

RESOLUTION NO. 2005-683

Adopted by the Sacramento City Council

September 20, 2005

RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY FROM K.B. HOME NORTH BAY INC. AND THE FUNDING OF THE PURCHASE FROM NORTH NATOMAS 575 INVESTORS LLC AND CITY OF SACRAMENTO

BACKGROUND

- A. The Meister Way over-crossing of State Route (SR) 99 is listed as a project in the 1995 cooperative agreement between the City and the State of California, Department of Transportation (Cal Trans), City Agreement 95-217.
- B. Greenbriar Farm's (currently County land) current application to the City includes the Meister Way connection and is a significant element of the project's transportation network.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. That the City Manager is hereby authorized and directed to execute a three party agreement between KB Home North Bay Inc., North Natomas 575 Investors LLC and the City of Sacramento for the funding and acquisition of Real Property as right-of way (ROW) for the future Meister Way over crossing of State Route 99.
- Section 2. That the City Manager is hereby authorized and directed to execute an Agreement for Acquisition of Real Property from **K.B. Home North Bay Inc.**, for the amount of One Million Six Hundred Forty Seven Thousand Dollars (\$1,647,000) for the fee simple interest of the parcels as described in Exhibit "A and A-1" attached, which Agreement is on file with the City Clerk.
- Section 3. That the City Manager is hereby authorized and directed to execute an Agreement for Funding of Real Property by **North Natomas 575 Investors LLC** in the amount of Eight Hundred Twenty Three Thousand Five Hundred Dollars (\$823,500) and by the **City of Sacramento** in the amount of Eight Hundred Twenty Three Thousand Five Hundred Dollars (\$823,500) for the fee simple interest of Real Property of the parcels as described in Exhibit "A and A-1" attached, which Agreement is on file with the City Clerk.
- Section 4. That a Capital Improvement Project, "Meister Way Over-crossing"

(PN:TF86) is hereby created.

- Section 5. That the City Manager is hereby authorized and directed to appropriate \$828,500 in support of the City's participation in the acquisition from the fund balance of the North Natomas Community Development Fund (Fund 780), with said amount to be applied to the purchase and to \$5,000 in processing costs.
- Section 6. That the City Manager is further authorized to execute such additional documents and to take such additional actions as necessary to implement the Agreement for Purchase and Funding of Real Property.

Table of Contents

- 1) Exhibit A, Legal Description
- 2) Exhibit A-1, Plat Map
- 3) Exhibit B, Vicinity Map

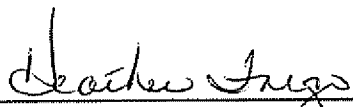
Adopted by the City of Sacramento City Council on September 20, 2005 by the following vote:

Ayes: Councilmembers Cohn, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None

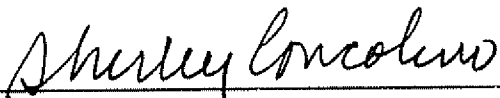
Abstain: None

Absent: Fong



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

EXHIBIT 'A'

#1217013

**LEGAL DESCRIPTION
FOR THE
HIGHWAY 99 FLY OVER**

A portion of Lots 45, 46, 51, 52, 57, 58, 63, 64, 69, 70, 75, 76, 81, 82, 87, 88, 93, 94, 99 and 100 as shown on the map entitled "Final Map of The Hamptons Village 3", recorded in Book ___ of Maps, at Page ___, Sacramento County Records, in the City of Sacramento, County of Sacramento, State of California, described as follows:

BEGINNING at a point which is the most southerly southwest corner of said Lot 99; THENCE along the westerly boundary line of said Lot 99, North 10° 35' 40" West, a distance of 62.31 feet; THENCE continuing along the westerly boundary line of said Lots 99 and 100, North 03° 56' 25" West, a distance of 135.40 feet; THENCE through said Lots, along a non-tangent curve concave to the northeast, having a radius of 2407.84 feet, and to which a radial line bears South 35° 25' 48" West, southeasterly 928.28 feet, along said curve through a central angle of 22° 05' 20"; THENCE along a non-tangent curve concave to the northeast, having a radius of 2472.00 feet, and to which a radial line bears South 10° 10' 12" West, southeasterly 14.37 feet, along said curve through a central angle of 00° 19' 59"; THENCE continuing through said Lots, South 80° 09' 47" East, a distance of 121.02 feet; thence along a tangent curve concave to the southwest, having a radius of 1028.00 feet, southeasterly 319.10 feet, along said curve through a central angle of 17° 47' 07"; THENCE continuing through said Lots, South 62° 22' 41" East, a distance of 7.40 feet; THENCE along a tangent curve concave to the northeast, having a radius of 19.00 feet, southeasterly 6.63 feet, along said curve through a central angle of 20° 00' 19" to a point on the southeasterly boundary line of said Lot 45, also being the northwesterly boundary line of Lot B as shown on the map entitled "Final Map of The Hamptons Village 1", recorded in Book 339 of Maps, at Page 13, in said County; THENCE along said southeasterly boundary line, South 27° 37' 19" West, a distance of 58.29 feet to the most southerly corner of said Lot 45; THENCE along the southerly boundary line of said Lots, along a non-tangent curve concave to the southwest, having a radius of 19.00 feet, and to which a radial line bears North 47° 37' 38" East, northwesterly 6.63 feet, along said curve through a central angle of 20° 00' 19"; THENCE continuing along the southerly boundary line of said Lots, North 62° 22' 41" West, a distance of 7.40 feet; THENCE along a tangent curve concave to the southwest, having a radius of 972.00 feet, northwesterly 301.72 feet, along said curve through a central angle of 17° 47' 07"; THENCE continuing along the southerly boundary line of said Lots, North 80° 09' 47" West, a distance of 121.02 feet; THENCE along a tangent curve concave to the northeast, having a radius of 2528.00 feet, northwesterly 46.82 feet, along said curve through a central angle of 01° 03' 40";

