

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT D. Benvenuti Properties, Inc., 11291 Sunrise Park Dr., Rancho Cordova, CA 95742  
OWNER D. Benvenuti Properties, Inc., 11291 Sunrise Park Dr., Rancho Cordova, CA 95742  
PLANS BY JTS Engineering, 1808 J Street, Sacramento, CA 95814  
FILING DATE 9-14-90 ENVIR. DET. Negative Declaration REPORT BY JC  
ASSESSOR'S PCL. NO. 001-0112-011 through 021

**APPLICATION:** A. Negative Declaration  
B. Lot Line Adjustment to merge 11 parcels into one parcel totaling 1.63± vacant acres in the Heavy Industrial (M-2) zone.

**LOCATION:** 301 North 10th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge 11 parcels into one parcel for future construction of a two story building with 37,292 gross square feet of floor area.

**PROJECT INFORMATION:**

General Plan Designation: Heavy Commercial or Warehouse  
Existing Zoning of Site: M-2  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Vacant; M-2  
South: Warehouse; M-2  
East: Warehouse/Office; M-2  
West: Warehouse & Storage Yard; M-2

Property Dimensions: 200.81±' X 363.52±'  
Property Area: 1.63± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**Project Evaluation:** Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of 11 vacant parcels totaling 1.63± acres in the Heavy Industrial (M-2) zone. The General Plan designates the site as Heavy Commercial or Warehouse. The surrounding land uses and zones are: vacant, M-2 to the north; warehouse/office, M-2 to the east; warehouse, M-2 to the south and warehouse and storage yard for modular units, M-2 to the west.

B. **Applicant's Request**

The applicant proposes to merge the eleven parcels in order to construct a two story, 37,292± square foot building with 99 off-street parking spaces. The owner/applicant should be aware that office in the M-2 zone is allowed only when incidental to an industrial use and does not occupy more than 25 percent of the gross floor area of the building(s) located on the lot. If the office use exceeds the 25 percent requirement, the use is subject to a special permit.

C. Agency Comments

The proposed plans were reviewed by Traffic Engineering, Engineering Division, Development Section, Water & Sewer Division, City Arborist and Richards Boulevard PAC. The following comments were received from the Engineering Division:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- d. Show all existing easements.
- e. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U. S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified such effects to point where clearly no significant effects will occur:

1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
  - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  - b. Cover stockpiles of sand, soil and similar materials with a tarp.
  - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension on PM 10 through vehicle movements over these surfaces.
  - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increasing watering, as necessary.
2. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and

appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.

3. Save the 24", 30" and both 36" walnut trees. Prior to any construction and/or grading place a chain link construction barrier around the dripline of the trees. No parking of vehicles or storage of materials shall occur within this area.
4. Other trees existing on proposed project may be saved or removed at developers discretion.
5. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration; and
- B. Approve the lot line merger by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE ELEVEN PARCELS INTO ONE PARCEL

(APN: 001-0112-011 through 021)

(P90-396)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot merger for the property located at 310 North 10th Street; and

WHEREAS, the lot line merger has been given a Negative Declaration by the Environmental Services Manager; and

WHEREAS, the lot line merger is consistent with the General Plan and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at 310 North 10th Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
  - a. File a Certificate of Compliance,, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
  - b. File a waiver of Parcel Map.
  - c. Pay off or segregate any existing assessments.
  - d. Show all existing easements.
  - e. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U. S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. The applicant shall comply with the mandatory mitigation measures as required in staff report P90-396.

