Golden Valley Parkway) and Related Utilities in Portion of APN 191-220-13;
- Irrevocable Offer of Dedication of Easement for Public Roadway (De Lima Road) and Related Utilities in Portions of APN's 191-220-10, 191-220-11, 191-220-12 and 191-220-13.

The foregoing resolution was passed and adopted this 8th day of July 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

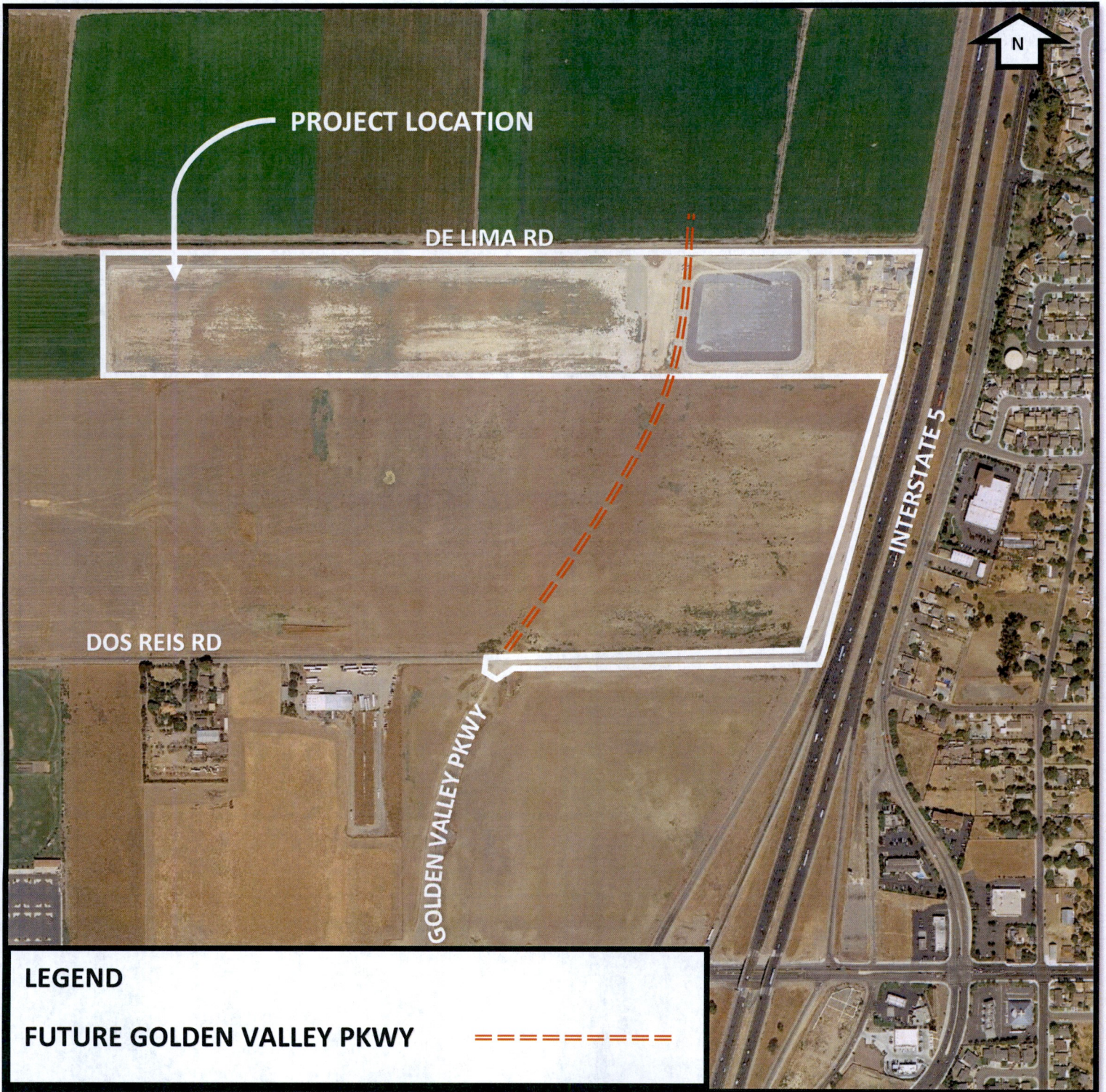
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

SITE MAP: CLSP Recycled Water Improvements



**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Date: 6/24/2019

Submitted by: MacKay & SomsTract No.: 3533 (Recycled Water Disposal)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>		<u>Unit Cost</u>	<u>Cost</u>
12 Inch Recycled Water Pipeline	LF	4809	\$	52.00	\$250,068.00
20 Inch Recycled Water Pipeline	LF	158	\$	110.00	\$ 17,380.00
12 Inch Valve Recycled Water Pipeline	EA	12	\$	1,800.00	\$ 21,600.00
20 Inch Valve Recycled Water Pipeline	EA	4	\$	5,000.00	\$ 20,000.00
2" Blowoff (12 Inch)	EA	1	\$	1,500.00	\$ 1,500.00
2" Blowoff (20 Inch)	EA	2	\$	1,500.00	\$ 3,000.00
<u>SUBTOTAL:</u>					\$313,548.00

Brookhurst Blvd.

