

RECORDING REQUESTED BY:

SYNRGO
Placer Title Company
Branch Number: 110

WHEN RECORDED MAIL TO:

The City of Roseville
311 Vernon Street
Roseville CA 95678

Exempt from recording fees pursuant to
Govt Code 27383

Order No: P-344947



PLACER, County Recorder
RYAN RONCO

DOC- 2020-0154054-00

AGENT - SPL EXPRESS

TUESDAY, DEC 29, 2020 04:18 PM

MIC	\$0.00	AUT	\$0.00	SBS	\$0.00
ERD	\$0.00	SB2	\$0.00	*	\$0.00
ADD	\$0.00				

Ttl Pd \$0.00 Rcpt # 02978864

CLKBZQJ9T2/KO/1-7

APN: 017-410-020-000, 017-410-019-000, 017-410-070,
017-410-068-000

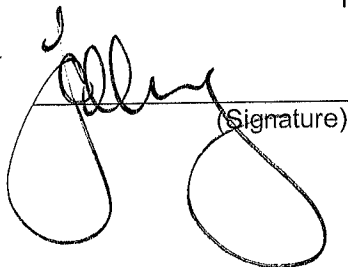
**ORDERING SUMMARY VACATION OF EXCESS RIGHT OF WAY
(RESOLUTION No. 20-478)**

(Please fill in document title(s) on this line)

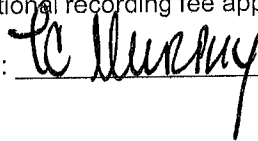
The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB@) (GC 27388.1)

- Not related to real property – GC 27388.1(a)(1)
- Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(1)(2)
- Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- Maximum \$225.00 fee per transaction reached – GC 27388.1(a)(1)

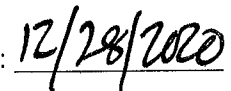
THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)


(Signature)

Print Name:



Date:



RECORDING REQUESTED BY

Placer Title Company

WHEN RECORDED MAIL TO:

The City of Roseville, a municipal corporation
311 Vernon Street
Roseville, CA 95678

Order Number: P-344947

Exempt from recording fees pursuant to
Govt Code 27383

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

ORDERING SUMMARY VACATION OF EXCESS RIGHT OF WAY

(Resolution No. 20-478)

RESOLUTION NO. 20-478

ORDERING SUMMARY VACATION OF EXCESS RIGHT OF WAY AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO EFFECTUATE THE CONVEYANCE OF THE EXCESS RIGHT OF WAY

BE IT RESOLVED by the City Council of the City of Roseville as follows:

WHEREAS, in accordance with the provisions of section 8334, et seq., of the Streets and Highways Code (Chapter 4, Summary Vacation), it is hereby found that excess right of way, described in Exhibits A and B, attached hereto and incorporated herein by reference, can be summarily vacated; and

WHEREAS, the existing excess right of way is no longer needed for City street or highway purposes and will not be used for the purpose for which it was dedicated or acquired.

IT IS HEREBY ORDERED:

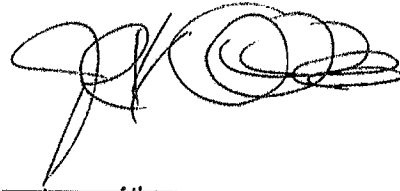
1. That approximately 40,000 square feet of right of way along Industrial Avenue, described in Exhibits A and B, is hereby vacated and shall, as of the date of adoption of this resolution, be vacated and no longer constitute a street or highway; and
2. The City Manager is hereby authorized to execute all necessary documents required to effectuate the conveyance of the excess right of way; and
3. The City Clerk is hereby directed to cause a certified copy of this Resolution and Order, attested to by said Clerk under the seal of the City of Roseville, to be recorded in the Office of the County Recorder.

PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of December, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

NOES COUNCILMEMBERS: None

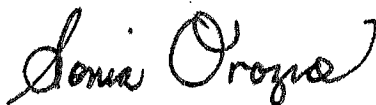
ABSENT COUNCILMEMBERS: None



The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

MAYOR

ATTEST:



City Clerk

ATTEST:
City Clerk of the City of Roseville, California



DEPUTY CLERK

EXHIBIT "A"

That certain real property situated in the State of California, County of Placer, City of Roseville, located in the East half of Section 28, Township 11 North, Range 6 East, M.D.M., being more particularly described as follows:

Beginning at the Northeast corner of Lot 9, as shown on the Plat of "Diamond Plaza", filed in the office of the Recorder of Placer County on September 3, 1991 in Book R of Maps, at Page 65; thence from said **POINT OF BEGINNING**, along the easterly prolongation of the northerly boundary of said Lot 9, North $70^{\circ}10'30''$ East, 0.12 feet; thence, leaving said easterly prolongation, along a tangent curve to the right, having a radius of 35.00 feet, through a central angle of $90^{\circ}00'00''$, with an arc length of 54.98 feet, said arc being subtended by a chord bearing South $64^{\circ}49'30''$ East, 49.50 feet; thence South $19^{\circ}49'30''$ East, 17.61 feet; thence along a tangent curve to the left, having a radius of 547.00 feet, through a central angle of $45^{\circ}11'00''$, with an arc length of 431.36 feet, said arc being subtended by a chord bearing South $42^{\circ}25'00''$ East, 420.27 feet; thence South $65^{\circ}00'30''$ East, 293.89 feet; thence along a tangent curve to the right, having a radius of 50.00 feet, through a central angle of $73^{\circ}57'00''$, with an arc length of 64.53 feet, said arc being subtended by a chord bearing South $28^{\circ}02'00''$ East, 60.15 feet to a point located on the northeasterly prolongation of the southeasterly boundary of "New Parcel A", as described in the Lot Line Adjustment Certificate of Compliance recorded on February 6, 2012 as Document No. 2012-0010049 of Official Records of Placer County; thence, along said northeasterly prolongation, along a reverse curve having a radius of 3247.00 feet, through a central angle of $00^{\circ}58'31''$, with an arc length of 55.27 feet, said arc being subtended by a chord bearing South $08^{\circ}27'15''$ West, 55.27 feet to the most easterly corner of said "New Parcel A"; thence, along the northeasterly boundary of said "New Parcel A", North $82^{\circ}02'01''$ West, 53.00 feet to the Southeast corner of Parcel Two, as described in the Grant Deed to the City of Roseville, recorded on December 2, 2014, as Document No. 2014-0086820 of Official Records of Placer County; thence, along the boundary of said Parcel Two, the following two (2) courses: (1) along a non-tangent curve to the right, having a radius of 3300.00 feet, the radius point of which bears South $82^{\circ}02'01''$ East, through a central angle of $01^{\circ}14'37''$, with an arc length of 71.62 feet, said arc being subtended by a chord bearing North $08^{\circ}35'17''$ East, 71.62 feet; and (2) North $65^{\circ}00'30''$ West, 528.13 feet to the easterly boundary of said Lot 9; thence, along said easterly boundary, North $19^{\circ}49'30''$ West, 296.02 feet to **POINT OF BEGINNING**; containing 40,023 square feet, more or less.