\_\_\_\_\_  
CHAIRPERSON

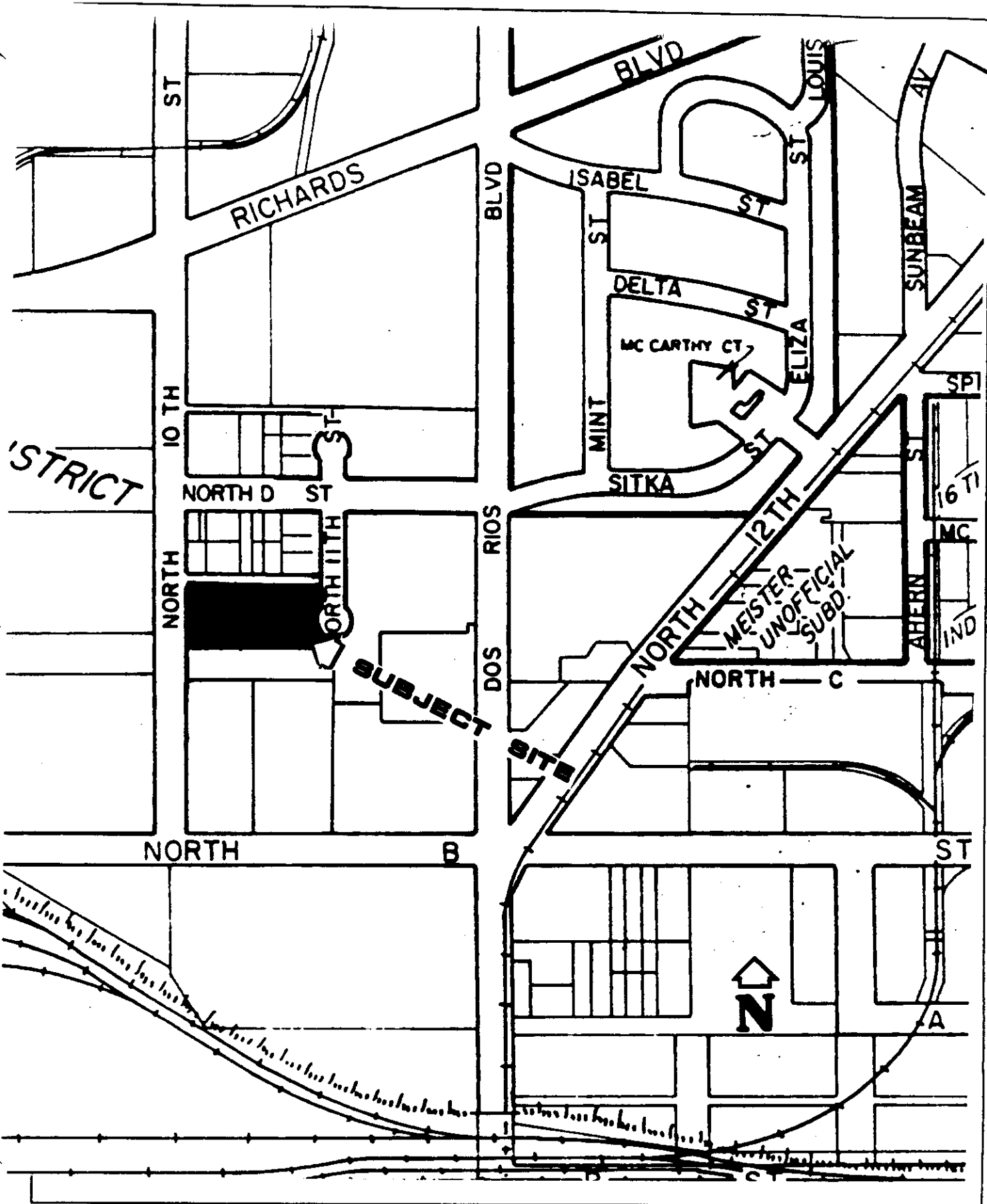
ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

