

TY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Spink Corporation, 2590 Venture Oaks Drive, Sacramento, CA 95833
OWNER Sacramento Sports Association, 3600 Power Inn Road, Sacramento, CA 95826
PLANS BY Spink Corporation, 2590 Venture Oaks Drive, Sacramento, CA 95833
FILING DATE 8/17/87 **ENVIR. DET.** Ex 15305 a **REPORT BY** SD:vf
ASSESSOR'S-PCL. NO. 225-140-16; 225-070-02,04,05,09,12,32,33,34,35; 225-0150-150-01,
10,12,13,14,15,16,17,18,19,21; 225-0310-04

APPLICATION: Lot Line Adjustment to relocate lot lines and create 17 lots from 22 existing lots.

LOCATION: Property bounded by I-5 on the west, Del Paso Road on the north, East Drainage Canal on the east and I-80 on the south.

PROPOSAL: The applicant is requesting the necessary entitlements to relocate lot lines to facilitate development around the sports complex.

PROJECT INFORMATION:

1986 North Natomas Community
Plan Designation:

Highway Commercial;
Manufacturing/Research/Development-20 percent office; manufacturing/Research/Development-50 percent office; Sports Complex; High Density Residential, Medium Density Residential

Existing Zoning of Site: A-OS; HC; MRD-20; MRD-50; SPX; R-2B; R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; A
South: Vacant; MRD-20, R-1A
East : Vacant; MRD-20, MIP
West : Vacant; MRD-20, A

Property Area: 653.5+ acres
Topography: Flat

PROJECT EVALUATION: Staff has made the following findings:

- A. The subject site is a portion of the Capital Gateway Project. This particular site consists of 653.5+ acres in 22 parcels. The applicant proposes to adjust lot lines and create 17 parcels. Surrounding land is vacant. The new arena is under construction in the middle of the site, but not included in the current application. The subject site is zoned for various residential, research and development and sport uses as designated in the North Natomas Community Plan.

- B. The subject site consists of 22 parcels under a variety of ownerships. The proposed lot lines reflect proportionate ownership in the subject site. The lines follow designated road alignments and, generally, zoning boundaries. The purpose of this project is to allow the property exchanges to take place which are required before development agreements between the City of Sacramento and various property owners can be finalized.
- C. Plans for this project were routed to the Traffic Engineer, City Engineer, Water and Sewer and Real Estate. Comments were received from the Engineering Department to be included as conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA Section 15305 a).

RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Adjustment by adopting the attached Resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO PROPERTY BOUNDED BY I-5 ON THE WEST, DEL PASO BOULEVARD ON THE NORTH, EAST DRAINAGE CANAL ON THE EAST AND I-80 ON THE SOUTH.

(APN: 225-140-16;070-02,04,05,09,23,32,33,34,35; 225-150-01,10,12,13,14,15,16,17,18,19,21; 225-310-04)

(P87-366)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property bounded by I-5 on the west, Del Paso Boulevard on the north, East Drainage Canal on the east and I-80 on the south; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA,Section 15305(a)); and

WHEREAS, the project is found to be consistent with the Interim Discretionary Land Use Policy of the City based on a review of the 1974 City General Plan and the 1986 North Natomas Community Plan specified in the interim policy;

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

that the lot line adjustment for property bounded by I-5 on the west, Del Paso Boulevard on the north, East Drainage Canal on the east and I-80 on the south, City of Sacramento, be approved as shown and described in Exhibits A through J attached hereto, subject to the following conditions:

1. Legal Descriptions shall reference a Record of Survey Map as an exhibit and basis for the description. Said map shall be prepared in accordance with Article 5 of the State Land Surveyors Act and shall indicate all existing property lines, as well as bearings and distances for the proposed property lines.
2. Record of survey map shall indicate all existing structures and easements.
3. Legal Descriptions shall be stamped and signed by a Registered Land Surveyor.
4. Legal Descriptions shall reference applicable Assessor's Parcel Number(s).

