

City of Piedmont
COUNCIL AGENDA REPORT

DATE: November 7, 2022

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

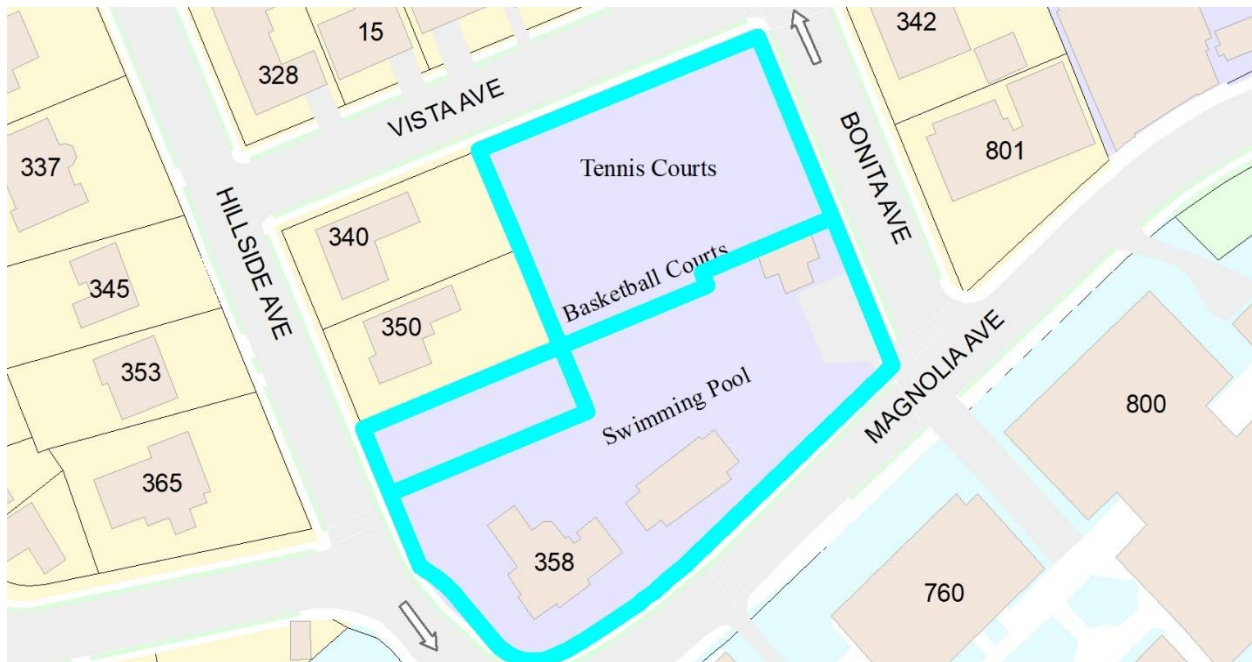
SUBJECT: Consideration of a Resolution Consolidating Three Existing Parcels into Two for the Piedmont Community Pool Project

RECOMMENDATION

Approve the attached resolution creating two parcels (one parcel for the existing Corey Reich Tennis Center and one parcel that encompasses the proposed Piedmont Community Pool and Recreation Department) from the existing three parcels that currently include all of these facilities and directing staff to record the deeds and a Certificate of Compliance for the parcels.

BACKGROUND

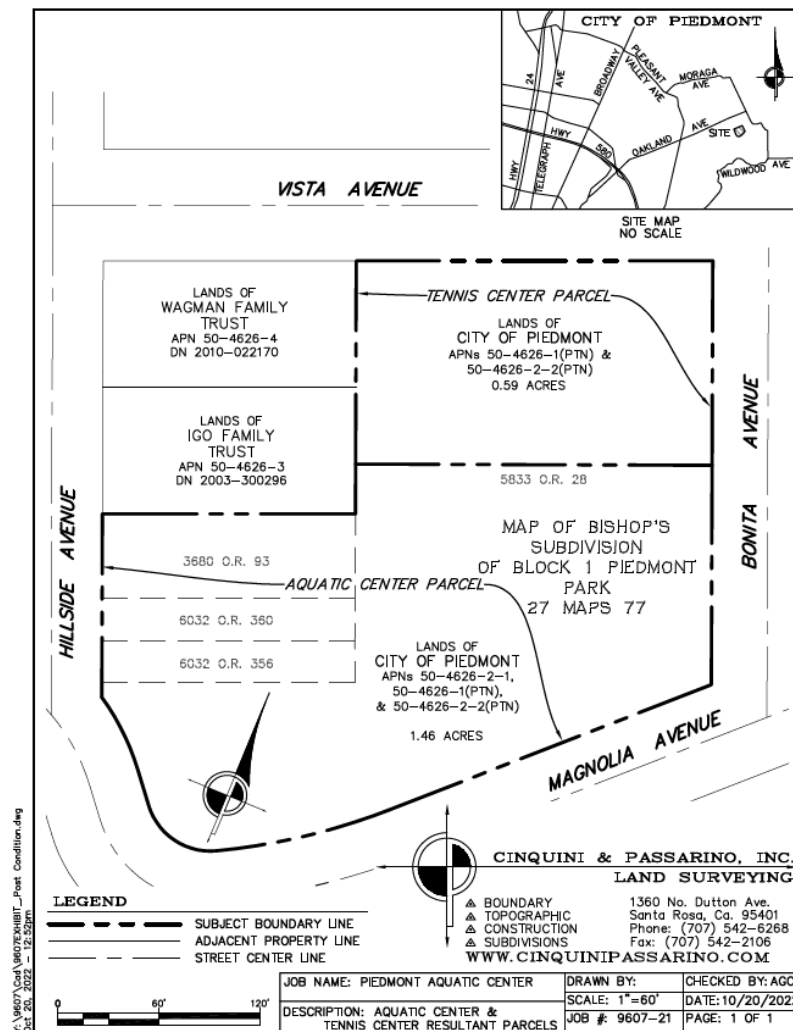
The existing Corey Reich Tennis Center, Piedmont Community Pool and Recreation Center currently lie on three existing parcels as shown in the following:



As can be seen in the exhibit, the Tennis Courts are currently in one parcel, the Piedmont

Community Pool and Recreation Center are in another parcel, and a third parcel exists that encompasses some of the land associated with the Recreation Center (between the Recreation Center and the residential property to the north). Note that the third parcel does not encompass any structures. During the design of the proposed Piedmont Community Pool, it was noted that the property line between the Corey Reich Tennis Center and the Piedmont Community Pool needed to be reconfigured to provide adequate setbacks from the proposed structure. Additionally, it was determined that some of the parcels should be combined to have the new parcel configuration reflect how each of the parcels are used.

The proposed changes to the property lines include an adjustment of the current property line between the Corey Reich Tennis Center and the Piedmont Community Pool, as well as a combination of the parcel that currently does not encompass any structures with the parcel that currently contains both the Piedmont Community Pool and Recreation Center. The proposed resulting property lines are shown as follows:



Per Sections 19.O and 19.6.A.2 of the City's Municipal Code, it allows reconfiguration of parcel lines to be accomplished by deeds (as opposed to a subdivision map) when the

conveyance of land is for a government agency. Accordingly, grant deeds have been prepared (one for the Tennis Court parcel and one for the Piedmont Community Pool/Recreation Center parcel.) Copies of the deeds, property descriptions and plats are attached to this staff report.

In addition to the grant deeds, the City must file a Certificate of Compliance in order to verify that a parcel complies with the Subdivision Map Act and the City's Subdivision requirements (per Piedmont City Code Section 19.80). A copy of the Certificate of Compliance for the parcels associated with the deeds is also attached for informational purposes.

Both the deeds and the Certificate of Compliance must be recorded with the County Recorder's office.

DISCUSSION

The reconfiguration and combining of these parcels is necessary to accommodate the new Piedmont Community Pool. The reconfiguration allows the proposed structure in the Piedmont Community Pool to comply with Building Code requirements and the City's Municipal Code.

ENVIRONMENTAL REVIEW

This project is categorically exempt pursuant to CEQA Guidelines Section 15305(a), Minor Alterations in Land Use Limitations, because the project involves a minor lot line adjustment which does not result in the creation of any additional lots, nor does the adjustment result in any changes in land use or density, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present.

FISCAL CONSIDERATIONS

There are no fiscal impacts to the reconfiguration associated with the recording.

CITY ATTORNEY REVIEW

The City Attorney has prepared the deeds and the form of the Certificate of Compliance, and has reviewed and approved the resolution as to form and legality.

By: Daniel Gonzales, Public Works Director
John Wanger, City Engineer

Attachments:

- A. Resolution
- B. Deeds
- C. Certificate of Compliance

RESOLUTION No. _____**A RESOLUTION DIRECTING THE RECORDATION OF DEEDS ADJUSTING THE
PARCEL CONFIGURATION OF PARCELS ASSOCIATED WITH THE PIEDMONT
COMMUNITY POOL AND RECREATION CENTER, AND DIRECTING THE
RECORDATION OF A CERTIFICATE OF COMPLIANCE FOR THE PARCELS**

WHEREAS, the City of Piedmont is pursuing the construction of a new Piedmont Community Pool; and

WHEREAS, in order to facilitate the construction of the Piedmont Community Pool, certain lot lines need to be adjusted and parcels combined to ensure the facility meeting all Building Code with respect to setbacks; and

WHEREAS, per Sections 19.O and 19.6.A.2 of the Piedmont City Code, reconfiguration of parcel lines is allowed to be accomplished by the recordation of deeds when the conveyance of land is for a government agency; and

WHEREAS, the adjustment of property lines and combining of parcels associated with the Piedmont Community Pool project involves only City owned properties; and