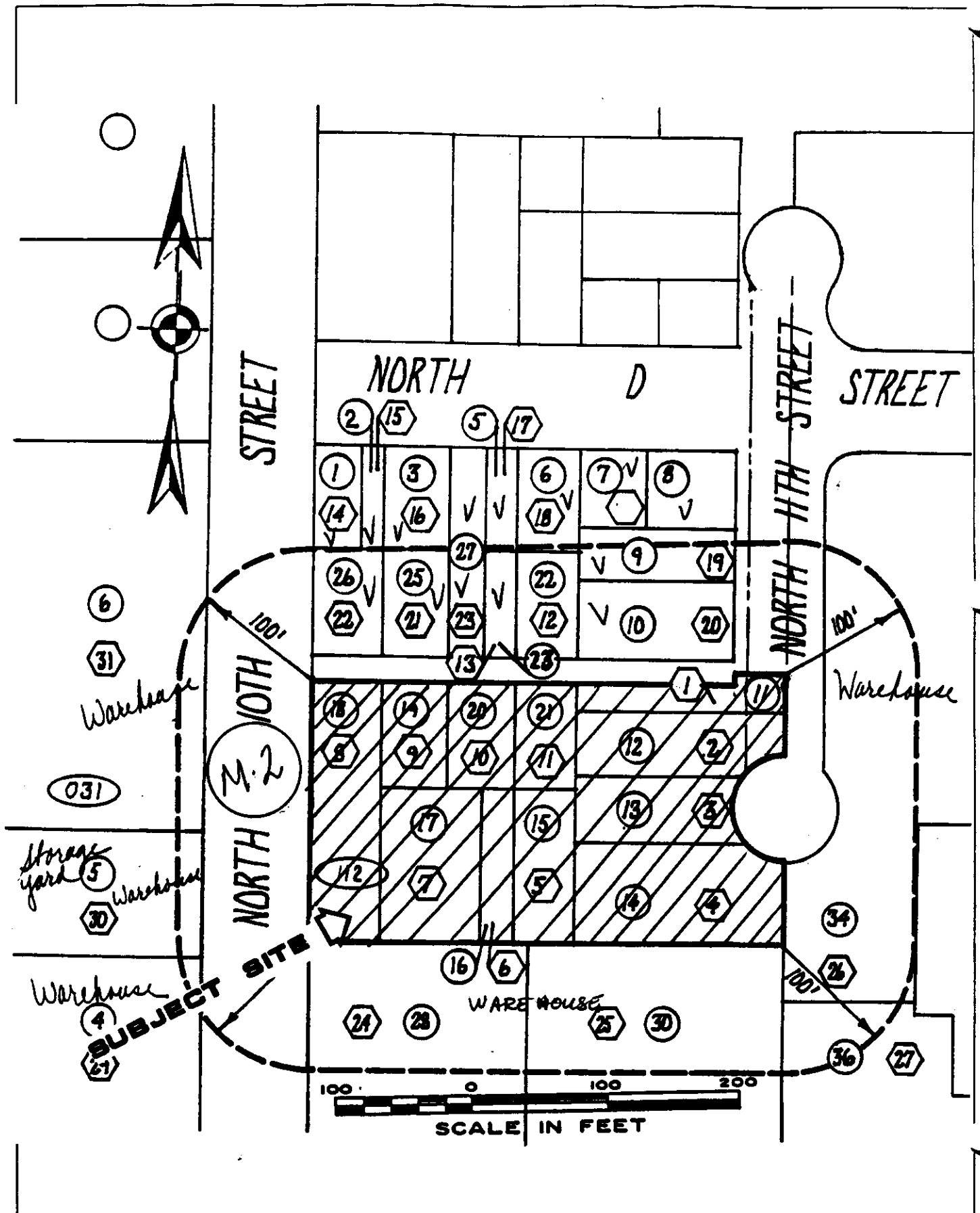
APPLC. NO. P90-396

MEETING DATE March 14, 1991

ITEM NO. 22



**VICINITY MAP**



LAND USE & ZONING MAP