5. The Lot Line adjustment, as proposed, does not provide adequate access to the new parcels. To obtain a waiver from this requirement, the applicant shall submit an Irrevocable Offer of Dedication (I.O.D.) for the proposed Stadium Boulevard, East Commerce Way and Arco Arena Boulevard right-of-way. Said I.O.D. shall be prepared in a form acceptable to the Department of Public Works and shall be submitted and approved prior to recording the Lot Line Adjustment.
6. Prior to recording the Lot Line Adjustment, a Certificate of Compliance shall be reviewed and approved by the Department of Public works. The applicant shall submit a Certificate of Compliance form, together with the following items:
 - a. parcel Map Waiver form signed by all owners of record;
 - b. copy of deed(s) to be used to transfer property ownership;
 - c. current title report (to be dated nor more than 90 days prior to submittal);
 - d. copy of resolution approved by Planning Commission; and
 - e. processing fees (Public Works).

The Certificate of Compliance shall include the following notes:

- a. development of the property described herein is subject to entering into a Development Agreement with the City of Sacramento as required by the North Natomas Community Plan;
- b. development of the property described herein is subject to a future assessment district(s) or other public financing method formed to finance improvements required to implement the North Natomas Community Plan; and
- c. a portion of the property described herein within a "Special Flood Hazard Area", as identified by Federal Emergency Management Agency (FEMA). Within special flood hazard areas, all development, substantial improvements and the placement of manufactured homes and all other structures shall conform with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approval in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will be reasonably safe from flooding.

Current Federal studies in progress may place additional areas within a "Special Flood Hazard Area". To ascertain additional details, contact the Director of Planning and Development for the City of Sacramento.

The Certificate of Compliance will be recorded simultaneously with the Lot Line Adjustment.

7. The applicant shall record the subject lot line adjustment and the appropriate Capitol Gateway II development agreements at the same time.

CHAIRPERSON

ATTEST:

SECRETARY TO THE PLANNING COMMISSION

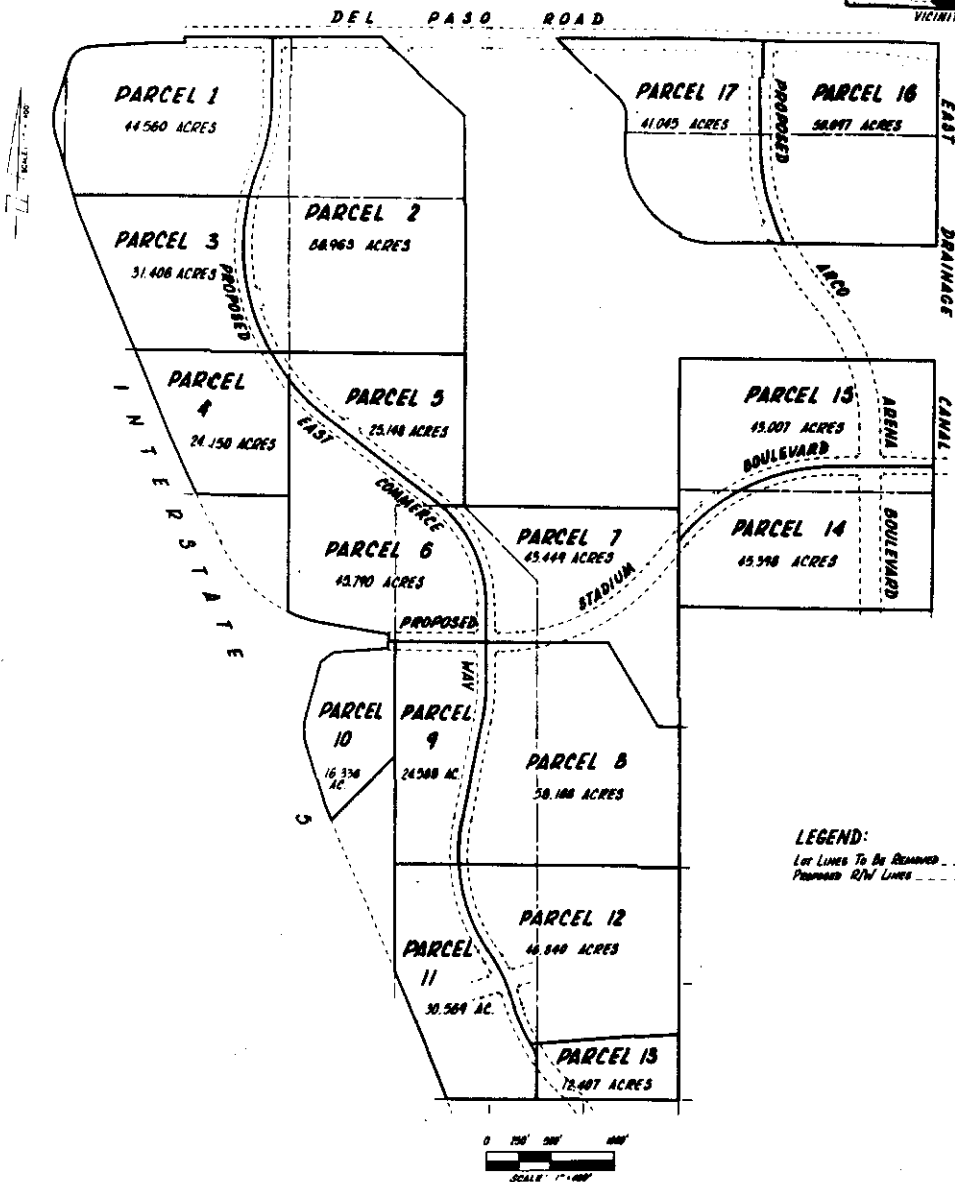
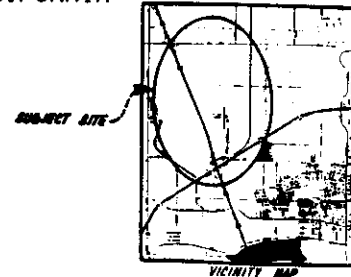
EXHIBIT B