WHEREAS, in accordance with both the Piedmont City Code and the State Subdivision Map Act, deeds, legal descriptions and plats have been prepared showing the adjustments and the combination of parcels that is needed for the Piedmont Community Pool Project; and

WHEREAS, to comply with both the Municipal Code and the State Subdivision Map Act, the City Council must direct the recording of the deeds with the Alameda County Recorder's office; and

WHEREAS, once the deeds have been recorded and Assessor Parcel Numbers have been assigned by Alameda County, a Certificate of Compliance also needs to be filed and recorded with the Alameda County Recorder's office certifying that the resulting parcels as shown in the recorded deeds is in compliance with the Subdivision Map Act and the Piedmont City Code;

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

1. Directs the recordation of the deeds as attached hereto.
2. Once the deeds are recorded and Alameda County assigns new Assessor Parcel Numbers for the parcels described in the attached deeds, directs the filing and recordation of a Certificate of Compliance associated with the parcels.

3. All portions of this resolution are severable. Should any individual component of this Resolution be adjudged to be invalid and unenforceable by a body of competent jurisdiction, then the remaining resolution portions shall be and continue in full force and effect, except as to those resolution portions that have been adjudged invalid. The City Council of the City of Piedmont hereby declares that it would have adopted this Resolution and each section, subsection, clause, sentence, phrase and other portion thereof, irrespective of the fact that one or more section subsection, clause sentence, phrase or other portion may be held invalid or unconstitutional.

[END OF RESOLUTION]

Recording requested by:
City of Piedmont

When recorded mail to:

City of Piedmont
120 Vista Avenue
Piedmont, California 94611

Attn: City Clerk

**EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §§6103, 27383**

GRANT DEED

THE CITY OF PIEDMONT, A MUNICIPAL CORPORATION, Grantor

For valuable consideration, receipt of which is hereby acknowledged,

hereby grants to:

THE CITY OF PIEDMONT, A MUNICIPAL CORPORATION, Grantee,

All that Real Property situated in the County of Alameda, State of CALIFORNIA, and described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

By: _____

Date: _____

[A notary certificate is required.]

This is to certify that the interest in real property conveyed by this grant deed, dated _____, 2022 from the City of Piedmont, a municipal corporation, to the City of Piedmont, a municipal corporation, is hereby accepted by order of the Piedmont City Council on _____, 2022, and the grantee consents to recordation thereof by its duly authorized officer.

By _____

Dated _____

EXHIBIT A
LEGAL DESCRIPTION
CITY OF PIEDMONT TENNIS CENTER PARCEL

Lying within the City of Piedmont, County of Alameda, State of California and being a portion of the lands of the City of Piedmont, a municipal corporation, as described by Grant Deed recorded in Book 5833 of Official Records at Page 28, Alameda County Records, said portion being more particularly described as follows:

Being all that portion lying northerly of the following described line:

COMMENCING at the point of intersection of the southerly right-of-way of Vista Avenue with the easterly right-of-way of Hillside Avenue as shown on that Map of Bishop's Subdivision of Block 1 Piedmont Park filed in Book 27 of Maps at Page 77, Alameda County Records; thence along said easterly right-of-way of Hillside Avenue, South 22°18'47" East 150.00 feet to the westerly common corner of the lands of John T. Igo and Eunice W.A. Igo, Trustees of The Igo Family Trust U/T/D dated April 3, 1992, as described by Grant Deed recorded under Document Number 2003-300296, Alameda County Records, and the lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93, Alameda County Records; thence leaving said westerly common corner and said easterly right-of-way of Hillside Avenue, along the common boundary of said lands of Igo Family Trust and said lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93, parallel with said southerly right-of-way of Vista Avenue, North 67°30'27" East 150.00 feet to the westerly boundary of said lands of the City of Piedmont as described by Grant Deed recorded in Book 5833 of Official Records at Page 28; thence along the easterly line of said lands of Igo and said westerly boundary of said lands of the City of Piedmont, parallel with said easterly right-of-way of Hillside Avenue, North 22°18'47" West 29.55 feet to point from which the northwest corner of said lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93 and the southerly right-of-way of Vista Avenue bears North 22°18'47" West 120.45 feet, said point being the POINT OF BEGINNING of the herein described line; thence leaving said easterly boundary of the lands of Igo and said westerly boundary of lands of the City of Piedmont, North 67°42'27" East 211.26 feet to the easterly boundary of said lands of the City of Piedmont and westerly right-of-way of Bonita Avenue, and the TERMINUS of the herein described line, from which the point of intersection of said southerly right-of-way of Vista Avenue with the westerly right-of-way of Bonita Avenue bears North 22°17'33" West 121.19 feet.

Containing 0.59 acres, more or less.

END OF DESCRIPTION

Being portions of APNs 50-4626-1 & 50-4626-2-2

Basis of Bearings: Being the California Coordinate System, Zone 3, NAD 83, Epoch 2017.50 as determined locally by a line between Continuous Global Positioning Systems (CGPS) station

EXHIBIT A
LEGAL DESCRIPTION
CITY OF PIEDMONT TENNIS CENTER PARCEL

EBMD and station P224; being North 47°28'39" East as derived from geodetic values published by the California Spatial Reference Center (CSRC).

