

**RESOLUTION NO. 2004-228**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR SUBDIVISION NO. 02-305.00  
LAGUNA BUSINESS PARK**

**BE IT RESOLVED AND ORDERED** that the City Council of the City of Elk Grove pursuant to Government Code section 66458, hereby approves the Final Map submitted at the Elk Grove City Council meeting in connection with **PAPPAS GATEWAY, L.P.**, a **California Limited Partnership**; and **LAGUNA SPRINGS CORPORATE CENTER BUILDINGS D & E, LLC**, a **California Limited Liability Company**, and the subdivision designated as Subdivision No. 02-305.00 Laguna Business Park.

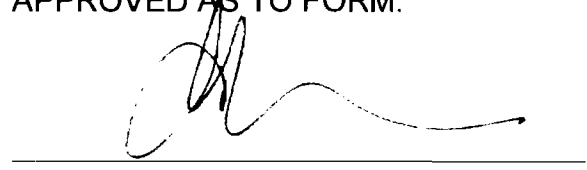
**PASSED AND ADOPTED** by the City Council of the City of Elk Grove on this 15<sup>th</sup> day of September 2004.

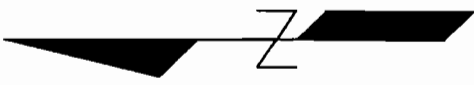
  
\_\_\_\_\_  
SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY



HIGHWAY 50

SPRINGS DR.