LOT LINE ADJUSTMENT VARIOUS LOTS IN NATOMAS CENTRAL SUBDIVISION

(1 6 B.M. 3)

CITY OF SACRAMENTO STATE OF CALIFORNIA

AUGUST, 1987 SCALE: 1" = 400'
THE SPINK CORPORATION



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6726-061-1
August 17, 1987

PROPOSED PARCELS

All that certain real property situate in the City of Sacramento, State of California, described as follows:

PARCEL NO. 1:

All that portion of Lots 46 and 47 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at a point located on the Easterly right-of-way line of California Interstate Freeway Route 5, said point being the intersection of said right-of-way line with the Southerly line of said Lot 47, from which point the Southwest corner of said Lot 47 bears South 89° 34' 12" West 75.62 feet; thence from said point of beginning along said Easterly right-of-way line the following seven (7) courses: (1) North 18° 31' 31" West 481.03 feet, (2) curving to the right on an arc of 445.00 feet radius, said arc being subtended by a chord bearing North 00° 51' 19" West 270.15 feet, (3) North 16° 48' 53" East 335.58 feet, (4) curving to the right on an arc of 175.00 feet radius, said arc being subtended by a chord bearing North 51° 10' 44" East 197.56 feet, (5) North 85° 32' 36" East 493.56 feet, (6) North 88° 50' 13" East 249.72 feet and (7) North 01° 08' 45" West 45.82 feet to the Northerly line of said Lot 47; thence along said Northerly line North 88° 49' 23" East 686.54 feet; thence South 01° 06' 44" East 473.08 feet; thence curving to the right on an arc of 1600.00 feet radius, said arc being subtended by a chord bearing South 08° 40' 00" West 543.52 feet; thence South 18° 26' 45" West 101.01 feet; thence curving to the left on an arc of 1660.00 feet radius, said arc being subtended by a chord bearing South 15° 36' 35" West 164.27 feet to said Southerly line of Lot 47; thence along said Southerly line South 89° 34' 12" West 1372.51 feet to the point of beginning, containing 44.560 acres, more or less.

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PARCEL NO. 2:

All that portion of Lots 47, 48, 49 and 50 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Northerly corner of said Lot 50; thence from said point of beginning along the Easterly line of said Lot 50 and the Easterly line of said Lot 49 the following two (2) courses: (1) South $47^{\circ} 45' 57''$ East 921.53 feet and (2) South $00^{\circ} 41' 38''$ East 1850.14 feet to the Southeast corner of said Lot 49; thence along the Southerly line of said Lot 49 South $89^{\circ} 34' 45''$ West 1374.90 feet to the Southeast corner of said Lot 48; thence along the Southerly line of said Lot 48 South $89^{\circ} 33' 52''$ West 144.55 feet; thence curving to the right on an arc of 1660.00 feet radius, from a tangent bearing North $30^{\circ} 04' 24''$ West, said arc being subtended by a chord bearing North $05^{\circ} 48' 49''$ West 1364.09 feet; thence North $18^{\circ} 26' 45''$ East 101.01 feet; thence curving to the left on an arc of 1600.00 feet radius, said arc being subtended by a chord bearing North $08^{\circ} 40' 00''$ East 543.52 feet; thence North $01^{\circ} 06' 44''$ West 473.08 feet to the Northerly line of said Lot 47; thence along said Northerly line of Lot 47 and the Northerly line of said Lot 50 North $88^{\circ} 49' 23''$ East 848.38 feet to the point of beginning, containing 86.963 acres, more or less.

