

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF
UNION SANITARY DISTRICT
April 8, 2019**

CALL TO ORDER

President Lathi called the meeting to order at 7:00 p.m.

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Anjali Lathi, President
Jennifer Toy, Secretary
Tom Handley, Director
Pat Kite, Director

ABSENT: Manny Fernandez, Vice President

STAFF: Paul Eldredge, General Manager/District Engineer
Karen Murphy, District Counsel
Armando Lopez, Treatment and Disposal Services Manager
Sami Ghossain, Technical Services Manager
Robert Simonich, Fabrication, Maintenance, and Construction Manager
James Schofield, Collection Services Manager
Michael Dunning, Environmental Compliance Team Coach
Regina McEvoy, Executive Assistant to the General Manager/Board Clerk

VISITORS: Roelle Balan, Tri-City Voice Newspaper

APPROVE MINUTES OF THE REGULAR MEETING OF MARCH 25, 2019

It was moved by Director Handley, seconded by Director Kite, to Approve the Minutes of the Regular Meeting of March 25, 2019. Motion carried with the following vote:

AYES: Handley, Kite, Lathi, Toy
NOES: None
ABSTAIN: None
ABSENT: Fernandez

WRITTEN COMMUNICATIONS

There were no written communications.

ORAL COMMUNICATIONS

There were no oral communications.

CONSIDER A RESOLUTION TO ACCEPT A SANITARY SEWER EASEMENT FOR TRACT 7927 – DECOTO CROSSING, LOCATED NEAR DECOTO ROAD AND PASEO PADRE PARKWAY IN THE CITY OF FREMONT

This item was reviewed by the Legal/Community Affairs Committee. Technical Services Manager Ghossain stated Grupe Decoto Crossing, LLC, will construct 10 single-family residences for Tract 7927, located at the corner of Decoto Road and Paseo Padre Parkway in the City of Fremont. Sexton Common has been designated a private street due to the City of Fremont's dimensions and structure setback requirements for public streets. Grupe Decoto Crossing, LLC, has constructed the new sewer main and granted the District a sanitary sewer easement to provide for access, maintenance, and service of the new sewer main in the private roadway. Staff recommended the Board consider a resolution to accept a sanitary sewer easement for Tract 7927 – Decoto Crossing, located near the corner of Decoto Road and Paseo Padre Parkway in the City of Fremont.

It was moved by Secretary Toy, seconded by Director Handley, to Adopt Resolution No. 2857 to Accept a Sanitary Sewer Easement for Tract 7927 – Decoto Crossing, Located Near Decoto Road and Paseo Padre Parkway in the City of Fremont, California. Motion carried with the following vote:

AYES:	Handley, Kite, Lathi, Toy
NOES:	None
ABSTAIN:	None
ABSENT:	Fernandez

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RESOLUTION NO. 2857

**ACCEPT A SANITARY SEWER EASEMENT FOR
TRACT 7927 – DECOTO CROSSING, LOCATED NEAR DECOTO ROAD AND
PASEO PADRE PARKWAY IN THE CITY OF FREMONT, CALIFORNIA**

RESOLVED by the Board of Directors of UNION SANITARY DISTRICT, that it hereby accepts the Grant of Easement from Grupe Decoto Crossing, LLC, executed on September 26, 2016, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit A and Exhibit B, respectively.

FURTHER RESOLVED by the Board of Directors of UNION SANITARY DISTRICT that it hereby authorizes the General Manager/District Engineer, or his designee, to attend to the recordation thereof.

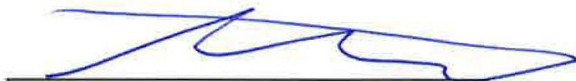
On motion duly made and seconded, this resolution was adopted by the following vote on April 8, 2019:

AYES: Handley, Kite, Lathi, Toy

NOES: None

ABSENT: Fernandez

ABSTAIN: None



ANJALI LATHI
President, Board of Directors
Union Sanitary District

Attest:



JENNIFER TOY
Secretary, Board of Directors
Union Sanitary District

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:
Union Sanitary District
Attn: Regina McEvoy
5072 Benson Road
Union City, CA 94587