End of Description

Name: TRANSFER

North: 2046083.10' East: 6759444.15'

Segment #1 : Line

Course: N70°10'30"E Length: 0.12'
North: 2046083.14' East: 6759444.26'

Segment #2 : Curve

Length: 54.98' Radius: 35.00'
Delta: 090°00'00" Tangent: 35.00'
Chord: 49.50' Course: S64°49'30"E
Course In: S19°49'30"E Course Out: N70°10'30"E
RP North: 2046050.21' East: 6759456.13'
End North: 2046062.08' East: 6759489.06'

Segment #3 : Line

Course: S19°49'30"E Length: 17.61'
North: 2046045.52' East: 6759495.03'

Segment #4 : Curve

Length: 431.36' Radius: 547.00'
Delta: 045°11'00" Tangent: 227.60'
Chord: 420.27' Course: S42°25'00"E
Course In: N70°10'30"E Course Out: S24°59'30"W
RP North: 2046231.03' East: 6760009.61'
End North: 2045735.25' East: 6759778.51'

Segment #5 : Line

Course: S65°00'30"E Length: 293.89'
North: 2045611.08' East: 6760044.88'

Segment #6 : Curve

Length: 64.53' Radius: 50.00'
Delta: 073°57'00" Tangent: 37.64'
Chord: 60.15' Course: S28°02'00"E
Course In: S24°59'30"W Course Out: S81°03'30"E
RP North: 2045565.77' East: 6760023.76'
End North: 2045557.99' East: 6760073.15'

Segment #7 : Curve

Length: 55.27' Radius: 3247.00'
Delta: 000°58'31" Tangent: 27.64'
Chord: 55.27' Course: S08°27'15"W
Course In: S81°03'30"E Course Out: N82°02'01"W
RP North: 2045053.31' East: 6763280.69'
End North: 2045503.32' East: 6760065.03'

Segment #8 : Line

Course: N82°02'01"W Length: 53.00'
North: 2045510.67' East: 6760012.54'

Segment #9 : Curve

Length: 71.62' Radius: 3300.00'
Delta: 001°14'37" Tangent: 35.81'
Chord: 71.62' Course: N08°35'17"E
Course In: S82°02'01"E Course Out: N80°47'24"W
RP North: 2045053.31' East: 6763280.69'
End North: 2045581.48' East: 6760023.23'

Segment #10 : Line

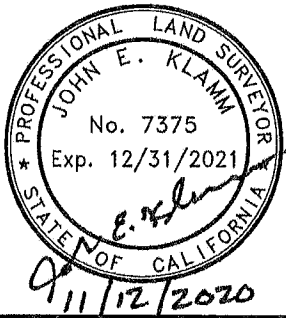
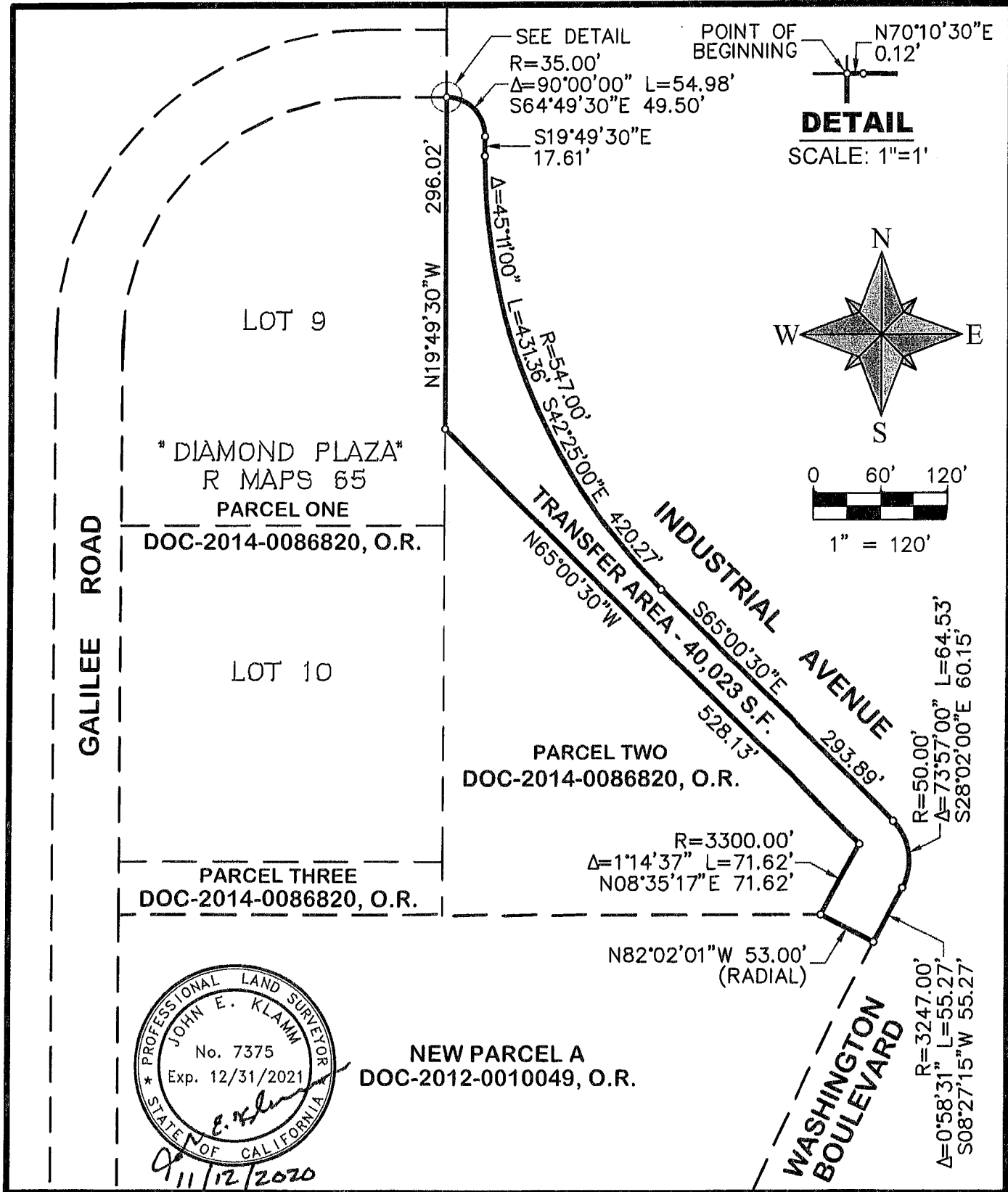
Course: N65°00'30"W Length: 528.13'
North: 2045804.61' East: 6759544.55'