PARCEL NO. 3:

All that portion of Lot 48 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at a point located on the Southerly line of said Lot 48, from which the Southeast corner thereof bears North $89^{\circ} 33' 52''$ East 144.55 feet; thence from said point of beginning along said Southerly line South $89^{\circ} 33' 52''$ West 1050.71 feet to the Easterly right-of-way line of California Interstate Freeway Route 5; thence along said Easterly right-of-way line the following two (2) courses: (1) North $23^{\circ} 24' 00''$ West 1151.70 feet and (2) North $18^{\circ} 31' 31''$ West 147.19 feet to the Northerly line of said Lot 48; thence along said Northerly line North $89^{\circ} 34' 12''$ East 1372.51 feet; thence curving to the left on an arc of 1660.00 feet radius, said arc being subtended by a chord bearing South $08^{\circ} 39' 00''$ East 1212.65 feet to the point of beginning, containing 31.406 acres, more or less.

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PARCEL NO. 4:

All that portion of Lot 30 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Southeast corner of said Lot 30; thence from said point of beginning along the Southerly line thereof South $89^{\circ} 34' 11''$ West 710.26 feet to the Easterly right-of-way line of California Interstate Freeway Route 5; thence along said right-of-way line the following two (2) courses: (1) North $25^{\circ} 10' 09''$ West 518.25 feet and (2) North $23^{\circ} 24' 00''$ West 700.21 feet to the Northerly line of said Lot 30; thence along said Northerly line North $89^{\circ} 33' 52''$ East 1050.71 feet; thence curving to the left on an arc of 1660.00 feet radius, from a tangent bearing South $30^{\circ} 04' 24''$ East, said arc being subtended by a chord bearing South $34^{\circ} 33' 18''$ East 259.43 feet to the Easterly line of said Lot 30; thence along said Easterly line South $00^{\circ} 41' 38''$ East 900.72 feet to the point of beginning, containing 24.150 acres, more or less.

PARCEL NO. 5:

All that portion of Lots 28 and 30 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Northwest corner of said Lot 28; thence from said point of beginning along the boundary of said Lot 28 the following three (3) courses: (1) North $89^{\circ} 34' 45''$ East 1374.90 feet to the Northeast corner of said Lot 28, (2) South $00^{\circ} 41' 38''$ East 1180.42 to the most Easterly corner of said Lot 28 and (3) South $89^{\circ} 33' 56''$ West 181.07 feet; thence curving to the left on an arc of 1000.00 feet radius, from a tangent bearing North $50^{\circ} 23' 36''$ West, said arc being subtended by a chord bearing North $51^{\circ} 59' 58''$ West 56.05 feet; thence North $53^{\circ} 36' 19''$ West 1064.51 feet; thence curving to the right on an arc of 1660.00 feet radius, said arc being subtended by a chord bearing North $41^{\circ} 50' 21''$ West 677.00 feet to the Northerly line of said Lot 30; thence along said Northerly line of Lot 30 North $89^{\circ} 33' 52''$ East 144.55 feet to the point of beginning, containing 25.148 acres, more or less.

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PARCEL NO. 6:

All that portion of Lots 19, 20 and 28 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at a point located on the Westerly line of said Lot 28 from which the Northwest corner thereof bears North $00^{\circ} 41' 38''$ West 214.77 feet; thence from said point of beginning curving to the left on an arc of 1660.00 feet radius, from a tangent bearing South $39^{\circ} 82' 12''$ East, said arc being subtended by a chord bearing South $46^{\circ} 19' 16''$ East 420.96 feet; thence South $53^{\circ} 36' 19''$ East 1064.51 feet; thence curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing South $27^{\circ} 21' 32''$ East 884.47 feet; thence South $01^{\circ} 06' 44''$ East 297.65 feet; thence South $89^{\circ} 33' 17''$ West 552.22 feet; thence South $89^{\circ} 35' 00''$ West 210.68 feet to the Easterly right-of-way line of California Interstate Freeway Route 5; thence along said right-of-way line the following three (3) courses: (1) North $00^{\circ} 25' 00''$ West 55.00 feet, (2) North $81^{\circ} 41' 57''$ West 513.68 feet and (3) curving the right on an arc of 1095.00 feet radius, said arc being subtended by a chord bearing North $74^{\circ} 03' 12''$ West 291.38 feet to said Westerly line of Lot 28; thence along said Westerly line North $00^{\circ} 41' 38''$ West 1802.22 feet to the point of beginning, containing 45.790 acres, more or less.