12 Inch Recycled Water Pipeline	LF	7	\$	52.00	\$ 364.00
20 Inch Recycled Water Pipeline	LF	558	\$	110.00	\$ 61,380.00
12 Inch Blowoff	EA	1	\$	1,500.00	\$ 1,500.00
20 Inch Blowoff	EA	4	\$	1,500.00	\$ 6,000.00
Recycled Water ARV	EA	2	\$	2,000.00	\$ 4,000.00
<u>SUBTOTAL:</u>					\$ 73,244.00

GRAND TOTAL:**\$ 386,792.00**

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Date: 6/24/2019

Submitted by: MacKay & Soms

Tract No.: 3533 (Recycled Water Disposal - Sprayfield and Pond)

Sprayfield

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Cost</u>
Standpipe incl. Valves and Air Gap	EA	2	\$ 7,500.00	\$ 15,000.00
12" Irrigation Pipe incl Bubble-Up Irrigation Risers	LF	3100	\$ 25.00	\$ 77,500.00
6" Tailwater Return Pipe	LF	1500	\$ 25.00	\$ 37,500.00
Paved Driveway Approach and Staging Area	EA	2	\$ 8,000.00	\$ 16,000.00
8' Chainlink Fence & Gates (Gavanized Steel)	LF	8400	\$ 18.00	\$ 151,200.00
<u>SUBTOTAL:</u>				\$ 297,200.00

Pump Station and Pond

6" Thick AB Access Road	SF	50000	\$ 1.20	\$ 60,000.00
Paved Driveway Approach	EA	1	\$ 5,000.00	\$ 5,000.00
8' Chainlink Fence & Gates	LF	3200	\$ 18.00	\$ 57,600.00
Basin Liner Material (40 mil)	SF	410000	\$ 0.55	\$ 225,500.00
Basin Safety Equipment	EA	23	\$ 800.00	\$ 18,400.00
Block Wall, Gates, Doors	LS	1	\$ 60,000.00	\$ 60,000.00
Mechanical Piping and Valve Sets	LS	1	\$ 135,000.00	\$ 135,000.00
Pumps	LS	1	\$ 165,000.00	\$ 165,000.00
Aeration	LS	1	\$ 25,000.00	\$ 25,000.00
Flow Meter	LS	1	\$ 15,000.00	\$ 15,000.00
Level Sensor	LS	1	\$ 10,000.00	\$ 10,000.00
Control Valve w/ Solenoid	LS	1	\$ 35,000.00	\$ 35,000.00
MCC Control Panel	LS	1	\$ 70,000.00	\$ 70,000.00
Service Entrance Section	LS	1	\$ 50,000.00	\$ 50,000.00
Metering and Control Wire	LS	1	\$ 30,000.00	\$ 30,000.00
Service Elctrical Wire	LS	1	\$ 45,000.00	\$ 45,000.00
Radio Control Equipment	LS	1	\$ 65,000.00	\$ 65,000.00

SUBTOTAL: \$ 1,071,500.00

GRAND TOTAL: **\$ 1,368,700.00**

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330

No tax due pursuant to Cal. R&T Code
§119211

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN's: 191-220-37, and portion of 191-220-13

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Saybrook CLSP, LLC, a Delaware limited liability company, its successors and assigns ("Grantor")

HEREBY GRANTS to the City of Lathrop, a general law municipal corporation ("Grantee") the
real property within the City of Lathrop, County of San Joaquin, State of California, more
particularly described in attached **Exhibit A** incorporated herein by this reference ("Spray Field
and/or Storage Pond Property") with the following conditions:

1. The Spray Field and/or Storage Pond Property granted hereby shall be used
solely for the following:

- a. installation and maintenance for spray irrigation and/or pond storage of
reclaimed water, in compliance with all applicable laws, generated from City of Lathrop
owned and operated (including contract operation) wastewater treatment facilities; and
- b. wastewater storage or disposal capacity needed for the sole benefit of
the Grantor or its successors and assignees to whom Grantor has assigned this capacity.

2. By acceptance of this Grant Deed, Grantee hereby covenants and agrees by the
acceptance and recordation of this Grant Deed, for itself and its successors and assigns in title,
that the Spray Field and/or Pond Storage Property conveyed herein shall be used solely for the
following:

- a. those purposes described in paragraph 1; and
- b. only convert to another use with the prior written approval of Grantor.

CALIFORNIA 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 San Mateo

On 6/21/19 before me, Rachel M. Wright, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared JEFFREY M. WILSON
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.



Place Notary Seal and/or Stamp Above

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 Rachel M. Wright
Signature of Notary Public

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 or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

3. If all or any portion of the Spray Field and/or Storage Pond Property becomes no longer necessary for such purposes for any reason, including without limitation,

a. because Grantor has provided to Grantee interests in other real property suitable to store and/or dispose of recycled water subject to

1) Grantor's funding, designing, permitting and constructing of such improvements, and

2) City acceptance of design, plan check, construction, and inspection of such improvements, and

3) City Council acceptance of such improvements, and

4) Regional Water Quality Control Board approval of improvements, or,

b. because Grantor has provided other means necessary to lawfully dispose and/or store recycled water as permitted by applicable law and as approved by the Regional Water Quality Control Board that is sufficient to replace the applicable portion of the Spray Field and/or Storage Pond Property conveyed herein for said public purposes, or

c. because Grantor is participating in and has paid their fair share of some other alternative effort to lawfully dispose and/or store recycled water to allow replacement of the portion of the Spray Field and/or Storage Pond Property, including but not limited to a replacement pond or spray field, approved river discharge, or a regional effort, and that effort has resulted in a fully City and RWQCB approved substitution of the portion of disposal or storage capacity being requested for release.