**EXHIBIT A**

SEPT. 1990

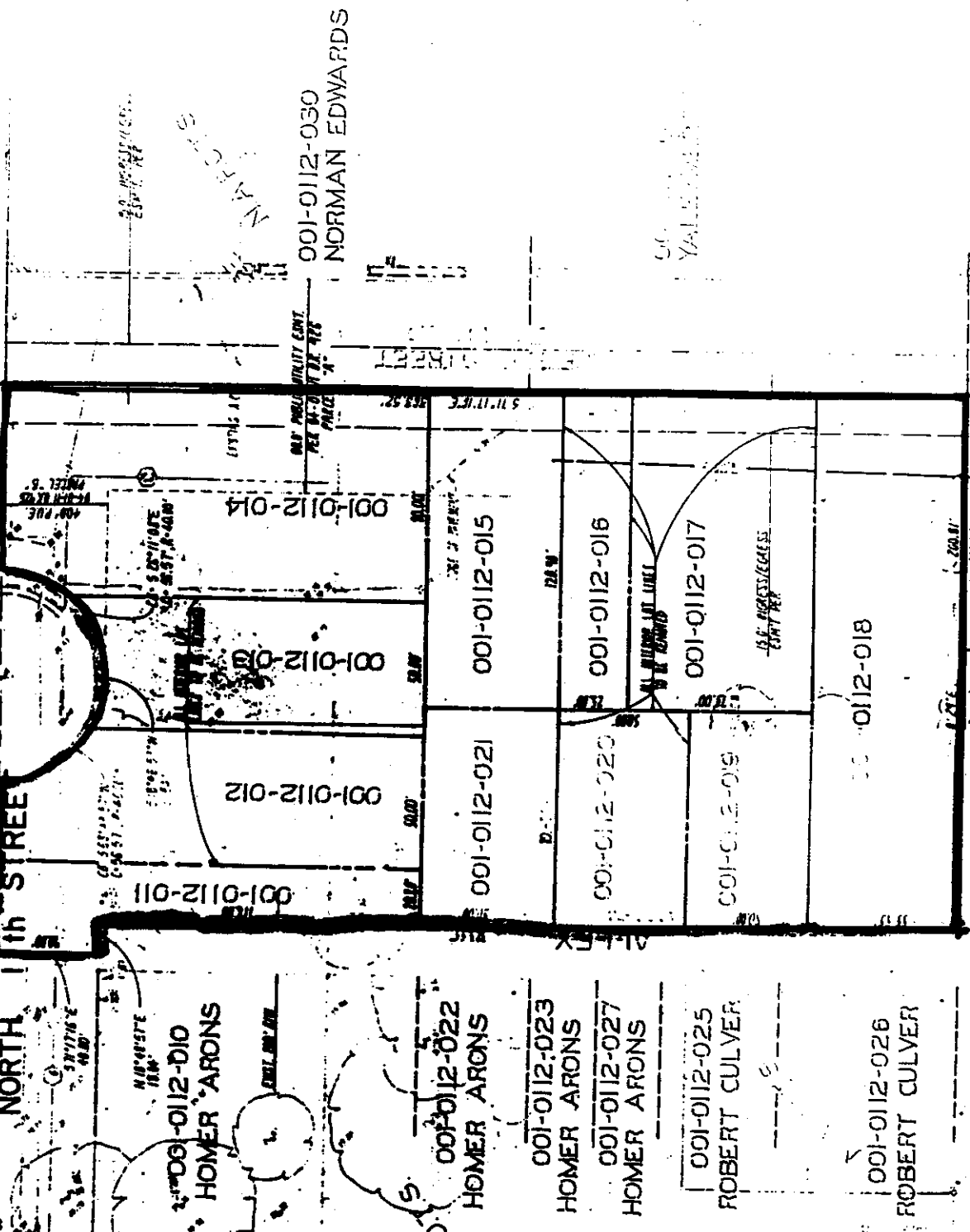
LOT MERGER EXHIBIT  
301 NORTH 10TH STREET