PARCEL NO. 7:

All that portion of Lots 20, 21 and 27 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Northwest corner of said Lot 27; thence along the boundary of said Lot 27 the following two (2) courses: (1) North $89^{\circ} 33' 56''$ East 1680.14 feet to the Northeast corner of said Lot 27 and (2) South $00^{\circ} 41' 38''$ East 1680.03 feet to the Southeast corner of said Lot 27; thence South $89^{\circ} 09' 47''$ West 169.00 feet; thence North $31^{\circ} 43' 23''$ West 737.66 feet; thence South $89^{\circ} 34' 45''$ West 811.66 feet; thence curving to the right on an arc of 1575.83 feet radius, from a tangent bearing South $87^{\circ} 47' 09''$ West, said arc being subtended by a chord bearing South $88^{\circ} 40' 45''$ West 49.15 feet; thence South $89^{\circ} 34' 22''$ West 95.80 feet; thence North $01^{\circ} 06' 44''$ West 297.65 feet; thence curving to the left on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing North $25^{\circ} 45' 10''$ West 833.85 feet to the Northerly line of said Lot 20; thence along said Northerly line of Lot 20 North $89^{\circ} 33' 56''$ East 181.07 feet to the point of beginning, containing 43.449 acres, more or less.

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EXHIBIT G

PARCEL NO. 8:

All that portion of Lots 20 and 21 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Southeast corner of said Lot 20; thence from said point of beginning along the Southerly line thereof South 89° 33' 56" West 609.08 feet; thence curving to the right on an arc of 1383.34 feet radius, from a tangent bearing North 03° 44' 05" West, said arc being subtended by a chord bearing North 03° 34' 36" East 352.08 feet; thence North 10° 53' 16" East 778.50 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing North 04° 53' 16" East 313.59 feet; thence North 01° 06' 44" West 302.34 feet; thence North 89° 34' 22" East 95.80 feet; thence curving to the left on an arc of 1575.83 feet radius, said arc being subtended by a chord bearing North 88° 40' 45" East 49.15 feet; thence North 89° 34' 45" East 811.66 feet; thence South 31° 43' 23" East 737.66 feet; thence North 89° 09' 47" East 169.00 feet to the Northeast corner of said Lot 21; thence along the boundary of said Lot 21 the following two (2) courses: (1) South 00° 41' 38" East 1100.50 feet to the Southeast corner of said Lot 21 and (2) South 89° 33' 56" West 1107.58 feet to the point of beginning, containing 58.166 acres, more or less.

PARCEL NO. 9:

All that portion of Lot 20 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Southwest corner of said Lot 20; thence from said point of beginning along the Westerly line thereof North 00° 41' 43" West 1729.09 feet; thence North 89° 33' 00" East 157.08 feet; thence North 89° 33' 17" East 552.22 feet; thence South 01° 06' 44" East 302.34 feet; thence curving to the right on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 04° 53' 16" West 313.59 feet; thence South 10° 53' 16" West 778.50 feet; thence curving to the left on an arc of 1383.34 feet radius, said arc being subtended by a chord bearing South 03° 34' 36" West 352.08 feet to the Southerly line of said Lot 20; thence along said Southerly line South 89° 33' 56" West 498.45 feet to the point of beginning, containing 24.588 acres, more or less.