If all work is completed on the design, plan check, construction and inspection of any improvements to the portion of the Spray Field and/or Pond Storage Property determined by the City to be necessary to retain acceptable operations by the City without the remaining Spray Field and/or Pond Storage Property, and if the City Council accepts the completed improvements, then, Grantee shall reconvey to Grantor by grant deed all or the applicable portion of the Spray Field and/or Storage Pond Property determined by the City and Regional Water Quality Control Board to be no longer necessary.

4. The reversionary interest reserved herein shall be personal to Grantor, its successors and assigns.

5. Grantee acknowledges that any portion of the Spray Field and/or Pond Storage Property conveyed to Grantor in accordance with the process noted above shall be "As Is" with no implied or suggested warranty, and that Grantee has no requirement to remove any improvements that have been constructed upon such portion.

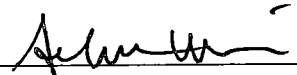
6. Grantor hereby covenants and agrees, for itself and its successors and assigns to the Spray Field and/or Pond Storage Property conveyed herein, to perform such other acts, and to execute, acknowledge and deliver such further instruments, including, without limitation execution of a grant deed, and to provide such further assurances consistent with the provisions of this Grant Deed as may be necessary or appropriate.

DATED: 6/21/19

GRANTOR:

SAYBROOK CLSP, LLC

By: Saybrook Fund Investors, LLC, its managing member



Jeffrey M Wilson
Officer

[Add Notary Pages]

EXHIBIT A

EXHIBIT "A"**LEGAL DESCRIPTION
LAND ACQUISITION AREA**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING THE LANDS OF SAYBROOK CLSP LLC. AS DESCRIBED IN DOCUMENT NUMBER 13145418, AND A PORTION OF THE LANDS OF SAYBROOK CLSP LLC. AS DESCRIBED IN DOCUMENT NUMBER 14020395, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LANDS OF SAYBROOK;

THENCE ALONG EASTERLY LINE OF SAID LANDS OF SAYBROOK SOUTH $0^{\circ}57'29''$ WEST, 534.46 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LANDS OF SAYBROOK;

THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS OF SAYBROOK, COMMON WITH THE NORTHERLY LINE OF THE LANDS OF DOS REIS RANCH INC. AS DESCRIBED IN DOCUMENT NUMBER 81070450, SAN JOAQUIN COUNTY RECORDS, NORTH $89^{\circ}45'31''$ WEST, 674.54 FEET;

THENCE LEAVING SAID SOUTHERLY LINE AND ENTERING SAID LANDS OF SAYBROOK THE FOLLOWING SIX (6) COURSES:

1. NORTH $11^{\circ}35'36''$ EAST, 35.16 FEET;
2. NORTH $30^{\circ}48'19''$ WEST, 22.46 FEET, TO A POINT OF CUSP, TO WHICH POINT A RADIAL LINE BEARS NORTH $80^{\circ}16'43''$ WEST;
3. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2064.00 FEET, THROUGH A CENTRAL ANGLE OF $9^{\circ}41'06''$, AND AN ARC DISTANCE OF 348.89 FEET;
4. NORTH $0^{\circ}02'11''$ EAST, 90.94 FEET;
5. NORTH $41^{\circ}48'44''$ EAST, 22.77 FEET;
6. THENCE NORTH $0^{\circ}09'17''$ WEST, 25.95 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LANDS OF SAYBROOK;

THENCE ALONG THE NORTHERLY LINES OF SAID LANDS OF SAYBROOK SOUTH $89^{\circ}42'31''$ EAST, 643.11 FEET, TO THE POINT OF BEGINNING.

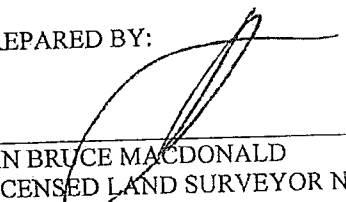
CONTAINING 8.12 ACRES MORE OR LESS.

APN 191-220-37 AND A PORTION OF APN 191-220-13

A PLAT, EXHIBIT "B", IS ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY:


IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
(EXP. 12/31/17)
STATE OF CALIFORNIA