THENCE along a non-tangent curve concave to the northeast, having a radius of 2592.16 feet, and to which a radial line bears South 07° 42' 45" West, northwesterly 815.74 feet, along said curve through a central angle of 18° 01' 50" to the POINT OF BEGINNING.

Containing 119,558 square feet or 2.745 acres, more or less.

Basis of Bearings for this description is the westerly boundary line of said Lot 99. Said line is taken to bear North 10° 35' 40" West

May 17, 2005

END OF DESCRIPTION

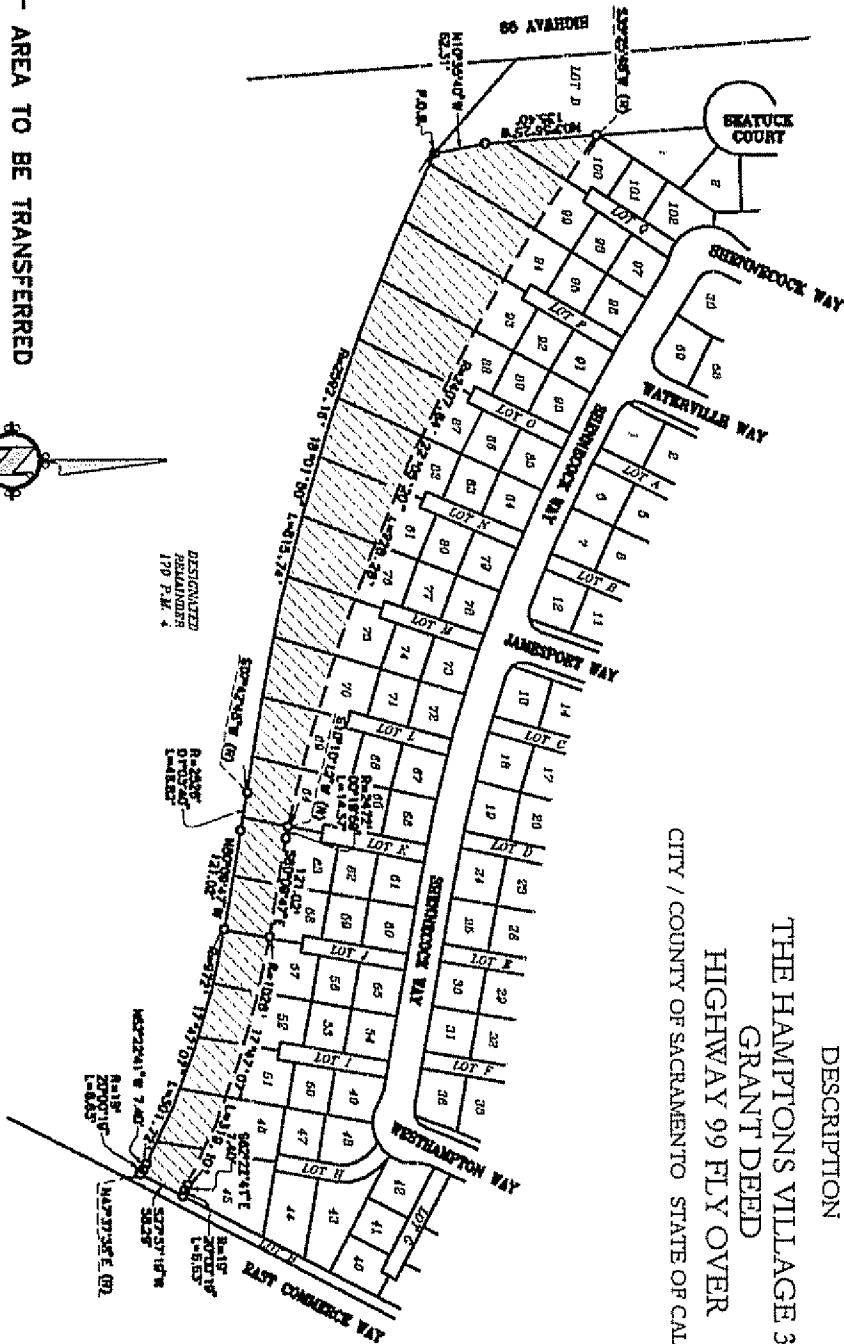
PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT 'A-1'