Segment #11 : Line

Course: N19°49'30"W Length: 296.02'
North: 2046083.09' East: 6759444.16'

Perimeter: 1866.53' Area: 40023 Sq. Ft.
Error Closure: 0.02 Course: S42°47'52"E
Error North: -0.011 East: 0.010

Precision 1: 92279.00



RSC ENGINEERING
1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION
PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, CALIFORNIA

SCALE:
1"=120'

DATE:
11/12/2020

SHEET
1 OF 1

RECORDING REQUESTED BY:

SYNRGO
Placer Title Company
Branch Number: 110

WHEN RECORDED MAIL TO:

TAM Roseville LLC
604 Sutter Street Suite 350
Folsom CA 95630



PLACER, County Recorder
RYAN RONCO

DOC- 2020-0154055-00

AGENT - SPL EXPRESS

TUESDAY, DEC 29, 2020 04:18 PM

MIC	\$3.00	AUT	\$8.00	SBS	\$7.00
ERD	\$1.00	SB2	\$0.00	REC	\$16.00
ADD	\$0.00				

Ttl Pd \$35.00 Rcpt # 02978864
CLKBZQJ9T2/KO/1-8

Order No: P-344947

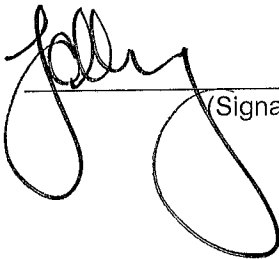
APN: 017-410-020-000, 017-410-019-000, 017-410-070,
017-410-068-000

QUITCLAIM DEED

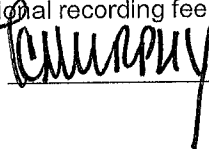
Abandonment of Right of Way Easement Interest

- Not related to real property – GC 27388.1(a)(1)
- Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(1)(2)
- Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- Maximum \$225.00 fee per transaction reached – GC 27388.1(a)(1)

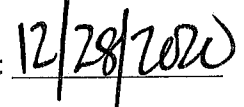
THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)


(Signature)

Print Name:



Date:



RECORDING REQUESTED BY

Placer Title Company

WHEN RECORDED MAIL TO:

Tam Roseville, LLC, a California limited liability company

604 Sutter Street Ste 350
Folsom CA 95630

Escrow No. P-344947

Space Above This Line for Recorder's Use

QUITCLAIM DEED

ABANDONMENT OF RIGHT OF WAY EASEMENT INTEREST

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is ~~\$0.00~~ Abandonment of Easement Interest R&T Code 11911

(X)

Computed on full value of property conveyed, or

Computed on full value less value of liens and encumbrances
remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The City of Roseville, a municipal corporation

does hereby remise, release and forever quitclaim to

Tam Roseville, LLC, a California limited liability company

the following described Real Property:

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

SEE EXHIBIT "A" and EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Dated: December 22, 2020

SIGNATURE PAGE TO QUITCLAIM DEED

The City of Roseville,
a municipal corporation

By: [Signature] Dominick Casey
Its: City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

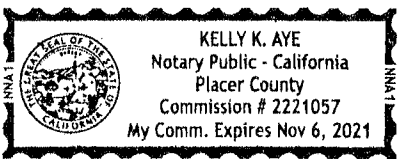
State of California)
County of Placer) ss.

On December 22, 2020 before me,
Kelly K. Aye
Notary Public personally appeared Dominick Casey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE [Signature]



RESOLUTION NO. 20-478

ORDERING SUMMARY VACATION OF EXCESS RIGHT OF WAY AND AUTHORIZING
THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO
EFFECTUATE THE CONVEYANCE OF THE EXCESS RIGHT OF WAY

BE IT RESOLVED by the City Council of the City of Roseville as follows:

WHEREAS, in accordance with the provisions of section 8334, et seq., of the Streets and Highways Code (Chapter 4, Summary Vacation), it is hereby found that excess right of way, described in Exhibits A and B, attached hereto and incorporated herein by reference, can be summarily vacated; and

WHEREAS, the existing excess right of way is no longer needed for City street or highway purposes and will not be used for the purpose for which it was dedicated or acquired.

IT IS HEREBY ORDERED:

1. That approximately 40,000 square feet of right of way along Industrial Avenue, described in Exhibits A and B, is hereby vacated and shall, as of the date of adoption of this resolution, be vacated and no longer constitute a street or highway; and

2. The City Manager is hereby authorized to execute all necessary documents required to effectuate the conveyance of the excess right of way; and

3. The City Clerk is hereby directed to cause a certified copy of this Resolution and Order, attested to by said Clerk under the seal of the City of Roseville, to be recorded in the Office of the County Recorder.


PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of December, 2020, by the following vote on roll call:


AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST:
City Clerk of the City of Roseville, California