Prepared by Cinquini & Passarino, Inc.

Preliminary

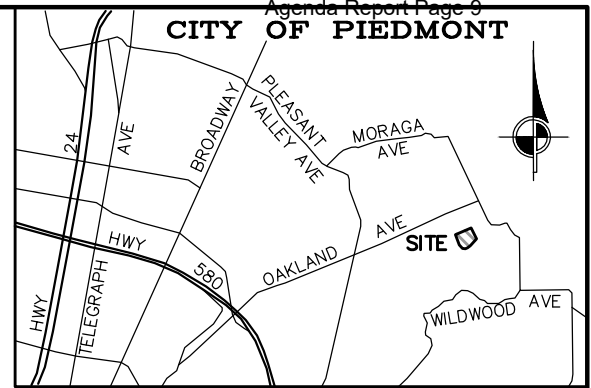
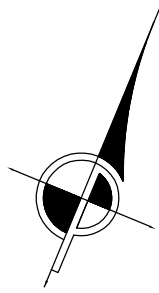
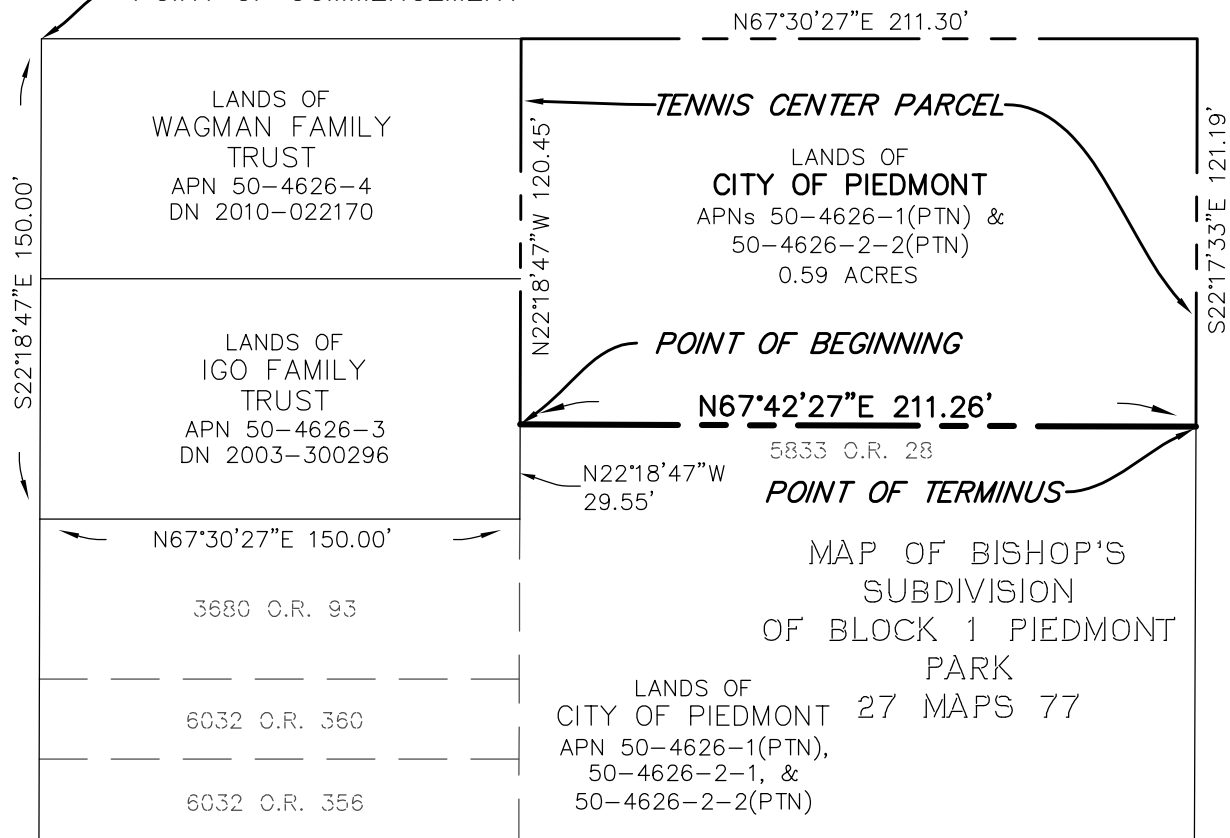
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Anthony G. Cinquini, PLS 8614