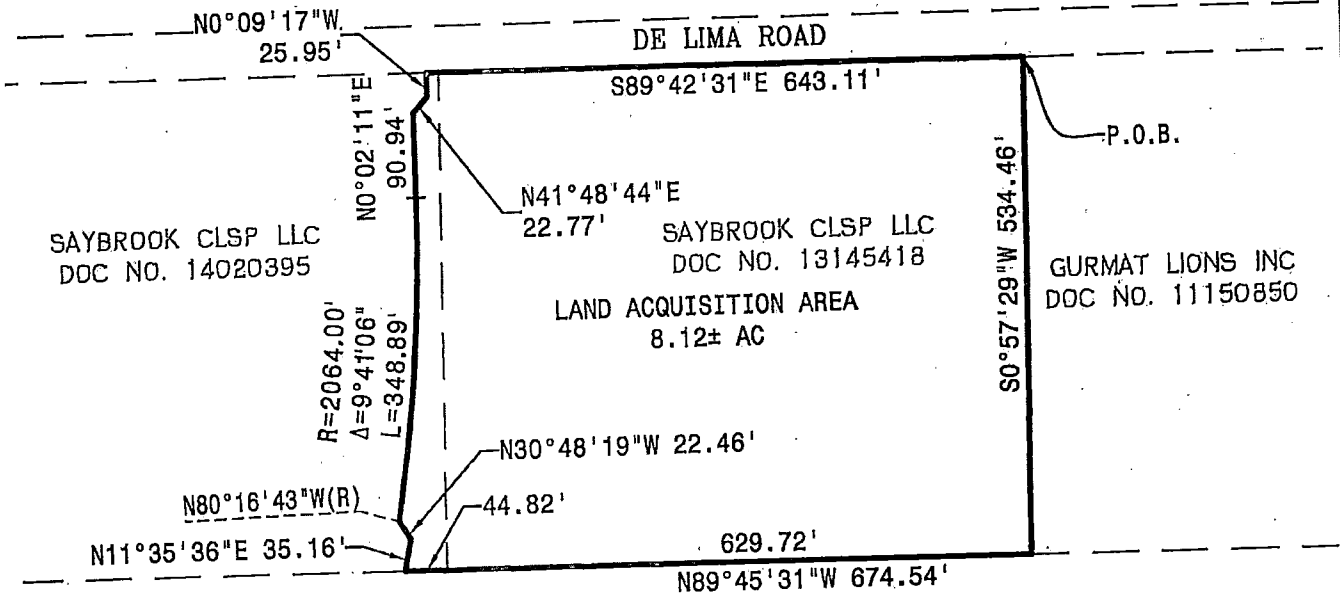


6/19/19
DATE

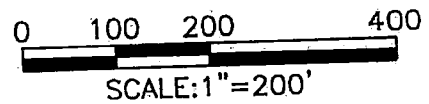
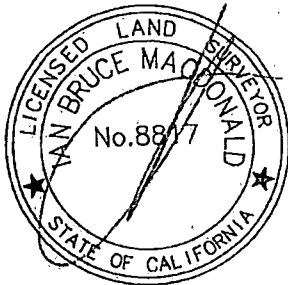
MACKEY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3355
(925) 225-0690

EXHIBIT "B"
PAGE 1 OF 1

WIDMER
DOC NO. 01101689



DOS REIS RANCH INC
DOC NO. 81070450



LEGEND

- BOUNDARY OF DESCRIPTION
- EXISTING PROPERTY/RIGHT OF WAY LINE
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING

PLAT TO ACCOMPANY DESCRIPTION			
LAND ACQUISITION AREA			
CITY LATHROP			CALIFORNIA
MACKAY & SOMPS			
ENGINEERS		PLANNERS	SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588		(925)225-0690	
DRAWN	DATE	SCALE	JOB NO.
LL.	SEPT. 2017	1"=200'	25201.00

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330

No tax due pursuant to Cal. R&T Code
§119211

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN's: Portions of 191-220-10, 191-220-11, 191-220-12, and 191-220-13

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Saybrook CLSP, LLC, a Delaware limited liability company, its successors and assigns ("Grantor")

HEREBY GRANTS to the City of Lathrop, a general law municipal corporation ("Grantee") the
real property within the City of Lathrop, County of San Joaquin, State of California, more
particularly described in attached **Exhibit A** incorporated herein by this reference ("Spray Field
and/or Storage Pond Property") with the following conditions:

1. The Spray Field and/or Storage Pond Property granted hereby shall be used
solely for the following:
 - a. installation and maintenance for spray irrigation and/or pond storage of
reclaimed water, in compliance with all applicable laws, generated from City of Lathrop
owned and operated (including contract operation) wastewater treatment facilities; and
 - b. wastewater storage or disposal capacity needed for the sole benefit of
the Grantor or its successors and assignees to whom Grantor has assigned this capacity.
2. By acceptance of this Grant Deed, Grantee hereby covenants and agrees by the
acceptance and recordation of this Grant Deed, for itself and its successors and assigns in title,
that the Spray Field and/or Pond Storage Property conveyed herein shall be used solely for the
following:
 - a. those purposes described in paragraph 1; and
 - b. only convert to another use with the prior written approval of Grantor.

CALIFORNIA 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 San Mateo }

On 6/21/19 before me, Rachel M. Wright, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared JEFFREY M. WILSON
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 Rachel M. Wright
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 or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

3. If all or any portion of the Spray Field and/or Storage Pond Property becomes no longer necessary for such purposes for any reason, including without limitation,
 - a. because Grantor has provided to Grantee interests in other real property suitable to store and/or dispose of recycled water subject to
 - 1) Grantor's funding, designing, permitting and constructing of such improvements, and
 - 2) City acceptance of design, plan check, construction, and inspection of such improvements, and
 - 3) City Council acceptance of such improvements, and
 - 4) Regional Water Quality Control Board approval of improvements, or,
 - b. because Grantor has provided other means necessary to lawfully dispose and/or store recycled water as permitted by applicable law and as approved by the Regional Water Quality Control Board that is sufficient to replace the applicable portion of the Spray Field and/or Storage Pond Property conveyed herein for said public purposes, or
 - c. because Grantor is participating in and has paid their fair share of some other alternative effort to lawfully dispose and/or store recycled water to allow replacement of the portion of the Spray Field and/or Storage Pond Property, including but not limited to a replacement pond or spray field, approved river discharge, or a regional effort, and that effort has resulted in a fully City and RWQCB approved substitution of the portion of disposal or storage capacity being requested for release.