LAGUNA

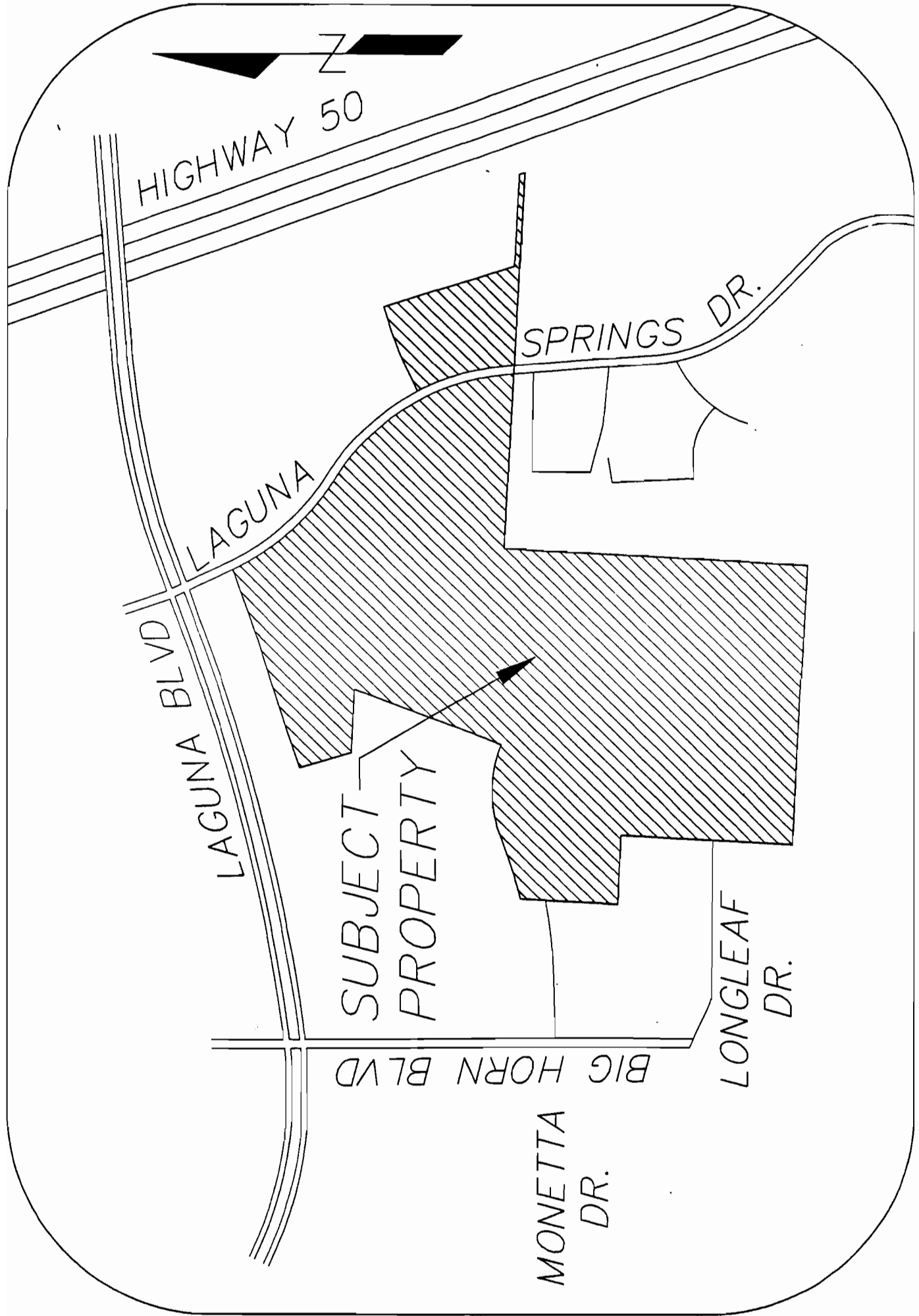
LAGUNA BLVD

SUBJECT  
PROPERTY

LONGLEAF  
DR.

BIG HORN BLVD

MONETTA  
DR.



**OWNER'S STATEMENT:**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND IRREVOCABLY OFFERS FOR DEDICATION (I.O.D.) AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES UPON COMPLETION OF IMPROVEMENTS THE PUBLIC BOULEVARD AND DRIVES SHOWN HEREON WITHIN THESE BOUNDARIES AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES EASEMENTS FOR THE FOLLOWING SPECIFIC PURPOSES

1 AN EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER AND ACROSS STRIPS OF LAND FIVE FEET (5.00') IN WIDTH LYING CONTIGUOUS TO PUBLIC BOULEVARD AND DRIVES SHOWN HEREON LOCATION TO BE DETERMINED BY THE U.S. POSTAL SERVICE WITH THE FUTURE PLACEMENT OF MAIL DELIVERY BOXES

2 EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 12.5' IN WIDTH LYING CONTIGUOUS TO THE PUBLIC DRIVES SHOWN HEREON DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.)

3 AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND AS SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT" (L.E.), SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS

4 PEDESTRIAN AND BICYCLE EASEMENT RIGHTS OF WAY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN AND BICYCLE PATHWAY TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN AND BICYCLE PATH EASEMENT" (P&B E)

5 THE EXCLUSIVE RIGHT OF INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE PEDESTRIAN AND BICYCLE EASEMENT FOR ACCESS TO LOT A

LOT A SHALL BE DEDICATED IN FEE BY SEPERATE INSTRUMENT TO THE CITY OF ELK GROVE

LAGUNA SPRINGS CORPORATE CENTER BUILDINGS D & E, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: RUBICON PARTNERS III, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, MEMBER

BY: RUBICON PARTNERS, INC A CALIFORNIA CORPORATION, ITS MANAGER

BY: *Peter C. Thompson* PETER C. THOMPSON PRESIDENT BY: *Kipal Blewett* KIPAL BLEWETT CHIEF FINANCIAL OFFICER

PAPPAS GATEWAY, L.P. A CALIFORNIA LIMITED PARTNERSHIP

BY: JCP PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: *Louie J. Pappas* LOUIE J. PAPPAS MANAGER

**TRUSTEE'S STATEMENT:**

COMERICA BANK, AS TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 19, 2001, IN BOOK 20011019, PAGE 927, OFFICIAL RECORDS OF SACRAMENTO COUNTY

BY: *Bob J. Steffens* PRINT NAME BOB J. STEFFENS

TITLE Vice President

**TRUSTEE'S STATEMENT:**

FIRST SANTA CLARA CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED AUGUST 28, 2003 IN BOOK 20030828, PAGE 2365, OFFICIAL RECORDS OF SACRAMENTO COUNTY