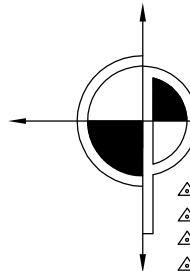
Date

EXHIBIT 'B'**REFERENCE**

R1 BISHOP'S SUBDIVISION 27 MAPS 77

SITE MAP
NO SCALE**VISTA AVENUE****POINT OF COMMENCEMENT****BONITA AVENUE****HILLSIDE AVENUE****LEGEND**

- — — — — SUBJECT BOUNDARY LINE
 — — — — — ADJACENT PROPERTY LINE
 — — — — — STREET CENTER LINE

**CINQUINI & PASSARINO, INC.**
LAND SURVEYING

- △ BOUNDARY
 △ TOPOGRAPHIC
 △ CONSTRUCTION
 △ SUBDIVISIONS
- 1360 No. Dutton Ave.
 Santa Rosa, Ca. 95401
 Phone: (707) 542-6268
 Fax: (707) 542-2106
- WWW.CINQUINIPASSARINO.COM

JOB NAME: PIEDMONT AQUATIC CENTER

DRAWN BY: CS

CHECKED BY:

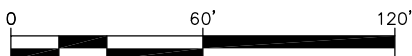
DESCRIPTION: TENNIS CENTER PARCEL

SCALE: 1"=60'

DATE: 9-9-2022

JOB #: 9607-21

PAGE: 3 OF 3



Recording requested by:
City of Piedmont

When recorded mail to:

City of Piedmont
120 Vista Avenue
Piedmont, California 94611

Attn: City Clerk

**EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §§6103, 27383**

GRANT DEED

THE CITY OF PIEDMONT, A MUNICIPAL CORPORATION, Grantor

For valuable consideration, receipt of which is hereby acknowledged,
hereby grants to:

THE CITY OF PIEDMONT, A MUNICIPAL CORPORATION, Grantee,

All that Real Property situated in the County of Alameda, State of CALIFORNIA, and described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

By: _____

Date: _____

[A notary certificate is required.]

This is to certify that the interest in real property conveyed by this grant deed, dated _____, 2022 from the City of Piedmont, a municipal corporation, to the City of Piedmont, a municipal corporation, is hereby accepted by order of the Piedmont City Council on _____, 2022, and the grantee consents to recordation thereof by its duly authorized officer.

By _____

Dated _____

EXHIBIT A
LEGAL DESCRIPTION
CITY OF PIEDMONT AQUATIC CENTER PARCEL

Lying within the City of Piedmont, County of Alameda, State of California and being the lands of the City of Piedmont, a municipal corporation, as described by Grant Deed recorded in Book 3680 of Official Records at Page 93, Grant Deed recorded in Book 6032 of Official Records at Page 356, Grant Deed Recorded in Book 6032 of Official Records at Page 360 and Grant Deed recorded in Book 5833 of Official Records at Page 28, all Alameda County Records.

Excepting therefrom all that portion lying northerly of the following described line:

COMMENCING at the point of intersection of the southerly right-of-way of Vista Avenue with the easterly right-of-way of Hillside Avenue as shown on that Map of Bishop's Subdivision of Block 1 Piedmont Park filed in Book 27 of Maps at Page 77, Alameda County Records; thence along said easterly right-of-way of Hillside Avenue, South $22^{\circ}18'47''$ East 150.00 feet to the westerly common corner of the lands of John T. Igo and Eunice W.A. Igo, Trustees of The Igo Family Trust U/T/D dated April 3, 1992, as described by Grant Deed recorded under Document Number 2003-300296, Alameda County Records, and the lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93, Alameda County Records; thence leaving said westerly common corner and said easterly right-of-way of Hillside Avenue, along the common boundary of said lands of Igo Family Trust and said lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93, parallel with said southerly right-of-way of Vista Avenue, North $67^{\circ}30'27''$ East 150.00 feet to the westerly boundary of said lands of the City of Piedmont as described by Grant Deed recorded in Book 5833 of Official Records at Page 28; thence along the easterly line of said lands of Igo and said westerly boundary of said lands of the City of Piedmont, parallel with said easterly right-of-way of Hillside Avenue, North $22^{\circ}18'47''$ West 29.55 feet to point from which the northwest corner of said lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93 and the southerly right-of-way of Vista Avenue bears North $22^{\circ}18'47''$ West 120.45 feet, said point being the POINT OF BEGINNING of the herein described line; thence leaving said easterly boundary of the lands of Igo and said westerly boundary of lands of the City of Piedmont, North $67^{\circ}42'27''$ East 211.26 feet to the easterly boundary of said lands of the City of Piedmont and westerly right-of-way of Bonita Avenue, and the TERMINUS of the herein described line, from which the point of intersection of said southerly right-of-way of Vista Avenue with the westerly right-of-way of Bonita Avenue bears North $22^{\circ}17'33''$ West 121.19 feet.

Together with a no-build easement, being 10 feet in width, the southerly line of which being the line as described above, the northerly line of which shall be lengthened or shortened to terminate at the easterly and westerly boundaries of the lands of the City of Piedmont as described by Grant Deed recorded in Book 5833 of Official Records at Page 28, Alameda County Records.

Containing 1.46 acres, more or less.