Record Without Fee
*Pursuant to Government Code
Section 27383*

Space Above Reserved for Recorder's Use Only

Documentary Transfer Tax \$0.00, consideration less than \$100 (R&T Code 11911)
This instrument is exempt from recording fees (Govt. Code 27383)

GRANT OF EASEMENT

BY AND BETWEEN

GRUPE DECOTO CROSSING, LLC

AND

UNION SANITARY DISTRICT

Effective Date: April 8, 2019

CERTIFICATE OF ACCEPTANCE
(Grant of Easement)

This is to certify that the interest in real property conveyed by the Grant of Easement for Sanitary Sewer Purposes, dated September 26th, 2016, from Grupe Decoto Crossing, LLC, to UNION SANITARY DISTRICT, an independent special district ("District"), is hereby accepted by the undersigned officer or agent on behalf of the District pursuant to authority conferred by Resolution No. ~~2857~~, dated April 8, 2019, and the District consents to recordation thereof by its duly authorized officer.

Date: April 26, 2019

District

UNION SANITARY DISTRICT


Paul R. Eldredge, General Manager

ACKNOWLEDGMENT

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)
) ss
County of Alameda)

On April 26, 2019, before me, Regina Dyan McEvoy
(Name of Notary)

notary public, personally appeared Paul R. Eldredge
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.


(Notary Signature)

GRANT OF EASEMENT

FOR SANITARY SEWER PURPOSES

THIS INDENTURE, made this 26th day of September 2016, by and between Grupe Decoto Crossing, LLC, the Party/Parties of the First Part, and Union Sanitary District, the Party of the Second Part,

WITNESSETH:

That said Party/~~Parties~~ of the First Part does hereby grant to the Party of the Second Part and to its successors and assigns forever, for the use and purposes herein stated, the rights of way and easements hereinafter described, located in the city of Fremont, county of Alameda, state of California:

See Exhibit "A" and Exhibit "B"

together with the right and privilege of constructing, reconstructing, cleaning, repairing and maintaining at any time, a sanitary sewer and appurtenances along, upon, over, in, through and across the above described property; together with free ingress and egress to and for the said Party of the Second Part, its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools, along, upon, over, in, through and across said right of way; together with the right of access by its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools to said right of way from the nearest public street, over and across the adjoining property, if such there be; otherwise by such route or routes across said adjoining property as shall occasion the least practicable damage and inconvenience to the Party of the First Part, for constructing, cleaning, repairing and maintaining said sanitary sewer and appurtenances; together with free ingress and egress over the land immediately adjoining for maintenance, repair and replacement as well as the initial construction of said sewer.

IN WITNESS WHEREOF the said Party/~~Parties~~ of the First Part have executed this indenture the day and year first above written.


Signature

By: CHRIS CONKLIN VICE PRESIDENT
(Print or type name and title of signatory)

~~Enter Name~~

Grupe Decoto Crossing, LLC

(Notarize)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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 SAN JOAQUINOn September 26, 2016 before me, Julie Dzubak, Notary Public

Date

Here Insert Name and Title of the Officer

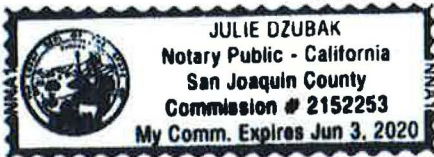
personally appeared Chris Conklin

Name(s) of Signer(s)

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 of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT'A'
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF FREMONT, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOTS 1 THROUGH 10 AS SAID LOTS ARE SHOWN ON THE MAP OF TRACT 7927 FILED ON November 7, 2016 ~~IN BOOK UNDER~~
INST. No. OF MAPS AT PAGES 2016-290736 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEING ALL OF THAT SANITARY SEWER EASEMENT (SSE) SHOWN AS SEXTON COMMON LYING WITHIN SAID LOTS 1 THROUGH 5 OF SAID MAP (343 M 66-70)

PARCEL 2

BEING ALL OF THAT SANITARY SEWER EASEMENT (SSE) SHOWN AS SEXTON COMMON LYING WITHIN SAID LOTS 6 THROUGH 10 OF SAID MAP (343 M 66-70)

CONTAINING 6,880 SQUARE FEET OF LAND, MORE OR LESS.