BY: *Lynn Foster*

PRINT NAME LYNN FOSTER

TITLE Senior Vice President

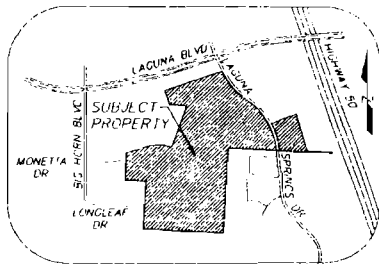
**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PAPPAS GATEWAY, L.P. IN APRIL 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET ON OR BEFORE APRIL, 2005, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

THE AREA WITHIN THE HEAVY BORDER CONTAINS 59.430 ACRES GROSS AND CONSISTS OF 19 COMMERCIAL LOTS AND 1 MISCELLANEOUS LOT

DATED 8/16/04

*Shannon K. Conaway* SHANNON K. CONAWAY, L.S. 7537 G.C. WALLACE OF CALIFORNIA



VICINITY MAP NOT TO SCALE

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 02-305, LAGUNA BUSINESS PARK, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE COUNTY OF SACRAMENTO BOARD OF SUPERVISORS ON MARCH 25, 1995 AND ALL APPROVED ALTERATIONS THEREOF THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT. ADDITIONALLY, I HEREBY CONSENT TO ALL OF THE ABANDONMENTS HEREON AUTHORIZED BY SECTION 66499.20 1/2 OF THE GOVERNMENT CODE

DATED \_\_\_\_\_ ROBERT L. LEE, R.C.E. 23076 EXPIRES DECEMBER 31, 2005 ELK GROVE CITY ENGINEER

**CITY CLERK'S STATEMENT:**

I, THE CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP OF SUBDIVISION NO. 02-305, LAGUNA BUSINESS PARK AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP. ADDITIONALLY, APPROVAL BY THE CITY COUNCIL EFFECTS AN ABANDONMENT BY THE CITY OF ELK GROVE, PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE, OF ALL PUBLIC EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION WITHIN THE HEAVY BORDER OF THIS MAP, CREATED BY THE MAP OF LAGUNA BUSINESS PARK FILED IN BOOK 98 OF PARCEL MAPS PAGE 31, NOT SHOWN ON THIS MAP

DATED \_\_\_\_\_ PEGGY JACKSON CLERK OF THE CITY COUNCIL CITY OF ELK GROVE, CALIFORNIA

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004, AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF G.C. WALLACE OF CALIFORNIA, INC., TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE

RECORDER OF SACRAMENTO COUNTY \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_ STATE OF CALIFORNIA

BY \_\_\_\_\_ FEE \$ \_\_\_\_\_ DEPUTY

**SUBDIVISION No. 02-305.00 LAGUNA BUSINESS PARK**

A MERGER AND RESUBDIVISION OF PARCELS 28, 33, 34, 35, 41, 42 AND A PORTION OF PARCELS 20, 26, 27, 40, AND 43

98 PM 31 CITY OF ELK GROVE, COUNTY OF SACRAMENTO, CALIFORNIA

JUNE, 2004 SHEET 1 OF 5

G.C. WALLACE OF CALIFORNIA, INC. Engineers/Planners/Surveyors 2150 RIVER PLAZA DR. SUITE 100 SACRAMENTO, CA 95811 TELEPHONE (916) 288-7800 FAX (916) 288-7801

NOTARY ACKNOWLEDGMENT:  
STATE OF CALIFORNIA

COUNTY OF Sacramento

ON 8-12-04 BEFORE ME, C. Coon A NOTARY  
PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED.

Peter C. Thompson

PERSONALLY KNOWN TO ME OR  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/HEY 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. WITNESS MY HAND.

C Coon NOTARY'S SIGNATURE      C Coon PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.

MY COMMISSION EXPIRES 9-17-05

COMMISSION NO 1375328

NOTARY ACKNOWLEDGMENT:  
STATE OF CALIFORNIA

COUNTY OF Sacramento

ON 8-12-04 BEFORE ME, C. Coon A NOTARY  
PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED.

Kipp L. Blawie

PERSONALLY KNOWN TO ME OR  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/HEY 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. WITNESS MY HAND.