PLAT TO ACCOMPANY
DESCRIPTION

**THE HAMPTONS VILLAGE 3
GRANT DEED
HIGHWAY 99 FLY OVER**

CITY / COUNTY OF SACRAMENTO STATE OF CALIFORNIA



 - AREA TO BE TRANSFERRED



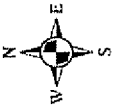
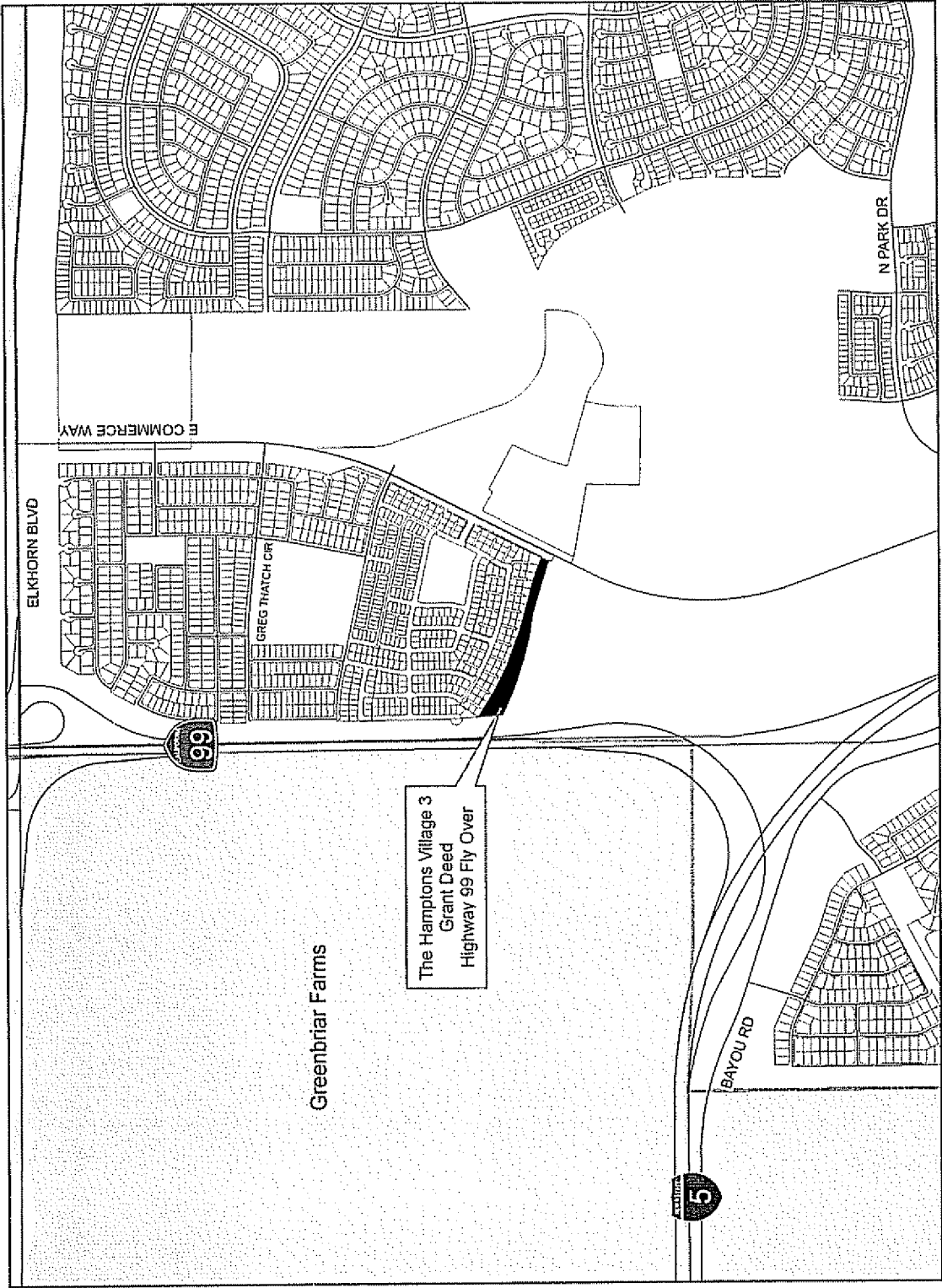
SCALE: 1"=200'

SEE DESCRIPTION FOR
COURSE INFORMATION



WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

Exhibit B



BMueller 05/25/05