DEPUTY CLERK


MAYOR


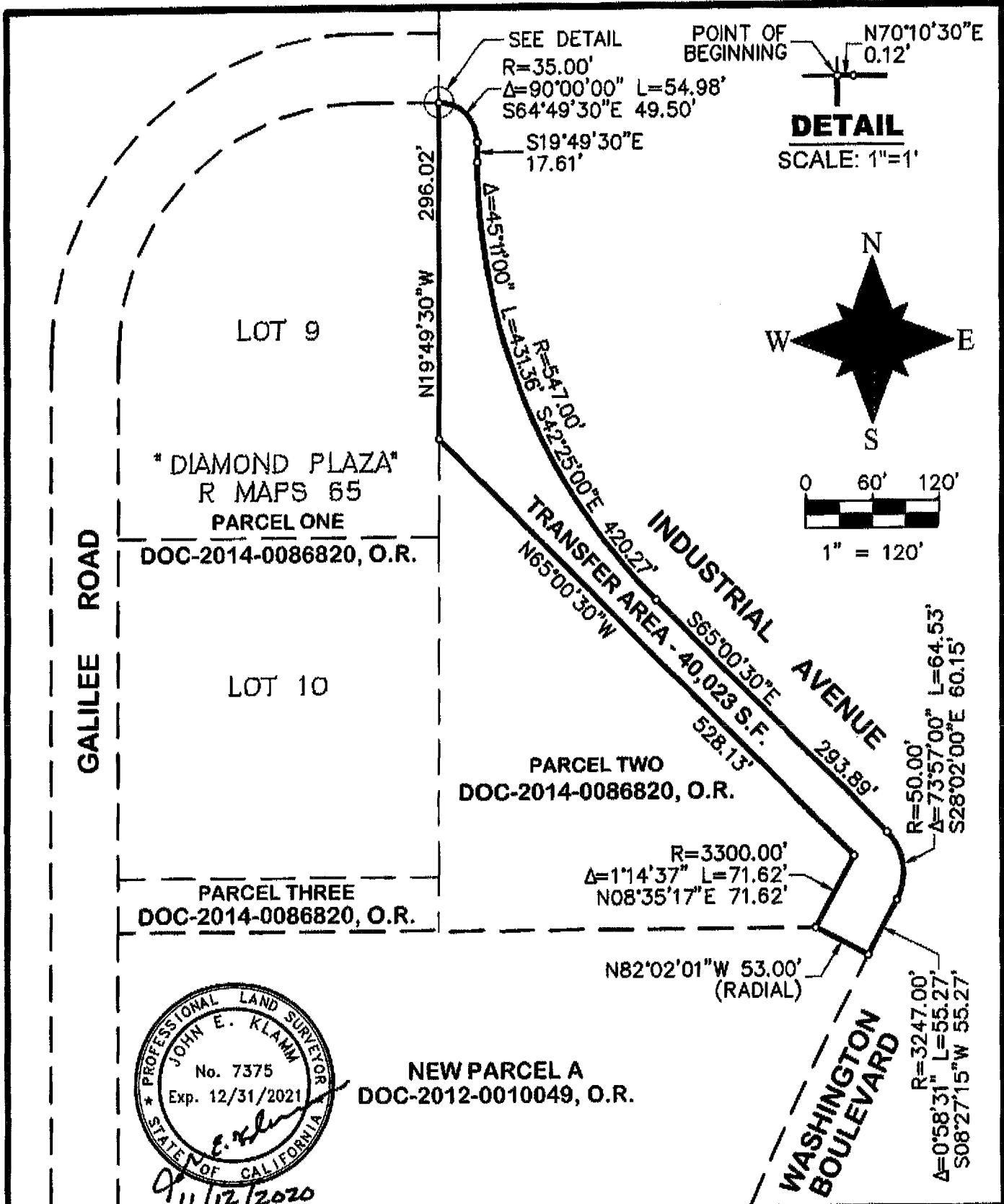
ATTEST:

CITY CLERK

EXHIBIT "A"

That certain real property situated in the State of California, County of Placer, City of Roseville, located in the East half of Section 28, Township 11 North, Range 6 East, M.D.M., being more particularly described as follows:

Beginning at the Northeast corner of Lot 9, as shown on the Plat of "Diamond Plaza", filed in the office of the Recorder of Placer County on September 3, 1991 in Book R of Maps, at Page 65; thence from said **POINT OF BEGINNING**, along the easterly prolongation of the northerly boundary of said Lot 9, North $70^{\circ}10'30''$ East, 0.12 feet; thence, leaving said easterly prolongation, along a tangent curve to the right, having a radius of 35.00 feet, through a central angle of $90^{\circ}00'00''$, with an arc length of 54.98 feet, said arc being subtended by a chord bearing South $64^{\circ}49'30''$ East, 49.50 feet; thence South $19^{\circ}49'30''$ East, 17.61 feet; thence along a tangent curve to the left, having a radius of 547.00 feet, through a central angle of $45^{\circ}11'00''$, with an arc length of 431.36 feet, said arc being subtended by a chord bearing South $42^{\circ}25'00''$ East, 420.27 feet; thence South $65^{\circ}00'30''$ East, 293.89 feet; thence along a tangent curve to the right, having a radius of 50.00 feet, through a central angle of $73^{\circ}57'00''$, with an arc length of 64.53 feet, said arc being subtended by a chord bearing South $28^{\circ}02'00''$ East, 60.15 feet to a point located on the northeasterly prolongation of the southeasterly boundary of "New Parcel A", as described in the Lot Line Adjustment Certificate of Compliance recorded on February 6, 2012 as Document No. 2012-0010049 of Official Records of Placer County; thence, along said northeasterly prolongation, along a reverse curve having a radius of 3247.00 feet, through a central angle of $00^{\circ}58'31''$, with an arc length of 55.27 feet, said arc being subtended by a chord bearing South $08^{\circ}27'15''$ West, 55.27 feet to the most easterly corner of said "New Parcel A"; thence, along the northeasterly boundary of said "New Parcel A", North $82^{\circ}02'01''$ West, 53.00 feet to the Southeast corner of Parcel Two, as described in the Grant Deed to the City of Roseville, recorded on December 2, 2014, as Document No. 2014-0086820 of Official Records of Placer County; thence, along the boundary of said Parcel Two, the following two (2) courses: (1) along a non-tangent curve to the right, having a radius of 3300.00 feet, the radius point of which bears South $82^{\circ}02'01''$ East, through a central angle of $01^{\circ}14'37''$, with an arc length of 71.62 feet, said arc being subtended by a chord bearing North $08^{\circ}35'17''$ East, 71.62 feet; and (2) North $65^{\circ}00'30''$ West, 528.13 feet to the easterly boundary of said Lot 9; thence, along said easterly boundary, North $19^{\circ}49'30''$ West, 296.02 feet to **POINT OF BEGINNING**; containing 40,023 square feet, more or less.