C Coon NOTARY'S SIGNATURE      C. Coon PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY

MY COMMISSION EXPIRES 9-17-05

COMMISSION NO 1375328

NOTARY ACKNOWLEDGMENT:  
STATE OF CALIFORNIA

COUNTY OF Sacramento

ON 2/13/2004 BEFORE ME, Merrilee Margeths A NOTARY  
PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED.

John L. Pappas

PERSONALLY KNOWN TO ME OR  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/HEY 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. WITNESS MY HAND.

Merrilee Margeths NOTARY'S SIGNATURE      Merrilee Margeths PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.

MY COMMISSION EXPIRES March 18, 2007

COMMISSION NO 1406227

NOTARY ACKNOWLEDGMENT:  
STATE OF CALIFORNIA

COUNTY OF Contra Costa

ON August 18 2004 BEFORE ME, Chona De La Fuente A NOTARY  
PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED.

Lynn Foster

PERSONALLY KNOWN TO ME OR  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/HEY 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. WITNESS MY HAND.

Chona De La Fuente NOTARY'S SIGNATURE      CHONA DE LA FUENTE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Contra Costa COUNTY

MY COMMISSION EXPIRES October 12, 2005

COMMISSION NO 1324788

NOTARY ACKNOWLEDGMENT:  
STATE OF CALIFORNIA

COUNTY OF Santa Clara

ON August 19<sup>th</sup> 2004 BEFORE ME, Trinh Thai A NOTARY  
PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED.

Guy J. Steffens

PERSONALLY KNOWN TO ME OR  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/HEY 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. WITNESS MY HAND.

Trinh Thai NOTARY'S SIGNATURE      Trinh Thai PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Santa Clara COUNTY

MY COMMISSION EXPIRES October 22nd, 2005

COMMISSION NO 1329414

SUBDIVISION No. 02-305.00  
**LAGUNA BUSINESS PARK**  
A MERGER AND RESUBDIVISION OF  
PARCELS 28, 33, 34, 35, 41, 42 AND A PORTION OF  
PARCELS 20, 26, 27, 40, AND 43  
98 PM 31  
CITY OF ELK GROVE, COUNTY OF  
SACRAMENTO, CALIFORNIA  
JUNE, 2004  
SHEET 2 OF 5



**SUBDIVISION No. 02-305.00  
LAGUNA BUSINESS PARK**

A MERGER AND RESUBDIVISION OF  
PARCELS 28, 33, 34, 35, 41, 42 AND A PORTION OF  
PARCELS 20, 26, 27, 40, AND 43  
98 PM 31  
CITY OF ELK GROVE, COUNTY OF  
SACRAMENTO, CALIFORNIA  
JUNE, 2004  
SHEET 4 OF 5

**LEGEND**

SET 5/8" REBAR WITH CAP L.S. 7537 AT ALL FRONT  
LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE  
POINTS ALONG REAR LOT LINES OR A SCREW AT THE  
PROJECTION OF PROPERTY LINE OR sidewalk FOR  
FRONT CORNERS.

FOUND 5/8" REBAR  
W/ CAP L.S. 6600 (2)

- DIMENSION POINT MARKING FOUND MARKING SET
- SET 3/4" IRON PIPE W/ CAP L.S. 7537
- × FOUND 3/4" IRON PIPE
- (R) RADIAL BEARING
- FOUND MONUMENTS AS NOTED
- ( ) COMPARISON MEASUREMENT FROM RECORD MAP