ALAMEDA COUNTY
FLOOD CONTROL DISTRICT

LEGEND

SSE

SANITARY SEWER EASEMENT



DENOTES EASEMENT AREA
6,880 SF TOTAL±

DECOTO ROAD

SEXTON COMMON

SEXTON COMMON

TRACT 7927
(343 M 66-70)

WAUGH PLACE

PASEO PADRE PKWY

EASEMENT-UNION SANITARY DISTRICT

ADDRESS: 3068 DECOTO ROAD
FREMONT, CA

ASSESSORS PARCEL NO.:
543-0282-009-2



817 Arnold Drive Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499

EXHIBIT 'B'

PLAT TO ACCOMPANY
LEGAL DESCRIPTION
SANITARY SEWER
EASEMENT

DRAWN BY:
BJL

PROJECT NO:
15120

SCALE:
1"=60'

SHEET
1 OF 1

DATE:
8-12-16

RESOLUTION NO. 2857

**ACCEPT A SANITARY SEWER EASEMENT FOR
TRACT 7927 – DECOTO CROSSING, LOCATED NEAR DECOTO ROAD AND
PASEO PADRE PARKWAY IN THE CITY OF FREMONT, CALIFORNIA**

RESOLVED by the Board of Directors of UNION SANITARY DISTRICT, that it hereby accepts the Grant of Easement from Grupe Decoto Crossing, LLC, executed on September 26, 2016, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit A and Exhibit B, respectively.

FURTHER RESOLVED by the Board of Directors of UNION SANITARY DISTRICT that it hereby authorizes the General Manager/District Engineer, or his designee, to attend to the recordation thereof.

On motion duly made and seconded, this resolution was adopted by the following vote on April 8, 2019:

AYES:	Handley, Kite, Lathi, Toy
NOES:	None
ABSENT:	Fernandez
ABSTAIN:	None



ANJALI LATHI
President, Board of Directors
Union Sanitary District

Attest:



JENNIFER TOY
Secretary, Board of Directors
Union Sanitary District

CERTIFIED TRUE COPY OF AN ORIGINAL DOCUMENT



Regina McEvoy, Board Secretary
Union Sanitary District

CONSIDER A RESOLUTION TO ACCEPT THREE SANITARY SEWER EASEMENTS FOR TRACTS 8228 AND 8288 – PATTERSON RANCH PHASES 2 AND 3, LOCATED NEAR ARDENWOOD BOULEVARD AND PASEO PADRE PARKWAY IN THE CITY OF FREMONT

This item was reviewed by the Legal/Community Affairs Committee. Technical Services Manager Ghossain stated Fremont Pat Ranch, LLC, will construct 208 single-family residences for Tract 8228 and 66 single-family residences for Tract 8288, located near Ardenwood Boulevard and Paseo Padre Parkway in the City of Fremont. Sanitary sewer service for Tract 8228 will be provided by new sewer mains in the development's public roadways and in Parcel B, which discharges to an existing trunk sewer in Ardenwood Boulevard. Parcel B has been designated a Public Utility Easement/Storm Drain Easement on the recorded tract map. Fremont Pat Ranch, LLC, constructed the new sewer mains and granted the District a sanitary sewer easement in Parcel B to provide for access, maintenance, and service of the new sewer main across the parcel. Sanitary sewer service for Tract 8288 will be provided by new sewer mains in the development's public roadways and discharge to an existing main in Bardolph Circle. The sewer main that connects Tract 8288 sewers to the sewer in Bardolph Circle passes through Parcel B of the tract, a Union Pacific Railroad (UPRR) right-of-way, and Parcel A that is owned by the City of Fremont. Fremont Pat Ranch, LLC, constructed the new sewer mains and granted the District a 20-foot wide sanitary sewer easement in Parcel B. The City of Fremont has granted the District a 20-foot wide sanitary sewer easement in Parcel A. The District previously accepted a UPRR Pipeline Crossing Agreement on April 10, 2017. Staff recommended the Board consider a resolution to accept three sanitary sewer easements for Tract 8228 and 8288 – Patterson Ranch Phases 2 and 3, located near Ardenwood Boulevard and Paseo Padre Parkway in the City of Fremont.