If all work is completed on the design, plan check, construction and inspection of any improvements to the portion of the Spray Field and/or Pond Storage Property determined by the City to be necessary to retain acceptable operations by the City without the remaining Spray Field and/or Pond Storage Property, and if the City Council accepts the completed improvements, then, Grantee shall reconvey to Grantor by grant deed all or the applicable portion of the Spray Field and/or Storage Pond Property determined by the City and Regional Water Quality Control Board to be no longer necessary.

4. The reversionary interest reserved herein shall be personal to Grantor, its successors and assigns.

5. Grantee acknowledges that any portion of the Spray Field and/or Pond Storage Property conveyed to Grantor in accordance with the process noted above shall be "As Is" with no implied or suggested warranty, and that Grantee has no requirement to remove any improvements that have been constructed upon such portion.

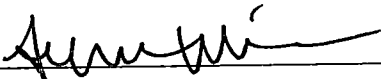
6. Grantor hereby covenants and agrees, for itself and its successors and assigns to the Spray Field and/or Pond Storage Property conveyed herein, to perform such other acts, and to execute, acknowledge and deliver such further instruments, including, without limitation execution of a grant deed, and to provide such further assurances consistent with the provisions of this Grant Deed as may be necessary or appropriate.

DATED: 6/21/19

GRANTOR:

SAYBROOK CLSP, LLC

By: Saybrook Fund Investors, LLC, its managing member



Jeffrey M Wilson
Officer

[Add Notary Pages]

EXHIBIT A

EXHIBIT "A"

LEGAL DESCRIPTION
LAND ACQUISITION AREA

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS OF SAYBROOK CLSP LLC. AS DESCRIBED IN DOCUMENT NUMBERS 14020395, 13154530, AND 13154529, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID LANDS OF SAYBROOK, AS DESCRIBED IN DOCUMENT NUMBER 13154529;

THENCE ALONG THE WESTERLY LINE OF SAID LANDS OF SAYBROOK, NORTH 0°57'29" EAST, 509.78 FEET;

THENCE LEAVING SAID WESTERLY LINE AND ENTERING SAID LANDS OF SAYBROOK THE FOLLOWING SIX (6) COURSES:

1. SOUTH 89°42'31" EAST, 1109.37 FEET, TO A POINT OF CUSP, TO WHICH POINT A RADIAL LINE BEARS NORTH 55°26'29" EAST;
2. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 91.00 FEET, THROUGH A CENTRAL ANGLE OF 110°18'01" FEET, AND AN ARC DISTANCE OF 175.18 FEET;
3. SOUTH 89°42'31" EAST, 1214.99 FEET;
4. SOUTH 46°23'28" EAST, 52.23 FEET;
5. SOUTH 0°02'11" WEST, 71.67 FEET;
6. THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1939.00 FEET, THROUGH A CENTRAL ANGLE OF 11°55'08", AND AN ARC DISTANCE OF 403.36 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS OF SAYBROOK, COMMON WITH THE NORTHERLY LINE OF THE LANDS OF DOS REIS RANCH INC. AS DESCRIBED IN DOCUMENT NUMBER 81070450, SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°45'31" WEST, 2343.50 FEET;
2. THENCE NORTH 89°31'31" WEST 134.45 FEET, TO THE POINT OF BEGINNING.

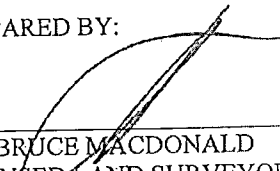
CONTAINING 29.17 ACRES MORE OR LESS.

PORTION OF APN'S 191-220-10, 191-220-11, 191-220-12, AND 191-220-13

A PLAT, EXHIBIT "B", IS ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY:


IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
(EXP. 12/31/19)
STATE OF CALIFORNIA



6/19/19
DATE

MACKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
51 42 Franklin Drive Suite B, Pleasanton, CA. 94588-3355
(925) 225-0690

EXHIBIT "B"
PAGE 1 OF 1

WIDMER
DOC NO. 01101689

DE LIMA ROAD

R=91.00'
Δ=110°18'01"
L=175.18'

S46°23'28"E 52.23'

WIDMER
DOC NO. 88012649
N0°57'29"E 509.78'

S89°42'31"E 1109.37'

S89°42'31"E 1214.99'

N55°26'29"E(R)

N54°51'31"W(R) S0°02'11"W 71.67'

SAYBROOK CLSP LLC
DOC NO. 13154529

LAND ACQUISITION AREA
29.17± AC

N89°31'31"W 134.45'

SAYBROOK CLSP LLC
DOC NO. 13154530

SAYBROOK CLSP LLC
DOC NO. 14020395

R=1939.00'
Δ=11°55'08"
L=403.36'

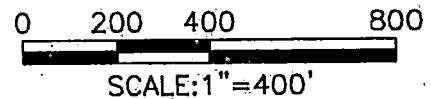
N89°45'31"W 2343.50'

N78°02'41"W(R)

J&J PROPERTY
INVESTMENT INC
DOC NO. 16151940

P.O.B.