**NOTES**

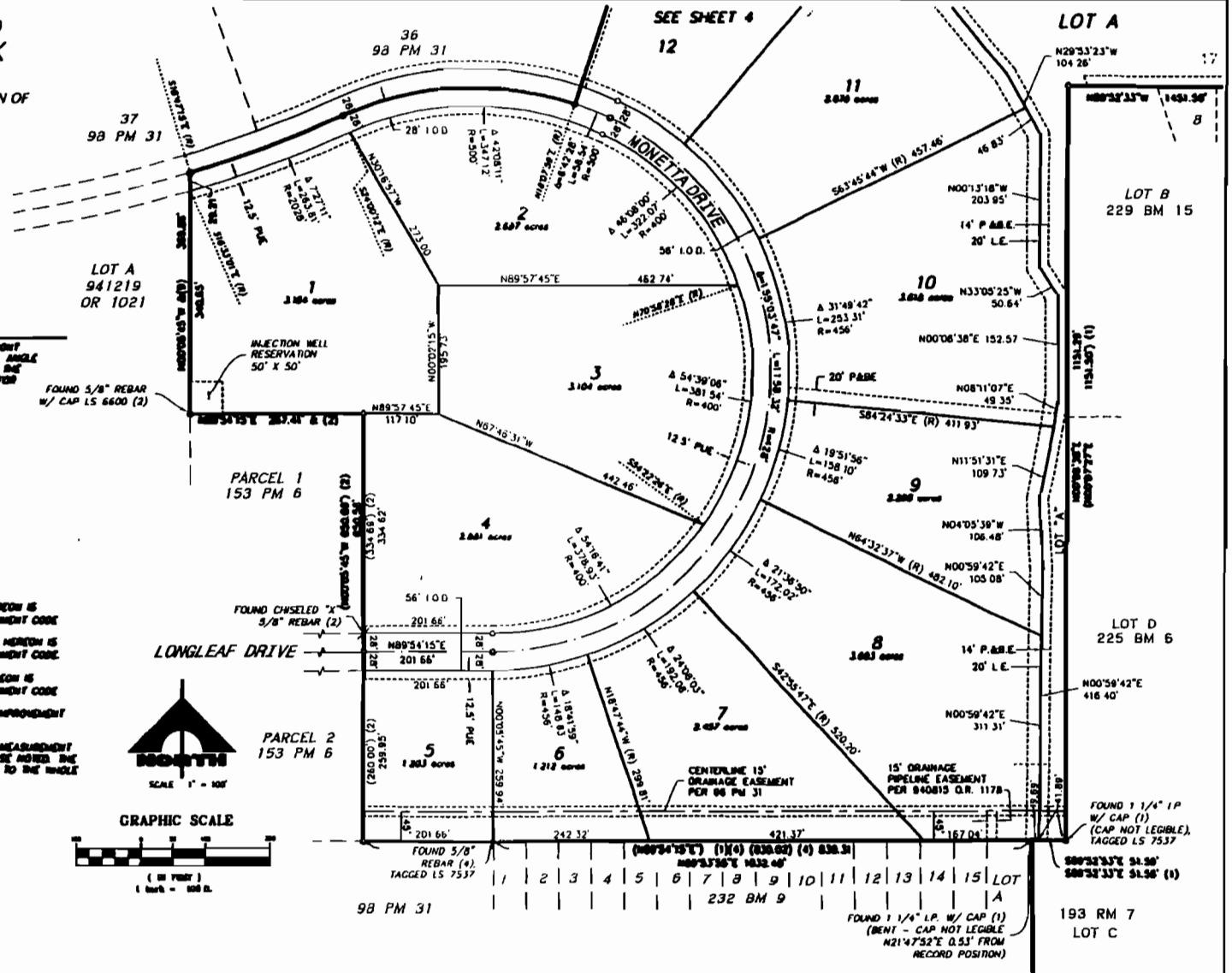
1. THE PUBLIC RIGHT OF WAY FOR 98 PM 31 NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434.1(C) OF THE GOVERNMENT CODE
2. THE PUBLIC UTILITY EASEMENT FOR 98 PM 31 NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434.1(C) OF THE GOVERNMENT CODE
3. THE FLOODING EASEMENT FOR 98 PM 31 NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434.1(C) OF THE GOVERNMENT CODE
4. IMPROVEMENTS SHALL BE CONSTRUCTED WITH A DEFERRED IMPROVEMENT AGREEMENT.
5. ALL DISTANCES ALONG CURVED LINES ARE LENGTHS OF ARC MEASUREMENT AND ALL BARS SHOWN ARE CENTERLINE BARS UNLESS OTHERWISE NOTED. THE SUM OF THE PARTS OF A LINE OR CURVE MAY NOT BE EQUAL TO THE WHOLE DIMENSION DUE TO ROUNDINGS OF DISTANCES.