It was moved by Director Kite, seconded by Director Handley, to Adopt Resolution No. 2858 to Accept Three Sanitary Sewer Easements for Tracts 8228 and 8288 – Patterson Ranch Phases 2 and 3, Located Near Ardenwood Boulevard and Paseo Padre Parkway in the City of Fremont, California. Motion carried with the following vote:

AYES:	Handley, Kite, Lathi, Toy
NOES:	None
ABSTAIN:	None
ABSENT:	Fernandez

####

RESOLUTION NO. 2858

**ACCEPT THREE SANITARY SEWER EASEMENTS FOR
TRACTS 8228 AND 8288 – PATTERSON RANCH PHASES 2 AND 3, LOCATED
NEAR ARDENWOOD BOULEVARD AND PASEO PADRE PARKWAY IN THE CITY
OF FREMONT, CALIFORNIA**

RESOLVED by the Board of Directors of UNION SANITARY DISTRICT, as follows:

1. The Board hereby accepts the Grant of Easement from Fremont Pat Ranch, LLC, executed on February 25th, 2019, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit A and Exhibit B, respectively.
2. The Board hereby accepts the Grant of Easement from the City of Fremont, executed on August 28th, 2017, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit C and Exhibit D, respectively.
3. The Board hereby accepts the Grant of Easement from the Fremont Pat Ranch, LLC, executed on February 25th, 2019, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit E and Exhibit F, respectively.

FURTHER RESOLVED by the Board of Directors of UNION SANITARY DISTRICT that it hereby authorizes the General Manager/District Engineer, or his designee, to attend to the recordation thereof.

On motion duly made and seconded, this resolution was adopted by the following vote on April 8, 2019:

AYES: Handley, Kite, Lathi, Toy

NOES: None

ABSENT: Fernandez

ABSTAIN: None



ANJALI LATHI
President, Board of Directors
Union Sanitary District

Attest:



JENNIFER TOY
Secretary, Board of Directors
Union Sanitary District

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:
Union Sanitary District
Attn: Regina McEvoy
5072 Benson Road
Union City, CA 94587

Record Without Fee
*Pursuant to Government Code
Section 27383*

Space Above Reserved for Recorder's Use Only

Documentary Transfer Tax \$0.00, consideration less than \$100 (R&T Code 11911)
This instrument is exempt from recording fees (Govt. Code 27383)

GRANT OF EASEMENT

BY AND BETWEEN

FREMONT PAT RANCH, LLC

AND

UNION SANITARY DISTRICT

Effective Date: April 8, 2019

CERTIFICATE OF ACCEPTANCE
(Grant of Easement)

This is to certify that the interest in real property conveyed by the Grant of Easement for Sanitary Sewer Purposes, dated February 25th, 2019, from Fremont Pat Ranch, LLC, to UNION SANITARY DISTRICT, an independent special district ("District"), is hereby accepted by the undersigned officer or agent on behalf of the District pursuant to authority conferred by Resolution No. 2858, dated April 8, 2019, and the District consents to recordation thereof by its duly authorized officer.

Date: April 26, 2019

District

UNION SANITARY DISTRICT


Paul R. Eldredge, General Manager

ACKNOWLEDGMENT

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)
) ss
County of Alameda)

On April 26, 2019, before me, Regina Dyan McEvoy,
(Name of Notary)

notary public, personally appeared Paul R. Eldredge,
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.


(Notary Signature)

GRANT OF EASEMENT
FOR SANITARY SEWER PURPOSES

THIS INDENTURE, made this 25TH day of FEBRUARY 2019, by and between FREMONT PAT RANCH LLC, the Party/Parties of the First Part, and UNION SANITARY DISTRICT, the Party of the Second Part,

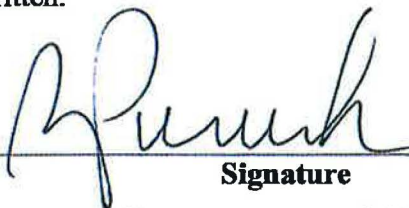
WITNESSETH:

That said Party/Parties of the First Part does hereby grant to the Party of the Second Part and to its successors and assigns forever, for the use and purposes herein stated, the rights of way and easements hereinafter described, located in the city of Fremont, county of Alameda, state of California:

See Exhibit "A" and Exhibit "B"

together with the right and privilege of constructing, reconstructing, cleaning, repairing and maintaining at any time, a sanitary sewer and appurtenances along, upon, over, in, through and across the above described property; together with free ingress and egress to and for the said Party of the Second Part, its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools, along, upon, over, in, through and across said right of way; together with the right of access by its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools to said right of way from the nearest public street, over and across the adjoining property, if such there be; otherwise by such route or routes across said adjoining property as shall occasion the least practicable damage and inconvenience to the Party/Parties of the First Part, for constructing, cleaning, repairing and maintaining said sanitary sewer and appurtenances; together with free ingress and egress over the land immediately adjoining for maintenance, repair and replacement as well as the initial construction of said sewer.

IN WITNESS WHEREOF the said Party/Parties of the First Part have executed this indenture the day and year first above written.



Signature

By: RAY PULEK, SVP
(Print or type name and title of signatory)
Party/Parties of the First Part

(Notarize)

CALIFORNIA ALL-PURPOSE 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)SS
COUNTY OF Contra Costa)

On February 25, 2019, before me, Sara L. Robbins, Notary Public, personally appeared Ray Panek, 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

Sara L. Robbins

My Commission Expires: Mar 16, 2021

Notary Name: Sara L. Robbins

Notary Registration Number: 2186676



This area for official notarial seal

Notary Phone: 925-983-4524

County of Principal Place of Business: Contra Costa

EXHIBIT "A"

Page 1 of 1

11/2/2015
19755.020
IBM

**DESCRIPTION
UNION SANITARY DISTRICT EASEMENT**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF FREMONT, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN MAP ENTITLED "TRACT 8228" RECORDED IN BOOK 339 OF MAPS AT PAGE 10 - 21, MARCH 22, 2016, ALAMEDA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE AREA DESIGNATED AS PARCEL B AS SHOWN ON THE ABOVE MENTIONED MAP ENTITLED "TRACT 8228".

END OF DESCRIPTION

A PORTION OF APN 543-0476-004

IAN MACDONALD L.S. 8817
(EXP. 12/31/2015)
STATE OF CALIFORNIA



11/2/15
DATE

Mackay & Somps
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3366
(925) 225-0690

Curve #	Radius	Delta	Length
C1	63.00'	7°47'04"	8.74'
C2	63.00'	10°43'28"	10.38'
C3	63.00'	70°59'59"	71.50'
C4	32.50'	98°45'38"	35.77'

RESOLUTION NO. 2858

**ACCEPT THREE SANITARY SEWER EASEMENTS FOR
TRACTS 8228 AND 8288 – PATTERSON RANCH PHASES 2 AND 3, LOCATED
NEAR ARDENWOOD BOULEVARD AND PASEO PADRE PARKWAY IN THE CITY
OF FREMONT, CALIFORNIA**

RESOLVED by the Board of Directors of UNION SANITARY DISTRICT, as follows:

1. The Board hereby accepts the Grant of Easement from Fremont Pat Ranch, LLC, executed on February 25th, 2019, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit A and Exhibit B, respectively.
2. The Board hereby accepts the Grant of Easement from the City of Fremont, executed on August 28th, 2017, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit C and Exhibit D, respectively.
3. The Board hereby accepts the Grant of Easement from the Fremont Pat Ranch, LLC, executed on February 25th, 2019, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit E and Exhibit F, respectively.

FURTHER RESOLVED by the Board of Directors of UNION SANITARY DISTRICT that it hereby authorizes the General Manager/District Engineer, or his designee, to attend to the recordation thereof.