END OF DESCRIPTION

EXHIBIT A
LEGAL DESCRIPTION
CITY OF PIEDMONT AQUATIC CENTER PARCEL

Being portions of APNs 50-4626-1, 50-4626-2-1, & 50-4626-2-2

Basis of Bearings: Being the California Coordinate System, Zone 3, NAD 83, Epoch 2017.50 as determined locally by a line between Continuous Global Positioning Systems (CGPS) station EBMD and station P224; being North 47°28'39" East as derived from geodetic values published by the California Spatial Reference Center (CSRC).

Prepared by Cinquini & Passarino, Inc.

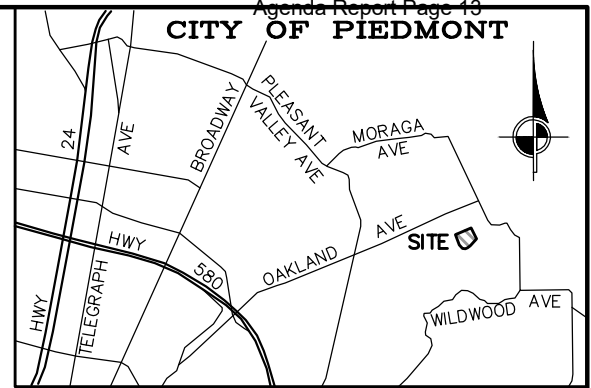
Preliminary
09/09/2022 7:29:26 AM

Anthony G. Cinquini, PLS 8614

Date

EXHIBIT 'B'**REFERENCE**

R1 BISHOP'S SUBDIVISION 27 MAPS 77

SITE MAP
NO SCALE**VISTA AVENUE****POINT OF COMMENCEMENT**

LANDS OF
WAGMAN FAMILY
TRUST
APN 50-4626-4
DN 2010-022170

LANDS OF
IGO FAMILY
TRUST
APN 50-4626-3
DN 2003-300296

LANDS OF
CITY OF PIEDMONT
APN 50-4626-1(PTN) &
50-4626-2-2(PTN)

POINT OF BEGINNING**N67°42'27"E 211.26'**

5833 O.R. 28

POINT OF TERMINUS

MAP OF BISHOP'S
SUBDIVISION
OF BLOCK 1 PIEDMONT
PARK
27 MAPS 77

LANDS OF
CITY OF PIEDMONT
APNs 50-4626-2-1,
50-4626-1(PTN),
& 50-4626-2-2(PTN)

1.46 ACRES

AQUATIC CENTER PARCEL**MAGNOLIA AVENUE****HILLSIDE AVENUE****BONITA AVENUE****LEGEND**

— — — — — **SUBJECT BOUNDARY LINE**
 — — — — — **ADJACENT PROPERTY LINE**
 — — — — — **STREET CENTER LINE**

- △ BOUNDARY
 △ TOPOGRAPHIC
 △ CONSTRUCTION
 △ SUBDIVISIONS

WWW.CINQUINIPASSARINO.COM

1360 No. Dutton Ave.
 Santa Rosa, Ca. 95401
 Phone: (707) 542-6268
 Fax: (707) 542-2106

CINQUINI & PASSARINO, INC.
LAND SURVEYING

JOB NAME: PIEDMONT AQUATIC CENTER

DRAWN BY: CS

CHECKED BY: AGC

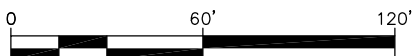
DESCRIPTION: AQUATIC CENTER PARCEL

SCALE: 1"=60'

DATE: 9-8-2022

JOB #: 9607-21

PAGE: 3 OF 3



Atlas Sheet: _____
 File: _____
 Prepared By: _____
 Checked By: _____
 No. of Parcels Involved: 2
 Assessor's Parcel #(s): _____

**RECORDING REQUEST BY AND
WHEN RECORDED MAIL TO:**

CITY OF PIEDMONT
 CITY CLERK
 120 VISTA AVENUE
 PIEDMONT, CA 94611

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)
 Exempt From Recording Fees Section 27383

CERTIFICATE OF COMPLIANCE NO. CC _____

CITY OF PIEDMONT, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

I HEREBY CERTIFY that I am an authorized officer of the City of Piedmont, a California charter city and municipal corporation, and that the City of Piedmont is the only party having any record title interest in the property as described in the attached description (see Attachments I and II, both attached hereto and incorporated herein by this reference) and I consent on behalf of the City of Piedmont to the preparation and recordation of this certificate and the attached description and conditions.

By: _____
 Name: _____
 Title: _____
 Date: _____

Pursuant to section 66499.35(a) of the Government Code of the State of California, the City Engineer of the City of Piedmont hereby declares that he has found that the following described real property complies with the Subdivision Map Act and local ordinances adopted pursuant to that Act. This finding does not supersede, modify or affect any requirements or provisions of the Piedmont Municipal Code pertaining to zoning regulations. The real property described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel(s) may require issuance of a permit or permits, or other grant or grants of approval.