GRAPHIC SCALE

**REFERENCES**

- (1) 98 PM 31
- (2) 153 PM 6
- (3) 219 B.M. 2
- (4) 232 B.M. 9
- (5) 284 PM 7
- (6) 225 B.M. 6
- (7) 229 B.M. 5
- (8) 203.37 OR 2314
- (9) 941219 OR 1021
- (10) CORNER RECORD FILE NUMBER



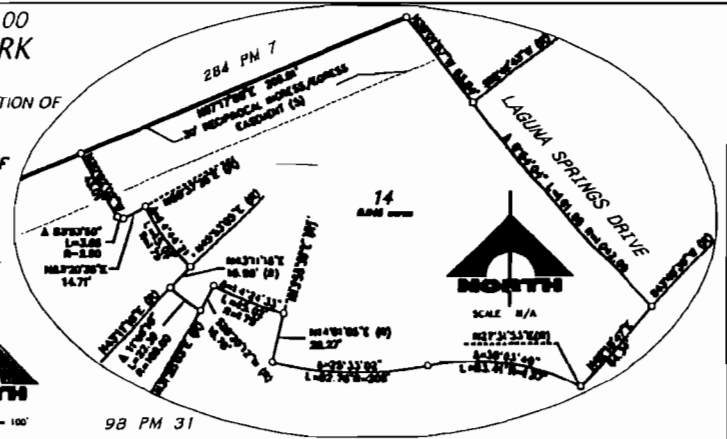
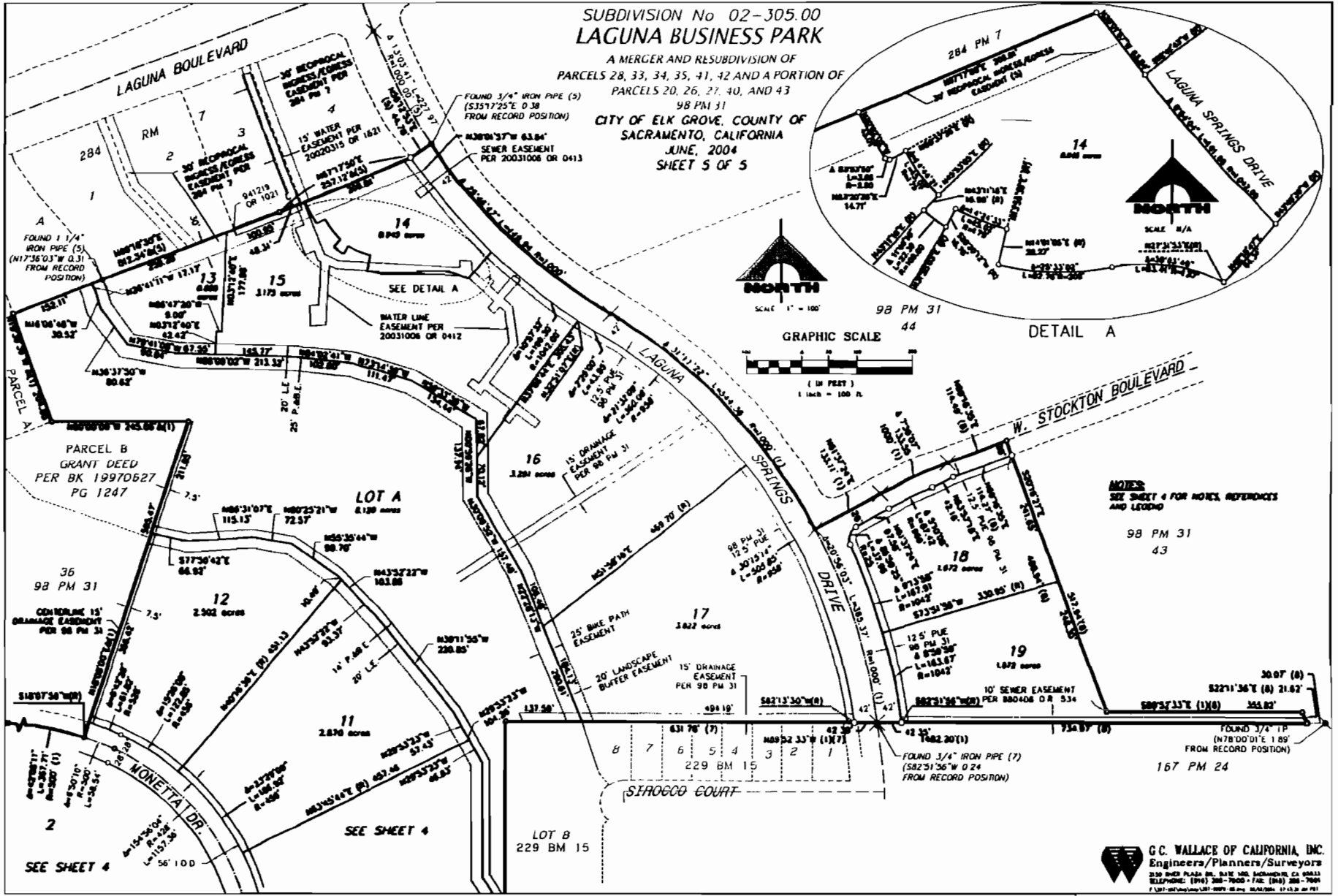
98 PM 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	LOT A
									232 BM 9							
																193 RM 7 LOT C