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PARCEL NO. 10:

All that portion of Lot 19 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at a point located on the Easterly line of said Lot 19 from which the most Northerly corner thereof bears North 00° 41' 43" West 1.01 feet; thence from said point of beginning along the boundary of said Lot 19 the following two (2) courses: (1) South 00° 41' 43" East 901.92 feet and (2) South 44° 34' 58" West 699.08 feet to the Easterly right-of-way line of California Interstate Freeway Route 5; thence along said Easterly right-of-way line the following eight (8) courses: (1) North 23° 24' 00" West 133.09 feet, (2) North 18° 31' 31" West 462.78 feet, (3) curving to the right on an arc of 445.00 feet radius, said arc being subtended by a chord bearing North 02° 03' 10" West 252.37 feet, (4) North 14° 25' 12" East 432.82 feet, (5) North 51° 13' 04" East 117.93 feet, (6) North 84° 16' 55" East 378.81 feet, (7) North 89° 35' 00" East 58.86 feet and (8) North 00° 25' 00" West 55.00 feet; thence North 89° 35' 00" East 53.60 feet to the point of beginning, containing 16.336 acres, more or less.

PARCEL NO. 11:

All that portion of Lot 12 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Northwest corner of said Lot 12; thence from said point of beginning along the Northerly line thereof North 89° 33' 56" East 498.45 feet; thence curving to the left on an arc of 1383.34 feet radius, from a tangent bearing South 03° 44' 05" East, said arc being subtended by a chord bearing South 18° 49' 03" East 719.93 feet; thence South 33° 54' 00" East 69.37 feet; thence curving to the right on an arc of 1141.04 feet radius, said arc being subtended by a chord bearing South 25° 55' 05" East 316.90 feet; thence South 17° 56' 09" East 100.00 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 26° 05' 23" East 425.50 feet to the Easterly line of said Lot 12; thence along the boundary of said Lot 12 the following two (2) courses: (1) South 00° 41' 43" East 355.24 feet to the Southeast corner of said Lot 12 and (2) South 89° 32' 32" West 699.71 feet to the Easterly right-of-way line of California Interstate Freeway Route 5; thence along said Easterly right-of-way line the following two (2) courses: (1) curving to the left on an arc of 15120.00 feet radius, from a tangent bearing North 20° 54' 54" West, said arc being subtended by a chord bearing North 22° 09' 27" West 655.74 feet and (2) North 23° 24' 00" West 434.97 feet to the Westerly line of said Lot 12; thence along said Westerly line North 00° 41' 43" West 851.92 feet to the point of beginning, containing 30.569 acres, more or less.

PARCEL NO. 12:

All that portion of Lots 11 and 12 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Northwest corner of said Lot 11; thence from said point of beginning along the boundary of said Lot 11 the following two (2) courses: (1) North 89° 33' 56" East 1107.58 feet to the Northeast corner of said Lot 11 and (2) South 00° 41' 38" East 1331.68 feet; thence South 85° 04' 16" West 1162.25 feet; thence curving to the right on an arc of 1500.00 feet radius, from a tangent bearing North 30° 29' 37" West, said arc being subtended by a chord bearing North 24° 12' 53" West 328.10 feet; thence North 17° 56' 09" West 100.00 feet; thence curving to the left on an arc of 1141.04 feet radius, said arc being subtended by a chord bearing North 25° 55' 05" West 316.90 feet; thence North 33° 54' 00" West 69.37 feet; thence curving to the right on an arc of 1383.34 feet radius, said arc being subtended by a chord bearing North 18° 49' 03" West 719.93 feet to the Northerly line of said Lot 12; thence along said Northerly line of Lot 12 North 89° 33' 56" East 609.08 feet to the point of beginning, containing 46.840 acres, more or less.

PARCEL NO. 13:

All that portion of Lots 11 and 12 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Southeast corner of said Lot 11; thence from said point of beginning along the boundary of said Lot 11 the following two (2) courses: (1) South 89° 32' 32" West 1107.53 feet to the Southwest corner of said Lot 11 and (2) North 00° 41' 43" West 355.24 feet; thence curving to the right on an arc of 1500.00 feet radius, from a tangent bearing North 34° 14' 38" West, said arc being subtended by a chord bearing North 32° 22' 07" West 98.16 feet; thence North 85° 04' 16" East 1162.25 feet to the Easterly line of said Lot 12; thence along said Easterly line South 00° 41' 38" East 529.17 feet to the point of beginning, containing 12.407 acres, more or less.