NORTH 10TH



10th STREET

NORTH



001-0112-010  
HOMER ARONS

001-0112-022  
HOMER ARONS

001-0112-023  
HOMER ARONS

001-0112-027  
HOMER ARONS

001-0112-025  
ROBERT CULVER

001-0112-026  
ROBERT CULVER

001-0112-030  
NORMAN EDWARDS

001-0112-014

001-0112-015

001-0112-016

001-0112-017

001-0112-018

001-0112-011

001-0112-012

001-0112-013

001-0112-021

001-0112-020

001-0112-019

September 14, 1990

Job Number: 90-136

PROPOSED LEGAL DESCRIPTION

ALL THAT PORTION OF 11TH STREET AS SHOWN IN RESOLUTION VACATING PUBLIC EASEMENT PURSUANT TO THE PUBLIC STREET, HIGHWAYS AND SERVICE EASEMENT VACATION LAW OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA DATED JANUARY 26, 1982, RECORDED FEBRUARY 1, 1982, IN BOOK 82-02-01, AT PAGE 681, OFFICIAL RECORDS, RESOLUTION NO. 82-057 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SAID 11TH STREET FROM WHICH POINT THE INTERSECTION OF THE CENTER LINE OF SAID 11TH STREET, WITH THE CENTER LINE OF NORTH D STREET, ALL AS SHOWN ON SAID MAP, BEARS SOUTH 18° 48' 57" WEST 208.46 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID CENTER LINE, SOUTH 18° 48' 57" WEST 60.00 FEET; THENCE, LEAVING SAID CENTER LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, SUBTENDED BY A CHORD BEARING SOUTH 63° 48' 57" WEST 56.57 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 11TH STREET; THENCE, ALONG SAID WESTERLY LINE, NORTH 18° 48' 57" EAST 99.93 FEET; THENCE, SOUTH 71° 17' 16" EAST 40.00 FEET TO THE POINT OF BEGINNING.

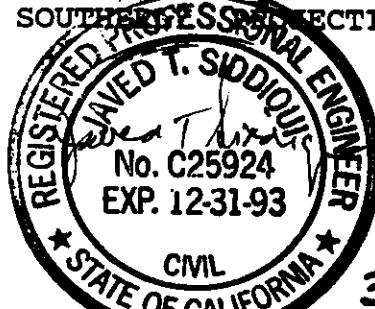
ALL THAT PORTION LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED AS PARCEL NO. 29.

TOGETHER WITH

THAT PORTION OF LOTS 5 AND 6, BLOCK 43, ACCORDING TO THE OFFICIAL "PLAT OF PART OF SACRAMENTO CITY LYING BETWEEN 10TH AND 23RD STREETS "A" STREET AND THE AMERICAN RIVER", SURVEYED AND DRAWING APRIL 16, 1850 BY CLEMENT W. COOTE, CIVIL ENGINEER AND RECORDED APRIL 24, 1850, IN BOOK 1 OF MAPS, MAP NO. 8, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5, LOCATED NORTH 19° 07' EAST 90.00 FEET FROM THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE ALONG THE EAST LINE THEREOF NORTH 19° 07' EAST 50.00 FEET; THENCE NORTH 71° 00' WEST 120 FEET; THENCE SOUTH 19° 07' WEST 50.00 FEET; THENCE SOUTH 71° 00' EAST 120.00 FEET TO THE POINT OF BEGINNING

EXCEPTING THEREFROM ALL THAT PORTION OF 11TH STREET NOW ABANDONED BY THAT CERTAIN RESOLUTION NO. 82-001 LYING EASTERLY OF THE NORTHERLY AND SOUTHERLY SECTION LINE OF THE ABOVE DESCRIBED PARCEL NO. 27.



PSU 396

P90-396

3-14-91

ITEM/NO.



September 14, 1990

Job Number: 90-136

PROPOSED LEGAL DESCRIPTION

TOGETHER WITH

ALL THAT PORTION OF LOTS 5 & 6 OF BLOCK 34, AS SHOWN IN THE OFFICIAL MAPS OF PORTION OF SACRAMENTO CITY LYING BETWEEN 10TH AND 25TH STREETS, A STREET AND THE AMERICAN RIVER, RECORDED IN BOOK 1 OF MAPS, MAP NO. 8, DESCRIBED AS BEING THE NORTH 50 FEET OF THE SOUTH 90 FEET OF LOT 5 AND NO. 8, DESCRIBED AS BEING THE NORTH 50 FEET OF THE SOUTH 90 FEET OF LOT 5 AND THE NORTH 50 FEET OF THE SOUTH 90 FEET OF THE EAST 39.12 FEET OF LOT 6 OF SAID BLOCK 43 AND THAT PORTION OF ABANDONED 11TH STREET, LYING CONTIGUOUS TO THE SAID NORTH 50 FEET OF THE SOUTH 90 FEET OF SAID LOT 5 AS RECORDED IN OFFICIAL RECORDS 82-02-01, PAGE 681.

