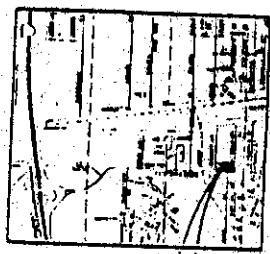


EXHIBIT B

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

All of lots 24, 25, 26, and 27 as shown on the plat of "Homeland Acres" recorded in the office of the recorder of Sacramento County in Book 19 of Maps, Map No. 10.

P 84206



SITE

VICINITY MAP
NO SCALE

WESTERSUND, FRANK V
250-010-56

SCALE 1" = 40'
GRAPHIC SCALE - FEET

SAN JUAN RD

WICHMAN, RICHARD A
250-015-15

BEAVER, JOHANNES/
HEINRICH
250-015-16

NORTHGATE BLVD.

WINTERHAVEN AVE

RIMMER AVE

RYAN, RALPH J
VACANT
250-240-40

250-240-40

EXIST. PROP LINE
To Be
Removed.

EXIST. PROP LINE
To Be
Removed.

250-240-44
CERVANTES JOHN
RESIDENTIAL

250-240-44
PACHECO WILLIAM
RESIDENTIAL

250-240-45
PACHECO WILLIAM
RESIDENTIAL

250-240-35
ANAYA, A.
RESIDENTIAL

250-240-34
SANTIAGO JESSISITA
RESIDENTIAL

250-240-33
GARRETT CHESTER
RESIDENTIAL

250-240-36
CASTILLO RAFAEL
RESIDENTIAL

250-240-04
SAN JUAN ASC
RESIDENTIAL

250-240-03
SAN JUAN ASC
RESIDENTIAL

BRAZIL JOE
VACANT
250-160-28

250-160-28

HERNANDEZ
JENNIE
250-160-29

250-160-29

EXHIBIT A

250-160-25
MADEROS, CHARLES
RESIDENTIAL

EXHIBIT MAP
FOR LOT MERGER
REQUEST

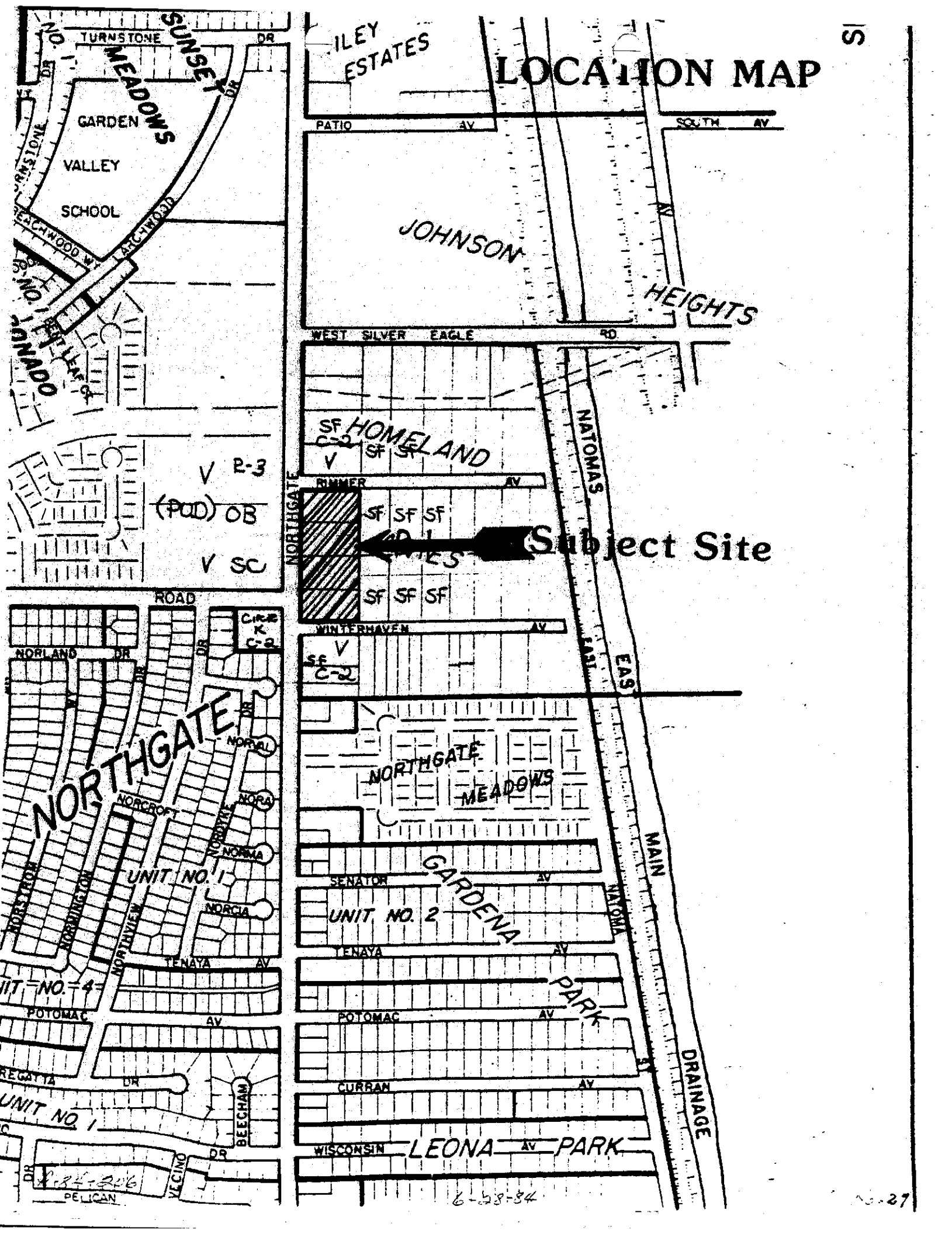
PSOMAS/JUSTICE & ASSOCIATES
1120 INDUSTRIAL BLVD
MOUNTAIN VIEW, CA 94039
PHONE 916 927-1116

