

RESOLUTION NO. 2007-443

Adopted by the Sacramento City Council

June 26, 2007

AUTHORIZING THE CITY MANAGER TO EXECUTE A LONG TERM LAND 25 YEAR LEASE WITH THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION

BACKGROUND

- A. The City Council approved the design for the Crocker Art Museum Expansion and Renovation Project (Project) on October 25, 2005 (Resolution 2005-781). The approved design includes the relocation of 2nd Street with parking in the right-of-way of Interstate 5.
- B. On December 6, 2005, the City Council approved the vacation and realignment of 2nd Street (Resolution 2005-876).
- C. On May 29, 2007 (Resolution 2007-320), the City Council awarded a construction contract to Rudolph & Sletten, Inc. for off-site improvements for the Crocker Art Museum Expansion Project, including the relocation of 2nd Street.
- D. Execution of the lease will allow for the development of parking on the west side of 2nd Street.
- E. Parking revenue generated from the parking will offset the lease payments and cost of maintenance.

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

- Section 1. The City Manager or the City Manager's designee is authorized to execute a 25-year ground lease with two 10-year renewal options with the State of California for the area described on (Exhibit -A), attached hereto. Annual rent for the first five years of the lease will be \$15,480; thereafter, rent will be adjusted every five years based on the Consumer Price Index.
- Section 2. The City Manager or the City Manager's designee is authorized to execute such additional documents and to take such additional actions as necessary to implement the lease.

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Exhibit A: Lease Area Description & Map

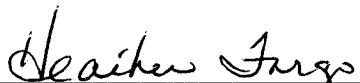
Adopted by the City of Sacramento City Council on June 26, 2007 by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.



Mayor, Heather Fargo

Attest:



Shirley Concolino, City Clerk

EXHIBIT "A"

LEASE AREA DESCRIPTION

03-SAC 005-00026

Part "A": A portion of Lots 5, 6, 7 and 8 of the Block bounded by "O" and "P" Streets and Front and Second Streets as shown on the Official Map of the City of Sacramento

Said portion is that part thereof described as follows:

Beginning at a point in the easterly line of existing State Rte. 5 being the northwest corner of that parcel of land described in Director's Deed recorded 6/15/71 in Book 71-06-15 at Page 350, Official Records of Sacramento County; Thence from said Point of Beginning along the westerly line of said parcel, from a tangent that bears S 19° 13' 52" W along a curve to the left with a radius of 1732.00 ft., through an angle of 06° 20' 50", an arc distance of 189.66 ft.; Thence along a compound curve with a radius of 138.00 ft., through an angle of 39° 05' 46", an arc distance of 94.16 ft.; Thence S 26° 12' 44" W 12.00 ft.; Thence leaving said westerly line S 63° 47' 16" W 20.00 ft.; Thence N 36° 12' 44" W 12.00 ft.; Thence along a tangent curve to the right with a radius of 158.00 ft., through an angle of 39° 05' 46" an arc distance of 107.81 ft.; Thence along a compound curve with a radius of 1732.00 ft., through an angle of 06° 20' 19", an arc distance of 191.62 feet to a point in the southerly line of "O" Street; Thence along said southerly line S 71° 30' 09" E 20.00 ft. to the Point of Beginning.

Part "B": A portion of the Lots 5, 6 and 7 of the Block bounded by "N" and "O" Streets and Front and Second Streets as shown on the Official map of the City of Sacramento

Said portion is that part thereof described as follows:

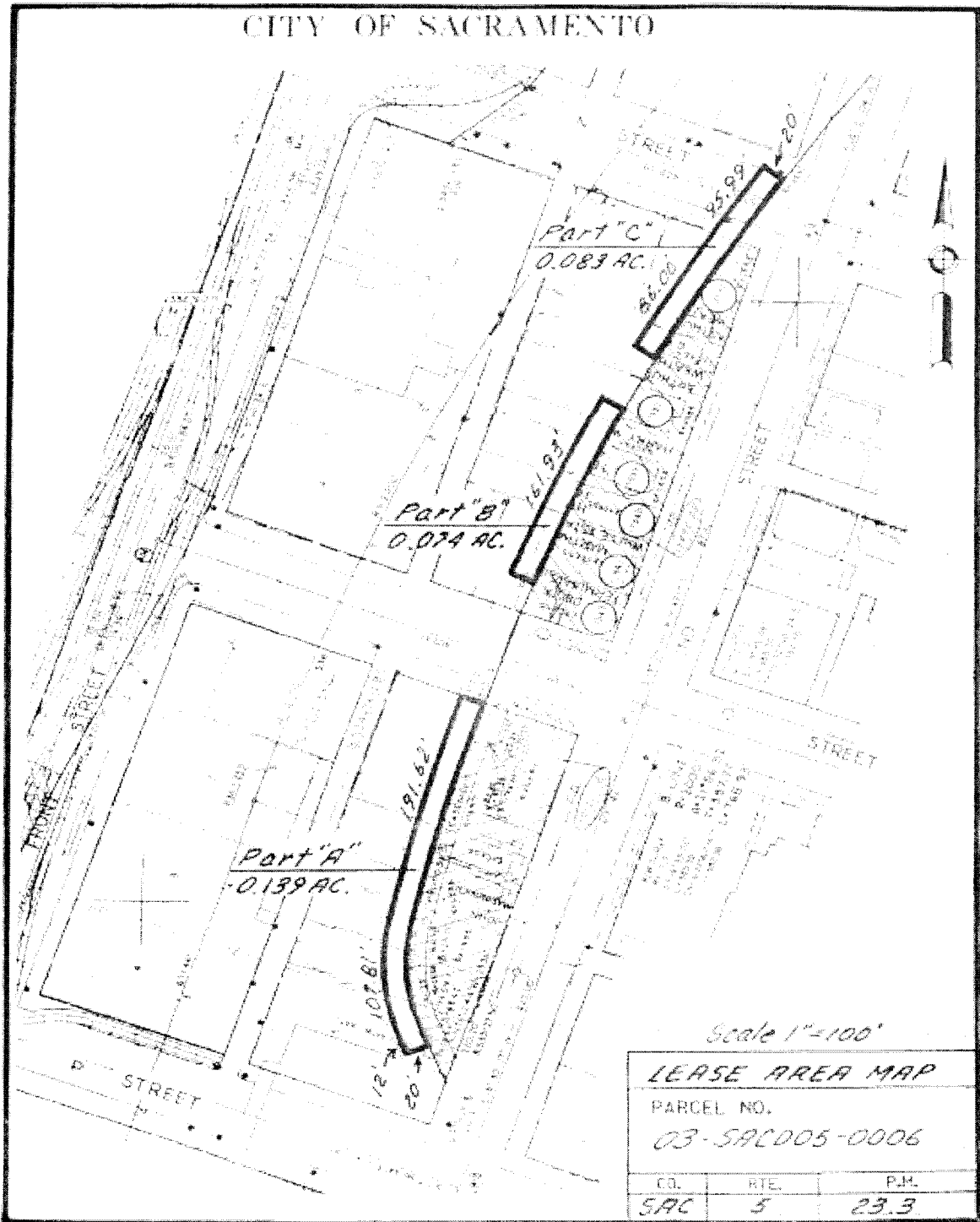
Beginning at the Point of Beginning described in Part "A" hereinabove also being the Point of Beginning described in Director's Deed recorded 6/15/71 in Book 71-06-15 at Page 358, Official Records of Sacramento County; Thence from said Point of Beginning along the line described in last said Director's Deed, said line also being the easterly line of existing State Rte. 5, from a tangent that bears N 19° 13' 52" E along a curve to the right with a radius of 1712.00 ft., through an angle of 03° 30' 53", an arc distance of 105.02 ft. to the TRUE Point of Beginning; Thence from said TRUE Point of Beginning continuing along said line from a tangent that bears N 22° 44' 45" E along a curve to the right with a radius of 1712.00 ft., through an angle of 05° 21' 24", an arc distance of 160.06 ft.; Thence leaving said line N 61° 53' 51" W 20.00 ft.; Thence from a tangent that bears S 28° 06' 09" W along a curve to the left with a radius of 1732.00 ft., through an angle of 05° 21' 24", an arc distance of 161.93 ft.; Thence S 67° 15' 15" E 20.00 ft. to the TRUE Point of Beginning.

Part "C": A portion of "N" Street and of Lots 7 and 8 of the Block bounded by "N" and "O" Streets and First and Second Streets as shown on the Official Map of the City of Sacramento.

Said portion is that part thereof described as follows:

Beginning at a point in the easterly line of existing State Rte. 5 being the northerly terminus of that certain 1712.00 ft. radius curve described in said Directors Deed referred to in Part "B" hereinabove; Thence from said Point of Beginning along the line described in said Director's Deed from a tangent that bears N 32° 28' 07" E along a curve to the right with a radius of 1950.00 ft., through an angle of 02° 47' 30", an arc distance of 95.01 ft.; Thence leaving said line N 54° 44' 23" W 20.00 ft.; Thence from a tangent that bears S 35° 15' 37" W along a curve to the left with a radius of 1070.00 ft., through an angle of 02° 47' 30", an arc distance of 95.90 ft.; Thence along a compound curve with a radius of 1732.00 ft., through an angle of 02° 50' 42", an arc distance of 86.88 ft.; Thence S 60° 22' 35" E 20.00 ft. to a point in said line; Thence along said line from a tangent that bears N 29° 37' 25" E along a curve to the right, with a radius of 1712.00 ft., through an angle of 02° 50' 42", an arc distance of 85.01 ft., to the Point Beginning.

CITY OF SACRAMENTO



LEASE AREA MAP

PARCEL NO.		
03-SAC005-0006		
CO.	RTE.	P.M.
SAC	5	23.3