End of Description



RSC ENGINEERING
 1420 Rocky Ridge Dr.
 Suite 150
 Roseville, CA 95661
 Ph: 916.788.2884
 Fax: 916.788.4408

EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION
PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, CALIFORNIA

SCALE:
 1"=120'

DATE:
 11/12/2020

SHEET
 1 OF 1

Name: TRANSFER

North: 2046083.10' East: 6759444.15'

Segment #1 : Line

Course: N70°10'30"E Length: 0.12'
North: 2046083.14' East: 6759444.26'

Segment #2 : Curve

Length: 54.98' Radius: 35.00'
Delta: 090°00'00" Tangent: 35.00'
Chord: 49.50' Course: S64°49'30"E
Course In: S19°49'30"E Course Out: N70°10'30"E
RP North: 2046050.21' East: 6759456.13'
End North: 2046062.08' East: 6759489.06'

Segment #3 : Line

Course: S19°49'30"E Length: 17.61'
North: 2046045.52' East: 6759495.03'

Segment #4 : Curve

Length: 431.36' Radius: 547.00'
Delta: 045°11'00" Tangent: 227.60'
Chord: 420.27' Course: S42°25'00"E
Course In: N70°10'30"E Course Out: S24°59'30"W
RP North: 2046231.03' East: 6760009.61'
End North: 2045735.25' East: 6759778.51'

Segment #5 : Line

Course: S65°00'30"E Length: 293.89'
North: 2045611.08' East: 6760044.88'

Segment #6 : Curve

Length: 64.53' Radius: 50.00'
Delta: 073°57'00" Tangent: 37.64'
Chord: 60.15' Course: S28°02'00"E
Course In: S24°59'30"W Course Out: S81°03'30"E
RP North: 2045565.77' East: 6760023.76'
End North: 2045557.99' East: 6760073.15'

Segment #7 : Curve

Length: 55.27' Radius: 3247.00'
Delta: 000°58'31" Tangent: 27.64'
Chord: 55.27' Course: S08°27'15"W
Course In: S81°03'30"E Course Out: N82°02'01"W
RP North: 2045053.31' East: 6763280.69'
End North: 2045503.32' East: 6760065.03'

Segment #8 : Line

Course: N82°02'01"W Length: 53.00'
North: 2045510.67' East: 6760012.54'

Segment #9 : Curve

Length: 71.62' Radius: 3300.00'
Delta: 001°14'37" Tangent: 35.81'
Chord: 71.62' Course: N08°35'17"E
Course In: S82°02'01"E Course Out: N80°47'24"W
RP North: 2045053.31' East: 6763280.69'
End North: 2045581.48' East: 6760023.23'

Segment #10 : Line

Course: N65°00'30"W Length: 528.13'
North: 2045804.61' East: 6759544.55'

Segment #11 : Line

Course: N19°49'30"W Length: 296.02'
North: 2046083.09' East: 6759444.16'

Perimeter: 1866.53' Area: 40023 Sq. Ft.
Error Closure: 0.02 Course: S42°47'52"E
Error North: -0.011 East: 0.010

Precision 1: 92279.00

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-344947
Branch: 110

AND WHEN RECORDED MAIL TO

Tam Roseville, LLC, a California limited liability company

604 Sutter Street Ste 350
Folsom CA 95630



PLACER, County Recorder
RYAN RONCO

DOC- 2020-0154056-00

AGENT - SPL EXPRESS

TUESDAY, DEC 29, 2020 04:18 PM

MIC	\$3.00	AUT	\$5.00	SBS	\$4.00
ERD	\$1.00	SB2	\$0.00	REC	\$13.00
ADD	\$0.00	ROS	\$2,141.70		

Ttl Pd \$2,167.70

Rcpt # 02978864

CLKBZQJ9T2/KO/1-5

A.P.N.: 017-410-020-000, 017-410-019-000, 017-410-070, 017-410-068-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$2,141.70 City Transfer Tax: \$0.00

() Unincorporated Area (X) City of Roseville

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The City of Roseville, a municipal corporation**

Hereby GRANT(S) to **Tam Roseville, LLC, a California limited liability company**

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 22, 2020

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE


Name

Street Address

City & State

SIGNATURE PAGE TO GRANT DEED

The City of Roseville,
a municipal corporation

By:  Dominick Casey
Its: City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer) ss.

On December 22, 2020 before me,

Kelly K. Aye
Notary Public-personally appeared Dominick Casey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.


SIGNATURE 



EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

Parcel One:

Lots 9 and 10 of Diamond Plaza as shown on the official plat thereof, filed for record on September 3, 1991 in Book "R" of Maps at Page 65.

Parcel Two:

Real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Being a portion of Parcel Two as described in the deed recorded on May 12, 2006, in Document 2006-0052124, Official Records of the County of Placer, State of California, described as follows:

Beginning at the Northwestern corner of said Parcel Two; thence along the Northeastern line of said Parcel Two, South 65° 00' 30" East, 528.13 feet to the Northeastern corner of said Parcel Two said corner being on a non-tangent curve to the left having a radial which bears North 80° 47' 24" West, a radius of 3,300.00 feet, a delta of 01° 14' 37", a chord bearing of South 08° 35' 17" West, a chord distance of 71.62 feet; thence Southerly along said curve an arc length of 71.62 feet; thence South 70° 10' 30" West, 340.56 feet to the southwestern line of said Parcel Two; thence along last said line, North 19° 49' 30" West, 435.24 feet to the Point of Beginning.

Parcel Three:

Real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Being a portion of Lot 11 as said lot is shown on the map entitled "Diamond Plaza" filed on September 3, 1991, in Book R of Maps at Page 65, Official Records of the County of Placer, State of California, described as follows:

Beginning at the Northwestern corner of said Lot 11; thence along the Northwestern line of said Lot 11, North 70° 10' 30" East, 289.62 feet to the Northeastern corner of said Lot 11; thence along the Northeastern line of said Lot 11, South 19° 49' 30" East, 47.50 feet; thence leaving last said line, South 70° 10' 30" West, 289.62 feet to the Southwestern line of said Lot 11; thence along last said line, North 19° 49' 30" West, 47.50 feet to the Point of Beginning.

Said Parcels Two and Three above being as set forth in Resolution No. 73-72 in Deeds recorded June 5, 2014, as Document No. 2014-0037174 and thereafter re-recorded December 2, 2014, as Document No. 2014-0086829, Official Records.