TOGETHER WITH

ALL THOSE PORTIONS OF LOTS 5 AND 6, IN BLOCK 43 OF MAP OF PART OF SACRAMENTO CITY LYING BETWEEN 10TH AND 23RD STREETS, "A" STREET AND THE AMERICAN RIVER, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 24, 1850, IN BOOK 1 OF MAPS, MAP NO. 8 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF NORTH C STREET LOCATED WESTERLY (MEASURED ALONG THE CENTER LINE OF SAID NORTH "C" STREET) 120.89 FEET, AND NORTHERLY ALONG A LINE PARALLEL WITH 11TH STREET 40 FEET FROM THE INTERSECTION OF THE CENTER LINES OF SAID NORTH "C" STREET AND 11TH STREET; SAID POINT OF BEGINNING ALSO BEING THE CORNER COMMON TO LOTS 5 AND 6 OF SAID BLOCK 43; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF SAID LOT 6, WESTERLY 39.11 FEET; THENCE PARALLEL WITH THE EASTERN LINE OF SAID LOT 6, NORTHERLY 40 FEET; THENCE PARALLEL WITH THE SOUTHERN LINES OF SAID LOTS 6 AND 5 EASTERLY 120.00 FEET TO THE EASTERN LINE OF SAID LOT 5; THENCE ALONG THE EASTERN LINE OF SAID LOT 5, SOUTHERLY 40 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 5, WESTERLY 80.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THE NORTH ONE-HALF OF NORTH "C" STREET AND THE EAST ON-HALF OF 11TH STREET, NOW ABANDONED, WHICH LIES BETWEEN THE SOUTHERLY PRODUCTION OF THE EAST AND WEST LINES AND THE EAST PRODUCTION OF THE NORTH AND SOUTH LINES OF THE ABOVE DESCRIBED PROPERTY, SAID ABANDONMENT MORE PARTICULARLY DESCRIBED IN A RESOLUTION RECORDED FEBRUARY 1, 1982, IN BOOK 82-02-01, PAGE 681, OFFICIAL RECORDS.

September 14, 1990

Job Number: 90-136

PROPOSED LEGAL DESCRIPTION

TOGETHER WITH

ALL THOSE PORTIONS OF LOTS 6 AND 7 IN BLOCK 43 OF MAP OF PART OF SACRAMENTO CITY LYING BETWEEN 10TH AND 25TH STREETS, "A" STREET AND THE AMERICAN RIVER, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 24, 1850 IN BOOK 1 OF MAPS, MAP NO. 8 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 6 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 6 BEARS SOUTH 71° EAST 39.12 FEET DISTANT; THENCE ALONG THE SOUTH LINES OF SAID LOTS 6 AND 7, NORTH 71° WEST 50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE PARALLEL TO THE EAST LINE OF SAID LOT 7, NORTH 19° 07' EAST 80.35 FEET TO A POINT IN SAID LOT 7; THENCE PARALLEL TO THE NORTH LINES OF SAID LOTS 6 AND 7, SOUTH 71° EAST 50 FEET TO A POINT IN SAID LOT 6; THENCE PARALLEL TO THE WEST LINE OF SAID LOT 6, SOUTH 19° 07' WEST 80.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THE NORTH ONE-HALF OF NORTH "C" STREET, NOW ABANDONED, WHICH LIES BETWEEN THE SOUTHERLY PRODUCTION OF THE EAST AND WEST LINES OF THE ABOVE DESCRIBED PROPERTY, SAID ABANDONMENT MORE PARTICULARLY DESCRIBED IN A RESOLUTION RECORDED FEBRUARY 1, 1982, IN BOOK 82-02-01, PAGE 681, OFFICIAL RECORDS.