DOS REIS RANCH INC
DOC NO. 81070450



LEGEND

- BOUNDARY OF DESCRIPTION
- - - - EXISTING PROPERTY/RIGHT OF WAY LINE
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING

PLAT TO ACCOMPANY DESCRIPTION

LAND ACQUISITION AREA

CITY LATHROP

CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

DRAWN	DATE	SCALE	JOB NO.
LL	SEPT. 2017	1"=400'	25201.00

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330

No tax due pursuant to Cal. R&T
Code §119211

Space Above for Recorder's Use Only

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR PUBLIC ROADWAY
(GOLDEN VALLEY PARKWAY) AND RELATED UTILITIES IN
PORTION OF APN 191-220-13**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Saybrook CLSP, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a general law municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress, road purposes, and all related utilities over and across the hereinafter described real property situated in CITY OF LATHROP and more particularly described in:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Irrevocable 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 City Engineer of the City of Lathrop.

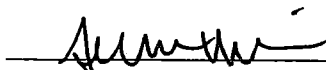
The portion of the real property subject to the above described easement is to be kept by the Grantor and Successor in inherent, open, clear and free from buildings and structures of any kind that may interfere with the City's easement granted herein. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Irrevocable Offer of Dedication as of June 21, 2019:

Grantor: Lathrop Land Acquisition, LLC

By: Saybrook Fund Investors, LLC,
Its managing member

By:

 6/21/19
Jeffrey M. Wilson Date
Officer

Certificate of Acceptance

(Notary Acknowledgment Required for Each Signatory)

CALIFORNIA ACKNOWLEDGMENT

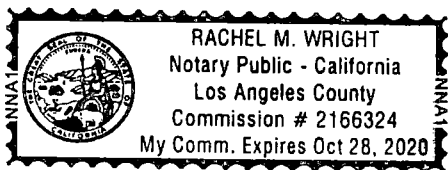
CIVIL CODE § 1189

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 San Mateo

On 6/21/19 before me, Rachel M. Wright, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared JEFFREY M. WILSON
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.



Place Notary Seal and/or Stamp Above

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 Rachel M. Wright
Signature of Notary Public

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 or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Certificate of Acceptance

This is to certify that the interest in real property conveyed by the **Irrevocable Offer of Dedication of Easement for Pubic Roadway (De Lima Road) and related Utilities from Saybrook CLSP, LLC, a Delaware limited liability company**, (attached), dated June 21, 2019, to the City of Lathrop, a general law municipal corporation and governmental agency in the County of San Joaquin, State of California, is hereby accepted by the undersigned officer on behalf of the City Council pursuant to authority conferred by Resolution No. 90-72, of the City Council adopted on September 26, 1990, and the duly authorized officer.

By: _____

Teresa Vargas, City Clerk

Date

EXHIBIT "A" LEGAL DESCRIPTION

(See Attached)

EXHIBIT "A"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS OF SAYBROOK CLSP LLC. AS DESCRIBED IN DOCUMENT NUMBER 14020395, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID LANDS OF SAYBROOK;

THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS OF SAYBROOK, COMMON WITH THE NORTHERLY LINE OF THE LANDS DOS REIS RANCH INC. AS DESCRIBED IN DOCUMENT NUMBER 81070450, SAN JOAQUIN COUNTY RECORDS, NORTH 89°45'31" WEST 44.82 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89°45'31" WEST, 141.86 FEET TO A POINT OF CUSP, TO WHICH A RADIAL POINT BEARS NORTH 78°02'41" WEST;

THENCE LEAVING SAID SOUTHERLY LINE AND ENTERING SAID LANDS OF SAYBROOK THE FOLLOWING FOUR (4) COURSES:

1. ALONG A NON-TANGENT CURVE TO THE TO THE LEFT, HAVING A RADIUS OF 1939.00 FEET, THROUGH A CENTRAL ANGLE OF 11°55'08", AND AN ARC DISTANCE OF 403.36 FEET;
2. NORTH 0°02'11" EAST, 71.67 FEET;
3. NORTH 46°23'28" WEST, 52.23 FEET;
4. THENCE NORTH 0°17'29" EAST, 27.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LANDS OF SAYBROOK, BEING COMMON WITH THE SOUTHERLY RIGHT OF WAY LINE OF DE LIMA ROAD;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°42'31" EAST, 177.80 FEET;

THENCE LEAVING SAID NORTHERLY LINE AND RE-ENTERING SAID LANDS OF SAYBROOK THE FOLLOWING SIX (6) COURSES:

1. SOUTH 0°09'17" EAST, 25.95 FEET;
2. SOUTH 41°48'44" WEST, 22.77 FEET;
3. SOUTH 0°02'11" WEST, 90.94 FEET;
4. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2064.00 FEET, THROUGH A CENTRAL ANGLE OF 9°41'06", AND AN ARC DISTANCE 348.89 FEET;
5. SOUTH 30°48'19" EAST, 22.46 FEET;
6. SOUTH 11°35'36" WEST, 35.16 FEET, TO THE TRUE POINT OF BEGINNING.

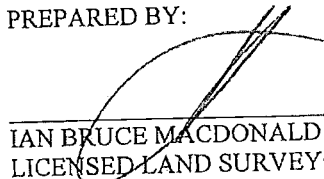
CONTAINING 1.61 ACRES MORE OR LESS.

PORTION OF APN 191-220-13

A PLAT, EXHIBIT "B", IS ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART
HEREOF.