EXHIBIT J

PARCEL NO. 14:

All that portion of Lots 24 and 25 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Northeast corner of said Lot 24; thence from said point of beginning along the boundary of said Lot 24 the following three (3) courses: (1) South $00^{\circ} 18' 08''$ East 915.00 feet to the Southeast corner of said Lot 24, (2) South $89^{\circ} 34' 45''$ West 1973.23 feet to the Southwest corner of said Lot 24 and (3) North $00^{\circ} 41' 38''$ West 515.40 feet; thence North $39^{\circ} 22' 17''$ East 29.12 feet; thence curving to the right on an arc of 1600.00 feet radius, said arc being subtended by a chord bearing North $64^{\circ} 07' 47''$ East 1340.13 feet; thence North $88^{\circ} 53' 16''$ East 749.34 feet to the Easterly line of said Lot 25; thence along said Easterly line of Lot 25 South $00^{\circ} 18' 08''$ East 207.69 feet to the point of beginning, containing 45.398 acres, more or less.

PARCEL NO. 15:

All that portion of Lots 24 and 25 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Southwest corner of said Lot 25; thence from said point of beginning along the boundary of said Lot 25 the following three (3) courses: (1) North $00^{\circ} 41' 38''$ West 1030.03 feet to the Northwest corner of said Lot 25, (2) North $89^{\circ} 34' 45''$ East 1986.52 feet to the Northeast corner of said Lot 25 and (3) South $00^{\circ} 18' 08''$ East 822.34 feet; thence South $88^{\circ} 53' 16''$ West 749.34 feet; thence curving to the left on an arc of 1600.00 feet radius, said arc being subtended by a chord bearing South $64^{\circ} 07' 47''$ West 1340.13 feet; thence South $39^{\circ} 22' 17''$ West 29.12 feet to the Westerly line of said Lot 24; thence along said Westerly line of Lot 24 North $00^{\circ} 41' 38''$ West 399.62 feet to the point of beginning, containing 43.007 acres, more or less.

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EXHIBIT K

PARCEL NO. 16:

All that portion of Lots 54 and 55 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Northeast corner of said Lot 54; thence from said point of beginning along the boundary of said Lot 54 the following two (2) courses: (1) South $00^{\circ} 18' 08''$ East 820.02 feet to the Southeast corner of said Lot 54 and (2) South $89^{\circ} 44' 52''$ West 1188.44 feet; thence curving to the right on an arc of 1600.00 feet radius, from a tangent bearing North $27^{\circ} 14' 31''$ West, said arc being subtended by a chord bearing North $14^{\circ} 10' 38''$ West 723.38 feet; thence North $01^{\circ} 06' 44''$ West 915.13 feet to the Northerly line of said Lot 55; thence along the boundary of said Lot 55 the following two (2) courses: (1) North $88^{\circ} 51' 07''$ East 1374.99 feet to the Northeast corner of said Lot 55 and (2) South $00^{\circ} 18' 08''$ East 818.62 feet to the point of beginning, containing 50.097 acres, more or less.

PARCEL NO. 17:

All that portion of Lots 54 and 55 as shown on that certain map entitled, "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

Beginning at the Southwest corner of said Lot 55; thence from said point of beginning along the boundary of said Lot 55 the following four (4) courses: (1) North $02^{\circ} 49' 52''$ East 103.73 feet, (2) curving to the left on an arc of 223.12 feet radius, said arc being subtended by a chord bearing North $21^{\circ} 38' 22''$ West 184.84 feet, (3) North $46^{\circ} 06' 36''$ West 711.28 feet to the Northwest corner of said Lot 55 and (4) North $88^{\circ} 49' 23''$ East 1615.71 feet; thence South $01^{\circ} 06' 44''$ East 915.13 feet; thence curving to the left on an arc of 1600.00 feet radius, said arc being subtended by a chord bearing South $14^{\circ} 10' 38''$ East 723.38 feet to the Southerly line of said Lot 54; thence along the boundary of said Lot 54 the following five (5) courses: (1) South $89^{\circ} 44' 52''$ West 538.83 feet, (2) curving to the right on an arc of 716.78 feet radius, said arc being subtended by a chord bearing North $79^{\circ} 22' 11''$ West 270.65 feet, (3) North $00^{\circ} 41' 38''$ West 21.65 feet, (4) curving to the right on an arc of 696.78 feet radius, from a tangent bearing North $67^{\circ} 48' 51''$ West, said arc being subtended by a chord bearing North $32^{\circ} 29' 30''$ West 805.73 feet and (5) North $02^{\circ} 49' 52''$ East 65.86 feet to the point of beginning, containing 41.045 acres, more or less.

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