TOGETHER WITH

ALL THAT PORTION OF LOT 7 IN BLOCK 43 OF MAP OF PART OF SACRAMENTO CITY LYING BETWEEN 10TH AND 25TH STREETS, "A" STREET AND THE AMERICAN RIVER, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 24, 1850 IN BOOK 1 OF MAPS, MAP NO. 8 DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF OF THAT PORTION OF SAID LOT 7 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, LOCATED NORTH 71° WEST 8.24 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 NORTH 71° WEST 50 FEET; THENCE NORTH 19° 07' EAST 80.35 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID LOT 7, SOUTH 71° EAST 50 FEET; THENCE SOUTH 19° 07' WEST 80.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THE NORTH ONE-HALF OF NORTH "C" STREET, NOW ABANDONED, WHICH LIES BETWEEN THE SOUTHERLY PRODUCTION OF THE EAST AND WEST LINES OF THE ABOVE DESCRIBED PROPERTY, SAID ABANDONMENT MORE PARTICULARLY DESCRIBED IN A RESOLUTION RECORDED FEBRUARY 1, 1982, IN BOOK 82-02-01, PAGE 681, OFFICIAL RECORDS

September 14, 1990

Job Number: 90-136

PROPOSED LEGAL DESCRIPTION

TOGETHER WITH

THAT PORTION OF LOT 8, BLOCK 43, ACCORDING TO THE OFFICIAL PLAT OF SACRAMENTO CITY LYING BETWEEN 10TH AND 5TH STREETS, "A" STREET AND THE AMERICAN RIVER, SURVEYED AND DRAWING APRIL 16, 1850 BY CLEMENT W. COOTE, CIVIL ENGINEER AND RECORDED APRIL 24, 1850, IN BOOK 1 OF MAPS, MAP NO. 8, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8 AND RUNNING THENCE ALONG THE WEST LINE THEREOF, NORTH 19° 07' EAST 160.70 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 8, SOUTH 71° 00' EAST 53.55 FEET; THENCE SOUTH 19° 07' WEST 160.70 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE ALONG SAID SOUTH LINE NORTH 71° 00' WEST 53.55 FEET TO THE POINT OF BEGINNING.

ALL THAT PORTION OF THE NORTH ONE-HALF OF THE "NORTH C STREET", NOW ABANDONED, WHICH LIES BETWEEN THE SOUTHERLY PRODUCTION OF THE EAST AND WEST LINES OF PARCEL NO. 1 HEREINABOVE DESCRIBED. SAID NORTH C STREET BEING ABANDONED BY THAT CERTAIN RESOLUTION NO. 82-057, RECORDED FEBRUARY 1, 1982 IN BOOK 82-02-01 OF OFFICIAL RECORDS AT PAGE 681.

TOGETHER WITH

THE NORTH 80 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PORTION OF LOTS 7 AND 8, BLOCK 43, AS SHOWN ON THE MAP OF PLAT OF SACRAMENTO CITY, LINE BETWEEN 10TH AND 25TH STREET, "A" STREET AND "AMERICAN RIVER", FILED IN BOOK 1 OF MAPS, MAP NO. 8, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, LOCATED NORTH 71° 00' WEST 58.24 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 7 AND 71° 00' WEST 50.00 FEET; THENCE NORTH 19° 00' EAST 160.70 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF SAID LOTS 8 AND 7, SOUTH 71° 00' EAST 50.00 FEET; THENCE SOUTH 19° 07' WEST 160.70 FEET TO THE POINT OF BEGINNING.

September 14, 1990

Job Number: 90-136

PROPOSED LEGAL DESCRIPTION

TOGETHER WITH

THE WEST ONE-HALF OF THAT PORTION OF LOT 7 IN BLOCK 43 OF MAP OF PART OF SACRAMENTO CITY LYING BETWEEN 10TH AND 25TH STREETS, "A" STREET AND THE AMERICAN RIVER, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 24, 1850 IN BOOK 1 OF MAPS, MAP NO. 8 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, LOCATED NORTH 71° 00' WEST 8.24 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, NORTH 71° 00' WEST 50 FEET; THENCE NORTH 19° 07' EAST 80.35 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID LOT 7, SOUTH 71° 00' EAST 50 FEET; THENCE SOUTH 19° 07' WEST 80.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THE NORTH ONE-HALF OF NORTH "C" STREET, NOW ABANDONED, WHICH LIES BETWEEN THE SOUTHERLY PRODUCTION OF THE EAST AND WEST LINES OF THE ABOVE DESCRIBED PROPERTY, SAID ABANDONMENT MORE PARTICULARLY DESCRIBED IN A RESOLUTION RECORDED FEBRUARY 1, 1982, IN BOOK 82-02-01, PAGE 681 OFFICIAL RECORDS.