By: _____
 John Wanger, P.E., Piedmont City Engineer

Date: _____

ACKNOWLEDGEMENT

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 _____

On _____ before me, _____ (insert name and title of the officer), personally appeared _____, 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 _____ . (Seal)

ACKNOWLEDGEMENT

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 _____

On _____ before me, _____ (insert name and title of the officer), personally appeared _____, 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 _____. (Seal)

ATTACHMENT I
LEGAL DESCRIPTION
CITY OF PIEDMONT AQUATIC CENTER PARCEL

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Together with a no-build easement, being 10 feet in width, the southerly line of which being the line as described above, the northerly line of which shall be lengthened or shortened to terminate at the easterly and westerly boundaries of the lands of the City of Piedmont as described by Grant Deed recorded in Book 5833 of Official Records at Page 28, Alameda County Records.

Containing 1.46 acres, more or less.

END OF DESCRIPTION

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CITY OF PIEDMONT AQUATIC CENTER PARCEL

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Basis of Bearings: Being the California Coordinate System, Zone 3, NAD 83, Epoch 2017.50 as determined locally by a line between Continuous Global Positioning Systems (CGPS) station EBMD and station P224; being North 47°28'39" East as derived from geodetic values published by the California Spatial Reference Center (CSRC).

Prepared by Cinquini & Passarino, Inc.

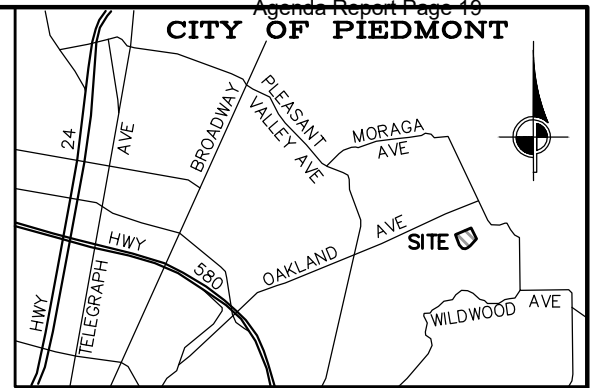
Preliminary
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Anthony G. Cinquini, PLS 8614

Date

EXHIBIT 'B'**REFERENCE**

R1 BISHOP'S SUBDIVISION 27 MAPS 77

SITE MAP
NO SCALE**VISTA AVENUE****POINT OF COMMENCEMENT**

LANDS OF
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TRUST
APN 50-4626-4
DN 2010-022170

LANDS OF
IGO FAMILY
TRUST
APN 50-4626-3
DN 2003-300296

LANDS OF
CITY OF PIEDMONT
APN 50-4626-1(PTN) &
50-4626-2-2(PTN)

POINT OF BEGINNING**N67°42'27"E 211.26'**

5833 O.R. 28

POINT OF TERMINUS

MAP OF BISHOP'S
SUBDIVISION
OF BLOCK 1 PIEDMONT
PARK
27 MAPS 77

LANDS OF
CITY OF PIEDMONT
APNs 50-4626-2-1,
50-4626-1(PTN),
& 50-4626-2-2(PTN)

1.46 ACRES

AQUATIC CENTER PARCEL**MAGNOLIA AVENUE****HILLSIDE AVENUE****BONITA AVENUE****LEGEND**

— — — — — **SUBJECT BOUNDARY LINE**
 — — — — — **ADJACENT PROPERTY LINE**
 — — — — — **STREET CENTER LINE**

- △ BOUNDARY
- △ TOPOGRAPHIC
- △ CONSTRUCTION
- △ SUBDIVISIONS

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Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106

CINQUINI & PASSARINO, INC.
LAND SURVEYING

JOB NAME: PIEDMONT AQUATIC CENTER

DRAWN BY: CS

CHECKED BY: AGC

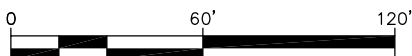
DESCRIPTION: AQUATIC CENTER PARCEL

SCALE: 1"=60'

DATE: 9-8-2022

JOB #: 9607-21

PAGE: 3 OF 3



ATTACHMENT II
LEGAL DESCRIPTION
CITY OF PIEDMONT TENNIS CENTER PARCEL

Lying within the City of Piedmont, County of Alameda, State of California and being a portion of the lands of the City of Piedmont, a municipal corporation, as described by Grant Deed recorded in Book 5833 of Official Records at Page 28, Alameda County Records, said portion being more particularly described as follows:

Being all that portion lying northerly of the following described line:

COMMENCING at the point of intersection of the southerly right-of-way of Vista Avenue with the easterly right-of-way of Hillside Avenue as shown on that Map of Bishop's Subdivision of Block 1 Piedmont Park filed in Book 27 of Maps at Page 77, Alameda County Records; thence along said easterly right-of-way of Hillside Avenue, South 22°18'47" East 150.00 feet to the westerly common corner of the lands of John T. Igo and Eunice W.A. Igo, Trustees of The Igo Family Trust U/T/D dated April 3, 1992, as described by Grant Deed recorded under Document Number 2003-300296, Alameda County Records, and the lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93, Alameda County Records; thence leaving said westerly common corner and said easterly right-of-way of Hillside Avenue, along the common boundary of said lands of Igo Family Trust and said lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93, parallel with said southerly right-of-way of Vista Avenue, North 67°30'27" East 150.00 feet to the westerly boundary of said lands of the City of Piedmont as described by Grant Deed recorded in Book 5833 of Official Records at Page 28; thence along the easterly line of said lands of Igo and said westerly boundary of said lands of the City of Piedmont, parallel with said easterly right-of-way of Hillside Avenue, North 22°18'47" West 29.55 feet to point from which the northwest corner of said lands of the City of Piedmont as described by Grant Deed recorded in Book 3680 of Official Records at Page 93 and the southerly right-of-way of Vista Avenue bears North 22°18'47" West 120.45 feet, said point being the POINT OF BEGINNING of the herein described line; thence leaving said easterly boundary of the lands of Igo and said westerly boundary of lands of the City of Piedmont, North 67°42'27" East 211.26 feet to the easterly boundary of said lands of the City of Piedmont and westerly right-of-way of Bonita Avenue, and the TERMINUS of the herein described line, from which the point of intersection of said southerly right-of-way of Vista Avenue with the westerly right-of-way of Bonita Avenue bears North 22°17'33" West 121.19 feet.

Containing 0.59 acres, more or less.

END OF DESCRIPTION

Being portions of APNs 50-4626-1 & 50-4626-2-2

Basis of Bearings: Being the California Coordinate System, Zone 3, NAD 83, Epoch 2017.50 as determined locally by a line between Continuous Global Positioning Systems (CGPS) station

ATTACHMENT II
LEGAL DESCRIPTION
CITY OF PIEDMONT TENNIS CENTER PARCEL

EBMD and station P224; being North 47°28'39" East as derived from geodetic values published by the California Spatial Reference Center (CSRC).

Prepared by Cinquini & Passarino, Inc.

Preliminary

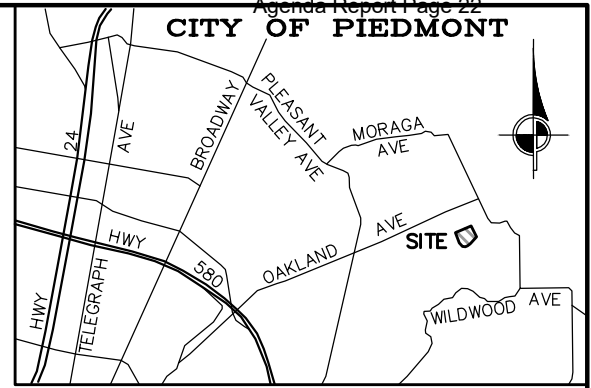
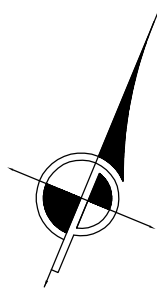
09/09/2022 7:30:44 AM

Anthony G. Cinquini, PLS 8614

Date

EXHIBIT 'B'**REFERENCE**

R1 BISHOP'S SUBDIVISION 27 MAPS 77

SITE MAP
NO SCALE**VISTA AVENUE****POINT OF COMMENCEMENT**

N67°30'27"E 211.30'

LANDS OF
WAGMAN FAMILY
TRUST
APN 50-4626-4
DN 2010-022170

TENNIS CENTER PARCEL

LANDS OF
CITY OF PIEDMONT
APNs 50-4626-1(PTN) &
50-4626-2-2(PTN)
0.59 ACRES

POINT OF BEGINNING

N67°42'27"E 211.26'

5833 O.R. 28

POINT OF TERMINUSN22°18'47"W
29.55'

LANDS OF
IGO FAMILY
TRUST
APN 50-4626-3
DN 2003-300296

N67°30'27"E 150.00'

3680 O.R. 93

6032 O.R. 360

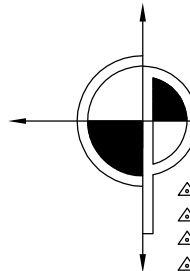
6032 O.R. 356

MAP OF BISHOP'S
SUBDIVISION
OF BLOCK 1 PIEDMONT
PARK

LANDS OF
CITY OF PIEDMONT 27 MAPS 77
APN 50-4626-1(PTN),
50-4626-2-1, &
50-4626-2-2(PTN)

HILLSIDE AVENUE**BONITA AVENUE****LEGEND**

— — — — — SUBJECT BOUNDARY LINE
— — — — — ADJACENT PROPERTY LINE
— — — — — STREET CENTER LINE



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JOB NAME: PIEDMONT AQUATIC CENTER

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DESCRIPTION: TENNIS CENTER PARCEL

SCALE: 1"=60'

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PAGE: 3 OF 3