APN: 017-410-019-000 (Parcel One Lot 9)
017-410-020-000 (Parcel One Lot 10)
017-410-068-000 (Parcel Two)
017-410-070-000 (Parcel Three)

RESOLUTION NO. 20-477

APPROVING A STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE, BY AND BETWEEN THE CITY OF ROSEVILLE AND TAM ELK GROVE, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT, GRANT AND QUITCLAIM DEEDS AND ALL ESCROW RELATED DOCUMENTS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the City is the owner of approximately 6.74 acres of certain real property located at 7250, 7300, and 7400 Galilee Road and 8025 Industrial Avenue in Roseville, California (APN 017-410-070-000, 017-410-020-000, 017-410-019-000 and 017-410-068-000) (collectively, the "Property"); and

WHEREAS, the City is also the owner of approximately 40,000 square feet of excess right of way along Industrial Avenue; and

WHEREAS, in 2007, the City of Roseville's Redevelopment Agency purchased the Property from KMS Development with the intent to sale a portion of the land to the United States Postal Service (USPS) to facilitate the construction of a Post Office Distribution Center; and

WHEREAS, the USPS never moved forward with development at this site, and following the dissolution of redevelopment agencies throughout California (in February of 2012), the Property was turned over to the City; and

WHEREAS, in April of 2020, the City released a Request for Proposals (RFP) for the sale and development of the Property in support of economic development efforts; and

WHEREAS, the City received two proposals and selected the project presented by Tam Elk Grove, LLC for a Green Acres Nursery and Supply (GANS) due to consistency with the goals of the RFP to create job growth, increase sales tax, and support business retention efforts.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate for the real property located at 7250, 7300, and 7400 Galilee Road and 8025 Industrial Avenue in Roseville, California (APN 017-410-070-000, 017-410-020-000, 017-410-019-000 and 017-410-068-000) and for the excess right of way along Industrial Avenue is hereby approved and the City Manager or designee is authorized to execute said agreement, grant and quitclaim deeds and all escrow related documents on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of December, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

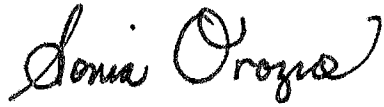
NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None



MAYOR

ATTEST:



City Clerk

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST:

City Clerk of the City of Roseville, California



DEPUTY CLERK



PLACER, County Recorder
 RYAN RONCO
DOC- 2020-0154058-00

AGENT - SPL EXPRESS
 TUESDAY, DEC 29, 2020 04:18 PM
 MIC \$0.00 | AUT \$0.00 | SBS \$0.00
 ERD \$0.00 | SB2 \$0.00 | * \$0.00
 ADD \$0.00

Ttl Pd \$0.00 Rcpt # 02978864
 CLKBZQJ9T2/KO/1-7

RECORDING REQUESTED BY:

SYNRGO
 Placer Title Company
 Branch Number: 110

WHEN RECORDED MAIL TO:

CITY CLERK
 CITY OF ROSEVILLE
 311 VERNON STREET
 ROSEVILLE CA 95678

Exempt from recording fees pursuant to
 Govt Code 27383

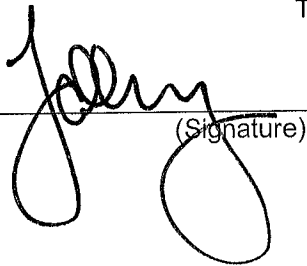
Order No: P-344947

APN: 017-410-020-000, 017-410-019-000, 017-410-070,
 017-410-068-000

GRANT OF EASEMENT

- Not related to real property – GC 27388.1(a)(1)
- Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(1)(2)
- Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- Maximum \$225.00 fee per transaction reached – GC 27388.1(a)(1)

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
 (Additional recording fee applies)


 (Signature)

Print Name: John Murphy

Date: 12/28/2020

PLACER TITLE P-344947

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO AND MAIL TAX
STATEMENTS TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Gov't Code § 27383

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT OF EASEMENT

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX IS \$0.00 CITY TRANSFER TAX IS \$0.00

This conveyance is exempt from the documentary transfer tax since a governmental agency is acquiring the real property interest, R & T 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TAM Roseville, LLC, a California limited liability company, hereby GRANT(s) to THE CITY

OF ROSEVILLE, a municipal corporation, a Public easement for the installation and

maintenance of storm drainage pipes purposes and purposes appurtenant thereto, on, over, under

and across the following described real property in the City of Roseville, County of Placer, State

of California:

See Exhibit "A" (legal description), attached hereto and incorporated herein by reference.

See Exhibit "B" (map), attached hereto and incorporated herein by reference.

[Signature Next Page]

Dated this 28 day of DECEMBER 2020.

TAM Roseville, LLC,
a California limited liability company



Mark Gill **MARK GILL**

Its: MANAGING MEMBER

(Notarization Required)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento) ss.

On December 28, 2020 before me, Meg O'Neill
Notary Public personally appeared Mark Gill

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Meg O'Neill

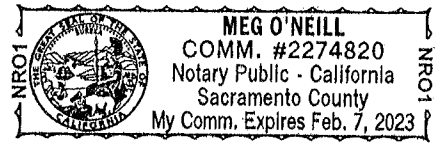
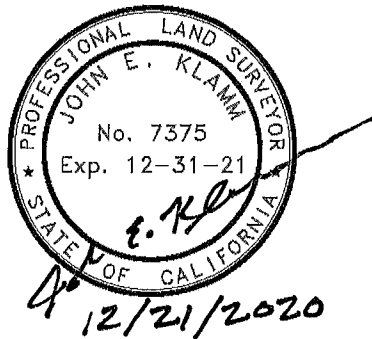


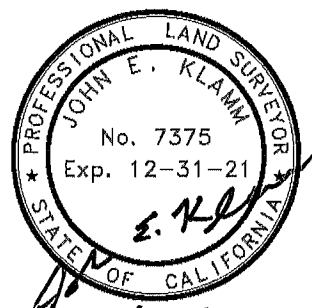
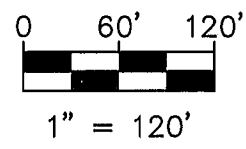
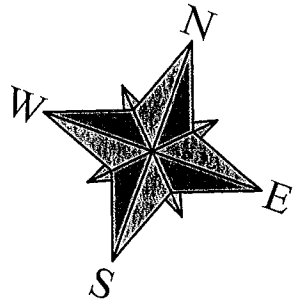
EXHIBIT "A"
DRAINAGE EASEMENT

That certain real property situated in the State of California, County of Placer, City of Roseville, located in the East half of Section 28, Township 11 North, Range 6 East, M.D.M., being more particularly described as follows:

Beginning at located on the easterly boundary of Lot 11, as shown on the Plat of "Diamond Plaza", filed in the office of the Recorder of Placer County on September 3, 1991 in Book R of Maps, at Page 65, said point being the southeasterly corner of Parcel Three, as described in the Grant Deed to the City of Roseville, recorded on December 2, 2014, as Document No. 2014-0086820 of Official Records of Placer County; thence from said **POINT OF BEGINNING**, along the southerly boundary of said Parcel Three South 70°10'30" West, 277.12 feet to the easterly line of the Public Utility Easement twelve and one-half feet in width, as shown on said Plat of "Diamond Plaza"; thence, along said easterly line, North 19°49'30" West, 193.09 feet; thence, leaving said easterly line, South 89°25'29" East, 16.00 feet; thence South 19°49'30" East, 172.51 feet; thence North 70°10'30" East, 596.51 feet; thence North 86°18'59" East, 48.71 feet; thence South 81°48'43" East, 17.80 feet to a point located on the northeasterly prolongation of the southeasterly boundary of "New Parcel A", as described in the Lot Line Adjustment Certificate of Compliance recorded on February 6, 2012 as Document No. 2012-0010049 of Official Records of Placer County; thence, along said northeasterly prolongation, along a non-tangent curve to the left, having a radius of 3247.00 feet, through a central angle of 00°21'18", with an arc length of 20.12 feet, being subtended by a chord bearing South 08°08'38" West, 20.12 feet to the most easterly corner of said "New Parcel A"; thence, along the boundary of said "New Parcel A", the following two (2) courses: (1) North 82°02'01" West, 53.00 feet; and (2) South 70°10'30" West, 340.56 feet to **POINT OF BEGINNING**; containing 12,873 square feet, more or less.

End of Description





GALILEE ROAD

INDUSTRIAL AVENUE

WASHINGTON BOULEVARD

LOT 9

* DIAMOND PLAZA*
R MAPS 65

PARCEL ONE

DOC-2014-0086820, O.R.

12.5' P.U.E. PER
R MAPS 65

S89°25'29"E
16.00'

LOT 10

15' DRAINAGE EASEMENT

S19°49'30"E
172.51'

N19°49'30"W
193.09'

S70°10'30"W

15' DRAINAGE EASEMENT

PARCEL TWO
DOC-2014-0086820, O.R.

S81°40'43"E (RADIAL) 17.80'

N86°18'59"E 48.71'

596.51'

N70°10'30"E 277.12'

N70°10'30"E 340.56'

N82°02'01"W 53.00'

PARCEL THREE
DOC-2014-0086820, O.R.

POINT OF BEGINNING
S.E. CORNER OF PARCEL 3
DOC-2014-0086820, O.R.

4=0°21'18" R=3247.00'
S08°08'38"W L=20.12'
20.12'

NEW PARCEL A
DOC-2012-0010049, O.R.



1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION
PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, CALIFORNIA

SCALE:
1"=120'
DATE:
12/21/2020
SHEET
1 OF 1

RESOLUTION NO. 73-72

AUTHORIZING CITY CLERK TO ACCEPT GRANTS OR DEEDS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Section 27281 of the Government Code of the State of California requires that deeds or grants conveying an interest in real property to political corporations must be accepted by the Grantees prior to being recorded; and

WHEREAS, said Section 27281 provides a method whereby an officer or agent may be designated by the political corporation to accept such deeds on its behalf;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE AS FOLLOWS:

That the City Clerk and the Deputy City Clerk of the City of Roseville are hereby authorized to accept, on behalf of the City of Roseville, all deeds or grants conveying any interest in or easement upon real estate to the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville at a regular meeting thereof held on the 18th day of July, 1973, by the following vote:

- AYES COUNCILMEN: Owen R. Waltrip, Jr., Kenneth F. Royer, George A. Buljan
- NOES COUNCILMEN: None
- ABSENT COUNCILMEN: Gilbert A. Duran, Baron Reed

ATTEST: /s/ Pauline Brockman
City Clerk

/s/ George A. Buljan
Mayor

I hereby certify the foregoing to be a true copy of Resolution No. 73-72 adopted by the City Council at a regular meeting thereof held on the 18th day of July, 1973, at the Council Chambers, City Hall, 316 Vernon Street, Roseville, California.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of said city this 7th day of October, 2019

Selen Dreyer
CITY CLERK OF THE CITY OF ROSEVILLE

This is to certify that the interest in real property conveyed by the Agreement and Escrow Instructions for Purchase of Real Estate dated November 10, 2020 from Tam Roseville, LLC, to the City of Roseville, a municipal corporation of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Roseville, pursuant to authority conferred by Council Resolution No. 73-72, adopted on July 18, 1973, and the Grantee consents to recordation thereof by its duly authorized officer.

DATE: December 22, 2020

Selen Dreyer
CITY CLERK

(Seal)

RECORDING REQUESTED BY:

SYNRGO
Placer Title Company
Branch Number: 110

WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE CA 95678

Exempt from recording fees pursuant to
Govt Code 27383



PLACER, County Recorder
RYAN RONCO

DOC- 2020-0154057-00

AGENT - SPL EXPRESS
TUESDAY, DEC 29, 2020 04:18 PM
MIC \$0.00 | AUT \$0.00 | SBS \$0.00
ERD \$0.00 | SB2 \$0.00 | * \$0.00
ADD \$0.00

Ttl Pd \$0.00 Rcpt # 02978864
CLKBZQJ9T2/KO/1-7

Order No: P-344947

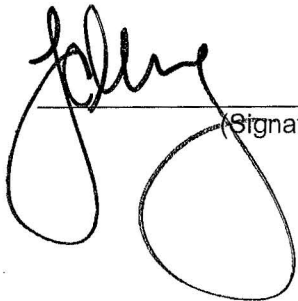
APN: 017-410-020-000, 017-410-019-000, 017-410-070,
017-410-068-000

GRANT OF EASEMENT

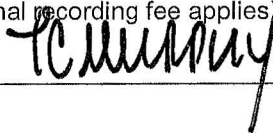
- Not related to real property – GC 27388.1(a)(1)
- Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(1)(2)
- Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- Maximum \$225.00 fee per transaction reached – GC 27388.1(a)(1)

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION

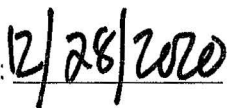
(Additional recording fee applies)


(Signature)

Print Name:



Date:



PLACER TITLE P-344947

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO AND MAIL TAX
STATEMENTS TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Gov't Code § 27383

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT OF EASEMENT

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX IS \$0.00 CITY TRANSFER TAX IS \$0.00

This conveyance is exempt from the documentary transfer tax since a governmental agency is acquiring the real property interest, R & T 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
TAM Roseville, LLC, a California limited liability company, hereby GRANT(s) to THE CITY
OF ROSEVILLE, a municipal corporation, a Public utility easement for the installation and
maintenance of sanitary sewer and water pipes purposes and purposes appurtenant thereto, on,
over, under and across the following described real property in the City of Roseville, County of
Placer, State of California:

See Exhibit "A" (legal description), attached hereto and incorporated herein by reference.