TOGETHER WITH ALL THAT PORTION OF LOTS 7 AND 8 IN BLOCK 43 OF MAP OF PART OF SACRAMENTO CITY LYING BETWEEN 10TH AND 25TH STREETS, "A" STREET AND THE AMERICAN RIVER, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 24, 1850 IN BOOK 1 OF MAPS, MAP NO. 8 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, SAID POINT BEING LOCATED NORTH 71° 00' WEST 58.24 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED DATED JULY 18, 1940, RECORDED IN BOOK 830 OF OFFICIAL RECORDS, PAGE 315, EXECUTED BY GILROY E. COTTLE TO OSCAR JOHNSON; THENCE FROM SAID POINT OF BEGINNING, NORTH 71° 00' WEST 50 FEET ALONG THE SOUTH LINE OF LOTS 7 AND 8 TO A POINT LOCATED SOUTH 71° 00' EAST 53.55 FEET FROM THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED JUNE 23, 1953 RECORDED IN BOOK 2440 OF OFFICIAL RECORDS, PAGE 313, EXECUTED BY BEN FORGA AND WIFE TO BEN SANCHES AND WIFE; THENCE SOUTH 71° 00' EAST 50 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOTS 8 AND 7 TO THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DEED TO SAID OSCAR JOHNSON; THENCE SOUTH 19° 07' WEST 80.35 FEET ALONG THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN DEED TO OSCAR JOHNSON, TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF THE NORTH ONE-HALF OF NORTH "C" STREET, NOW ABANDONED, WHICH LIES BETWEEN THE SOUTHERLY PRODUCTION OF THE EAST AND WEST LINES OF THE ABOVE DESCRIBED

p90

200

September 14, 1990

Job Number: 90-136

PROPOSED LEGAL DESCRIPTION

TOGETHER WITH

ALL THAT PORTION OF LOT 7, IN BLOCK 43, AS SHOWN ON THE MAP OF PLAT OF SACRAMENTO CITY, LINE BETWEEN 10TH AND 25TH STREET, "A" STREET AND "AMERICAN RIVER", FILED IN BOOK 1 OF MAPS, MAP NO. 8, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 7 LOCATED NORTH 71° 00' WEST 8.24 FEET FROM THE NORTHEAST CORNER OF SAID LOT 7 AND RUNNING THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 7, NORTH 71° 00' WEST 50 FEET; THENCE SOUTH 19° 07' WEST 80.35 FEET TO THE NORTH LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY OSCAR JOHNSON, CONVEYED TO HIM BY A DEED DATED JULY 18, 1940, EXECUTED BY GILROY E. COTTLE, RECORDED AUGUST 2, 1950, IN BOOK 830 OF OFFICIAL RECORDS, PAGE 315, THENCE SOUTH 71° 00' EAST 50 FEET, ALONG THE NORTH LINE OF THE AFORESAID TRACT OF LAND; THENCE NORTH 19° 07' EAST 80.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

ALL THAT PORTION OF LOTS 6 AND 7, IN BLOCK 43, AS SHOWN ON THE MAP OF PLAT OF SACRAMENTO CITY, LINE BETWEEN 10TH AND 25TH STREET, "A" STREET AND "AMERICAN RIVER", FILED IN BOOK 1 OF MAPS, MAP NO. 8, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 6, LOCATED NORTH 71° 00' WEST 39.12 FEET FROM THE NORTHEAST CORNER THEREOF, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID LOTS 6 AND 7, NORTH 71° 00' WEST 50.00 FEET; THENCE SOUTH 19° 07' WEST 80.35 FEET; THENCE SOUTH 71° 00' EAST 50.00 FEET; THENCE NORTH 19° 07' EAST 80.35 FEET TO THE POINT OF BEGINNING.



P90  
396

P90-396

3-14-91

ITEM NO. 25