PLAT OF PROPERTY - 151228-003347 - 01201 & 21-NV-84 06:30 PM / 02/01/01-201

6-28-84

No 27

LOCATION MAP



RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT TO MERGE ALL OF LOTS
24, 25, 26 AND 27 AS SHOWN ON THE PLAT OF "HOMELAND
ACRES" RECORDED IN THE OFFICE OF THE RECORDER OF
SACRAMENTO COUNTY IN BOOK 19 OF MAPS, MAP NO. 10
(APN: 250-240-01,02,37,38,39) (P84-206)

WHEREAS, the Planning Director has submitted to the Planning Commission
a report and recommendation concerning the lot line adjustment for property
located on the east side of Northgate Boulevard, between Rimmer and
Winterhaven Avenues; and

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

WHEREAS, the lot line adjustment is consistent with the 1974 City
General Plan and the 1978 South Natomas Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City
of Sacramento: that the lot line adjustment for property located at the
east side of Northgate Boulevard, between Rimmer and Winterhaven Avenues,
City of Sacramento, be approved as shown and described in Exhibits A and B
attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING
COMMISSION

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Psomas Justice & Associates, 4153 Northgate Blvd., Sacramento, CA 95834		
OWNER	San Juan Associates, 4345 Winding Woods, Fair Oaks, CA 95628		
PLANS BY	Psomas/Justice & Associates, 4153 Northgate Boulevard, Sacramento, CA 95834		
FILING DATE	5-25-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15305(a) EIR	ASSESSOR'S PCL. NO.	250-240-01,02,37,38,39

APPLICATION: Lot Line Adjustment to merge five parcels (Subdivision Map Act, Sec. 66499.20-3/4) (P84-206)

LOCATION: East side of Northgate Boulevard, bet. Rimmer and Winterhaven Avenues

PROPOSAL: The applicant is requesting the necessary entitlement to merge five parcels in order to construct a 645-unit min-storage facility.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1978 South Natomas Community
Plan Designation: Northgate Boulevard District
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant, residential structures and RV storage
Surrounding Land Use and Zoning:
North: Single Family Residential and Vacant; C-2
South: Vacant and Single Family Residence; C-2
East: Single Family Residential; R-1
West: Convenience Store and Vacant; C-2, R-3(PUD), OB(PUD) and SC(PUD)

Parking Required: 7 spaces
Parking Provided: 7 spaces
Parking Ratio: 1:100 storage units and 1 for non-resident manager
Property Dimensions: 284±' x 614±'
Property Area: 4± acres
Topography: Flat
Street Improvements: Not fully improved
Utilities: Existing
Height of Structures: 13± feet
Square Footage of Structures: 20 square feet to 300 square feet

STAFF EVALUATION: The subject site consists of five parcels totaling 4± acres in the General Commercial (C-2) zone. An RV storage facility and three single family residences are presently located on the site. The applicant is requesting a lot line adjustment to merge the five parcels into one in order to construct a 645 unit mini-storage facility on the site.

The proposal was reviewed by the City Engineering, Traffic Engineering, Building, Water and Sewer and Real Estate Divisions. There were no objections to the proposed merger.

Planning Staff has no objections to the lot line adjustment. The proposed mini-storage facility has been reviewed by staff. Adequate setbacks, landscaping and parking has been provided. The lot line adjustment will enable the applicant to locate the mini-storage facility on one parcel.