See Exhibit "B" (map), attached hereto and incorporated herein by reference.

[Signature Next Page]

Dated this 28 day of DECEMBER 2020.

TAM Roseville, LLC,
a California limited liability company



Mark Gill MARK GILL

Its: MANAGING MEMBER

(Notarization Required)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento) ss.

On December 28, 2020 before me, Meg O'Neill
Notary Public personally appeared Mark Gill

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) authorized capacity(ies), and that by (his) (her) (their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Meg O'Neill

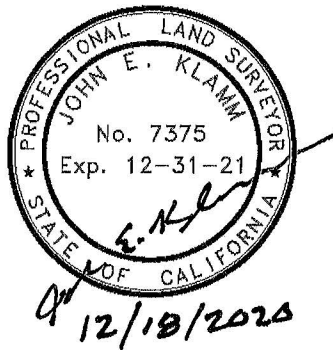


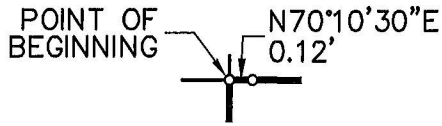
EXHIBIT "A"
PUBLIC UTILITY EASEMENT

That certain real property situated in the State of California, County of Placer, City of Roseville, located in the East half of Section 28, Township 11 North, Range 6 East, M.D.M., being more particularly described as follows:

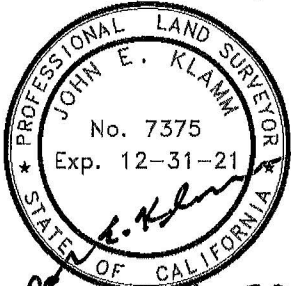
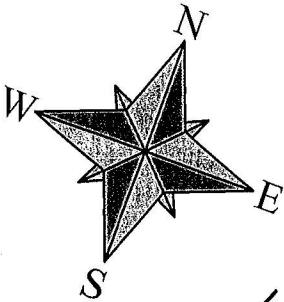
Beginning at the Northeast corner of Lot 9, as shown on the Plat of "Diamond Plaza", filed in the office of the Recorder of Placer County on September 3, 1991 in Book R of Maps, at Page 65; thence from said **POINT OF BEGINNING**, along the easterly prolongation of the northerly boundary of said Lot 9, North 70°10'30" East, 0.12 feet; thence, leaving said easterly prolongation, along a tangent curve to the right, having a radius of 35.00 feet, through a central angle of 25°09'43", with an arc length of 15.37 feet, said arc being subtended by a chord bearing North 82°45'21" East, 15.25 feet; thence South 19°49'30" East, 31.39 feet; thence North 53°33'42" East, 20.43 feet; thence along a non-tangent curve to the right, having a radius of 35.00 feet, through a central angle of 10°05'27", with an arc length of 6.16 feet, said arc being subtended by a chord bearing South 24°52'13" East, 6.16 feet; thence South 19°49'30" East, 14.58 feet; thence South 53°33'42" West, 10.56 feet; thence South 19°49'30" East, 268.27 feet to the northeasterly boundary of Parcel Two, as described in the Grant Deed to the City of Roseville, recorded on December 2, 2014, as Document No. 2014-0086820 of Official Records of Placer County; thence, along said northeasterly boundary, North 65°00'30" West, 35.24 feet to the easterly boundary of said Lot 9; thence, along said easterly boundary, North 19°49'30" West, 296.02 feet to **POINT OF BEGINNING**; containing 7,573 square feet, more or less.

End of Description





DETAIL
SCALE: 1"=1'



12/10/2020

GALILEE ROAD

LOT 9

"DIAMOND PLAZA"
R MAPS 65

PARCEL ONE

DOC-2014-0086820, O.R.

LOT 10

R=35.00'
Δ=25°09'43" L=15.37'
N82°45'21"E 15.25'

SEE DETAIL

S19°49'30"E
31.39'

R=35.00' Δ=10°05'27" L=6.16'
S24°52'13"E 6.16'
S19°49'30"E 14.58'

S53°33'42"W
20.43'

296.02'

PUBLIC UTILITY EASEMENT

268.27'

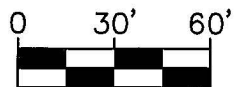
25'

N19°49'30"W

S19°49'30"E

PARCEL TWO
DOC-2014-0086820, O.R.

N65°00'30"W
35.24'



1" = 60'



1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION
PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, CALIFORNIA

SCALE:
1"=60'

DATE:
12/17/2020

SHEET
1 OF 1

RESOLUTION NO. 73-72

AUTHORIZING CITY CLERK TO ACCEPT GRANTS OR DEEDS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Section 27281 of the Government Code of the State of California requires that deeds or grants conveying an interest in real property to political corporations must be accepted by the Grantees prior to being recorded; and

WHEREAS, said Section 27281 provides a method whereby an officer or agent may be designated by the political corporation to accept such deeds on its behalf;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE AS FOLLOWS:

That the City Clerk and the Deputy City Clerk of the City of Roseville are hereby authorized to accept, on behalf of the City of Roseville, all deeds or grants conveying any interest in or easement upon real estate to the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville at a regular meeting thereof held on the 18th day of July, 1973, by the following vote:

- AYES COUNCILMEN: Owen R. Waltrip, Jr., Kenneth F. Royer, George A. Buljan
- NOES COUNCILMEN: None
- ABSENT COUNCILMEN: Gilbert A. Duran, Baron Reed

ATTEST: /s/ Pauline Brockman
City Clerk

/s/ George A. Buljan
Mayor

I hereby certify the foregoing to be a true copy of Resolution No. 73-72 adopted by the City Council at a regular meeting thereof held on the 18th day of July, 1973, at the Council Chambers, City Hall, 316 Vernon Street, Roseville, California.

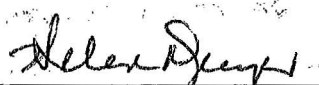
IN WITNESS WHEREOF I have hereunto set my hand and the seal of said city this 7th day of October, 2019



CITY CLERK OF THE CITY OF ROSEVILLE

This is to certify that the interest in real property conveyed by the Agreement and Escrow Instructions for Purchase of Real Estate dated November 10, 2020 from Tam Roseville, LLC, to the City of Roseville, a municipal corporation of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Roseville, pursuant to authority conferred by Council Resolution No. 73-72, adopted on July 18, 1973, and the Grantee consents to recordation thereof by its duly authorized officer.

DATE: December 22, 2020



CITY CLERK

(Seal)