END OF DESCRIPTION

PREPARED BY:


IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
(EXP. 12/31/19)
STATE OF CALIFORNIA

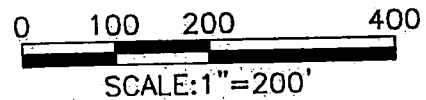
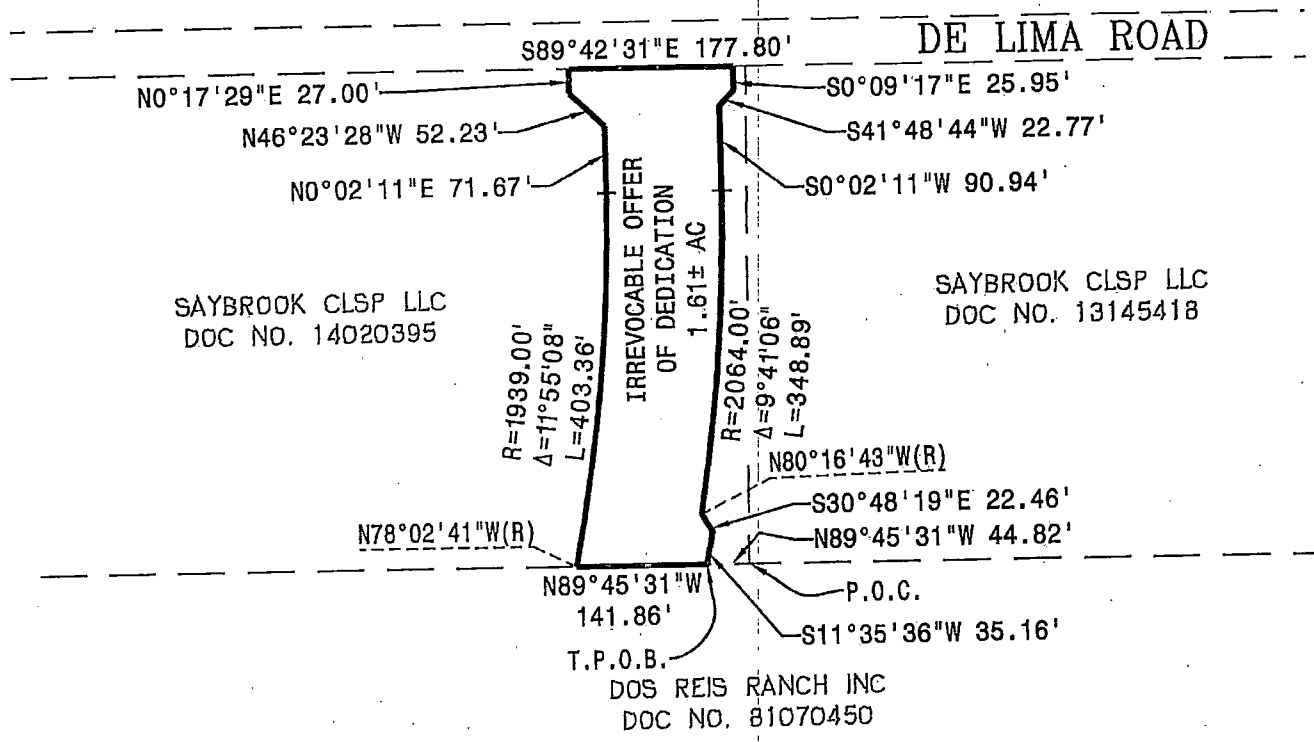


6/17/19
DATE

Mackay & Somps
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3355
(925) 225-0690

EXHIBIT "B"
PAGE 1 OF 1

WIDMER
DOC NO. 01101689



LEGEND

- BOUNDARY OF DESCRIPTION
- - - - EXISTING PROPERTY/RIGHT OF WAY LINE
- DOC. NO. DOCUMENT NUMBER
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

PLAT TO ACCOMPANY DESCRIPTION			
IRREVOCABLE OFFER OF DEDICATION			
CITY LATHROP		CALIFORNIA	
MACKAY & SOMPS			
ENGINEERS 5142B FRANKLIN DR, PLEASANTON, CA 94588		PLANNERS SURVEYORS (925)225-0690	
DRAWN LL	DATE JUNE 2019	SCALE 1"=200'	JOB NO. 25201.00

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
No tax due pursuant to Cal. R&T
Code §119211

Space Above for Recorder's Use Only

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR PUBLIC ROADWAY
(DE LIMA ROAD) AND RELATED UTILITIES IN
PORTIONS OF APN'S 191-220-10, 191-220-11, 191-220-12 AND 191-220-13**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Saybrook CLSP, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a general law municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress, road purposes, and all related utilities over and across the hereinafter described real property situated in CITY OF LATHROP and more particularly described in:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

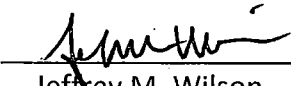
This Irrevocable Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop.

The portion of the real property subject to the above described easement is to be kept by the Grantor and Successor in inherent, open, clear and free from buildings and structures of any kind that may interfere with the City's easement granted herein. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Irrevocable Offer of Dedication as of June 21, 2019:

Grantor: Lathrop Land Acquisition, LLC

By: Saybrook Fund Investors, LLC,
Its managing member

By:  6/21/19
Jeffrey M. Wilson Date
Officer

CALIFORNIA 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 San Mateo }

On 6/21/19 before me, Rachel M. Wright, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared JEFFREY M. WILSON
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.