**G.C. WALLACE OF CALIFORNIA, INC.**  
Engineers/Planners/Surveyors  
2100 WEST PLAZA SUITE 200 ELK GROVE, CALIFORNIA 95750  
TELEPHONE (916) 398-7000 FAX (916) 398-7001  
P.O. BOX 100000 SACRAMENTO, CALIFORNIA 95833-0000

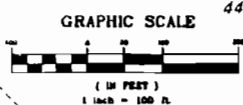
**SUBDIVISION No 02-305.00  
LAGUNA BUSINESS PARK**

A MERGER AND RESUBDIVISION OF  
PARCELS 28, 33, 34, 35, 41, 42 AND A PORTION OF  
PARCELS 20, 26, 27, 40, AND 43

98 PM 31  
CITY OF ELK GROVE, COUNTY OF  
SACRAMENTO, CALIFORNIA  
JUNE, 2004  
SHEET 5 OF 5



SCALE 1" = 100'



DETAIL A

**NOTES:**  
SEE SHEET 4 FOR NOTES, REFERENCES  
AND LEGEND

98 PM 31  
43

FOUND 3/4" IP  
(N78°00'1"E 1.89'  
FROM RECORD POSITION)  
167 PM 24

**G.C. WALLACE OF CALIFORNIA, INC.**  
Engineers/Planners/Surveyors  
2150 BAKER PLAZA DR., SUITE 100, SACRAMENTO, CA 95833  
TELEPHONE: (916) 286-7000 • FAX: (916) 286-7000  
E-MAIL: gwallace@wallaceofcalifornia.com

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2004-228**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )        ss  
CITY OF ELK GROVE         )

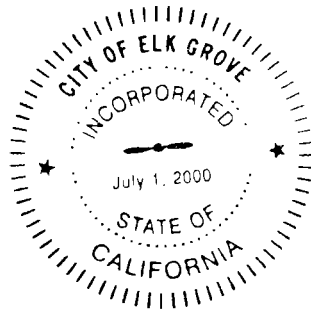
***I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 15<sup>th</sup> day of September 2004 by the following vote:***

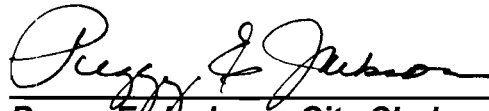
**AYES 5:        COUNCILMEMBERS: Scherman, Soares, Briggs, Cooper, Leary**

**NOES 0:       COUNCILMEMBERS:**

**ABSTAIN 0: COUNCILMEMBERS:**

**ABSENT 0: COUNCILMEMBERS:**



  
\_\_\_\_\_  
**Peggy E. Jackson, City Clerk  
City of Elk Grove, California**