Place Notary Seal and/or Stamp Above

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 Rachel M. Wright
Signature of Notary Public

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 or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Certificate of Acceptance

This is to certify that the interest in real property conveyed by the **Irrevocable Offer of Dedication of Easement for Pubic Roadway (Golden Valley Parkway) and related Utilities from Saybrook CLSP, LLC, a Delaware limited liability company**, (attached), dated June 21, 2019, to the City of Lathrop, a general law municipal corporation and governmental agency in the County of San Joaquin, State of California, is hereby accepted by the undersigned officer on behalf of the City Council pursuant to authority conferred by Resolution No. 90-72, of the City Council adopted on September 26, 1990, and the duly authorized officer.

By: _____

Teresa Vargas, City Clerk

Date

EXHIBIT "A" LEGAL DESCRIPTION

(See Attached)

EXHIBIT "A"

**LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN, COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS OF SAYBROOK CLSP LLC. AS DESCRIBED IN DOCUMENT NUMBERS 14020395, 13154530, AND 13154529, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LANDS OF SAYBROOK AS DESCRIBED IN DOCUMENT NUMBER 13154529, SAID CORNER BEING COMMON WITH A POINT ON THE SOUTHERLY LINE OF DE LIMA ROAD;

THENCE ALONG THE NORTHERLY LINE OF SAID LANDS OF SAYBROOK SOUTH 89°42'31" EAST, 2473.40 FEET;

THENCE LEAVING SAID NORTHERLY LINE AND ENTERING SAID LANDS OF SAYBROOK THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 0°17'29" WEST, 27.00 FEET;
2. NORTH 89°42'31" WEST, 1214.99 FEET, TO A POINT OF CUSP, TO WHICH POINT A RADIAL LINE BEARS NORTH 54°51'31" WEST;
3. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 91.00 FEET, THROUGH A CENTRAL ANGLE OF 110°18'01", AND AN ARC DISTANCE OF 175.18 FEET;
4. NORTH 89°42'31" WEST, 1109.37 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LANDS OF SAYBROOK;

THENCE ALONG SAID WESTERLY LINE NORTH 0°57'29" EAST, 27.00 FEET, TO THE **TRUE POINT OF BEGINNING**.

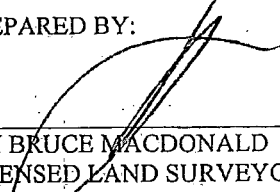
CONTAINING 1.63 ACRES MORE OR LESS.

PORTION OF APN'S 191-220-10, 191-220-11, 191-220-12, AND 191-220-13

A PLAT, EXHIBIT "B", IS ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY:



IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
(EXR. 12/31/19)
STATE OF CALIFORNIA



6/19/19
DATE

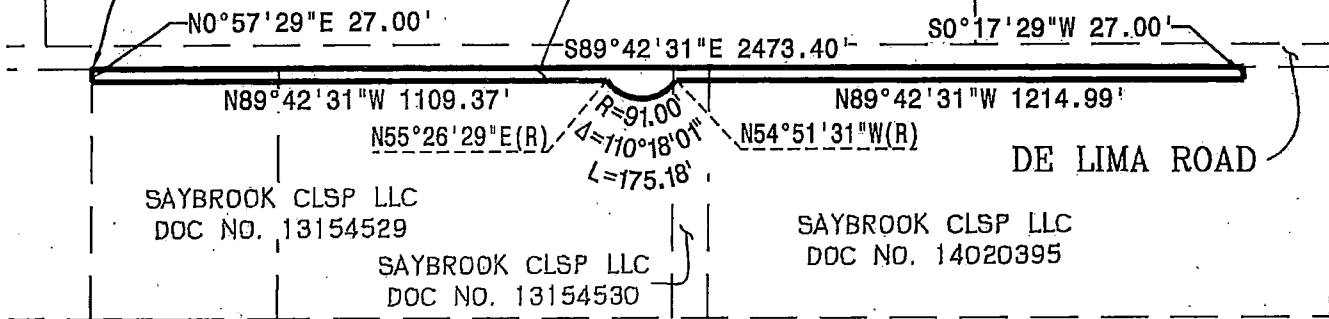
Mackay & Somps
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3355
(925) 225-0690

EXHIBIT "B"
PAGE 1 OF 1

WIDMER
DOC NO. 01101689

IRREVOCABLE OFFER
OF DEDICATION
1.63± AC

P.O.B.

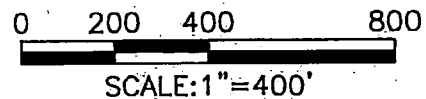


SAYBROOK CLSP LLC
DOC NO. 13154529

SAYBROOK CLSP LLC
DOC NO. 13154530

SAYBROOK CLSP LLC
DOC NO. 14020395

DOS REIS RANCH INC
DOC NO. 81070450



LEGEND

- BOUNDARY OF DESCRIPTION
- - - - EXISTING PROPERTY/RIGHT OF WAY LINE
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING

PLAT TO ACCOMPANY DESCRIPTION

IRREVOCABLE OFFER OF
DEDICATION

CITY LATHROP

CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

DRAWN	DATE	SCALE	JOB NO.
LL	SEPT. 2017	1"=400'	25201.00