On motion duly made and seconded, this resolution was adopted by the following vote on April 8, 2019:

AYES:	Handley, Kite, Lathi, Toy
NOES:	None
ABSENT:	Fernandez
ABSTAIN:	None



ANJALI LATHI
President, Board of Directors
Union Sanitary District

Attest:



JENNIFER TOY
Secretary, Board of Directors
Union Sanitary District

CERTIFIED TRUE COPY OF AN ORIGINAL DOCUMENT



Regina McEvoy, Board Secretary
Union Sanitary District

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:
Union Sanitary District
Attn: Regina McEvoy
5072 Benson Road
Union City, CA 94587

Record Without Fee
Pursuant to Government Code
Section 27383

Space Above Reserved for Recorder's Use Only

Documentary Transfer Tax \$0.00, consideration less than \$100 (R&T Code 11911)
This instrument is exempt from recording fees (Govt. Code 27383)

GRANT OF EASEMENT

BY AND BETWEEN

CITY OF FREMONT

AND

UNION SANITARY DISTRICT

Effective Date: April 8, 2019

CERTIFICATE OF ACCEPTANCE
(Grant of Easement)

This is to certify that the interest in real property conveyed by the Grant of Easement for Sanitary Sewer Purposes, dated August 28th, 2017, from the City of Fremont to UNION SANITARY DISTRICT, an independent special district ("District"), is hereby accepted by the undersigned officer or agent on behalf of the District pursuant to authority conferred by Resolution No. ~~2858~~, dated April 8, 2019, and the District consents to recordation thereof by its duly authorized officer.

Date: April 26, 2019

District

UNION SANITARY DISTRICT


Paul R. Eldredge, General Manager

ACKNOWLEDGMENT

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)
) ss
County of Alameda)

On April 26, 2019, before me, Regina Dyan McEvoy
(Name of Notary)

notary public, personally appeared Paul R. Eldredge
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.


(Notary Signature)

GRANT OF EASEMENT**FOR SANITARY SEWER PURPOSES**

THIS INDENTURE, made this 28th day of August 2017, by and between CITY OF FREMONT, the Party of the First Part, and UNION SANITARY DISTRICT, the Party of the Second Part,

WITNESSETH:

That said Party of the First Part does hereby grant to the Party of the Second Part and to its successors and assigns forever, for the use and purposes herein stated, the rights of way and easements hereinafter described, located in the city of Fremont, county of Alameda, state of California:

See Exhibit "C" and Exhibit "D"

together with the right and privilege of constructing, reconstructing, cleaning, repairing and maintaining at any time, a sanitary sewer and appurtenances along, upon, over, in, through and across the above described property; together with free ingress and egress to and for the said Party of the Second Part, its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools, along, upon, over, in, through and across said right of way; together with the right of access by its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools to said right of way from the nearest public street, over and across the adjoining property, if such there be; otherwise by such route or routes across said adjoining property as shall occasion the least practicable damage and inconvenience to the Party of the First Part, for constructing, cleaning, repairing and maintaining said sanitary sewer and appurtenances; together with free ingress and egress over the land immediately adjoining for maintenance, repair and replacement as well as the initial construction of said sewer.

IN WITNESS WHEREOF the said Party of the First Part have executed this indenture the day and year first above written.



By: **Jessica von Borck, Assistant City Manager**
City of Fremont, Party of the First Part

(Notarize)

APPROVED AS TO FORM



By: **Nellie Ancel, Senior Deputy City Attorney**
City of Fremont

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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

AlamedaOn August 28, 2017 before me, Merry A. Monlux, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Jessica van Borck

Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT C

LEGAL DESCRIPTION

**SANITARY SEWER EASEMENT CONVEYED TO UNION SANITARY DISTRICT
FREMONT, CALIFORNIA**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF FREMONT, ALAMEDA COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL A AS SHOWN ON THAT CERTAIN MAP TRACT 4316 RECORDED IN BOOK 129 OF MAPS AT PAGES 72 THROUGH 78, ALAMEDA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTH WESTERLY CORNER OF SAID PARCEL A, THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, SOUTH 09°18'52" EAST, 33.10 FEET, THENCE CONTINUING ALONG SAID LINE SOUTH 80°41'08" WEST, 10.00 FEET, THENCE CONTINUING ALONG SAID LINE SOUTH 09°18'52" EAST, 172.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 09°18'52" EAST, 20.02 FEET, THENCE LEAVING SAID WESTERLY LINE AND ENTERING SAID PROPERTY OF PARCEL A, THE FOLLOWING THREE (3) COURSES:


1. NORTH 83°25'06" EAST, 66.40 FEET TO A POINT ALONG A NON-TANGENT CURVE, SAID POINT ALONG THE WEST RIGHT OF WAY OF BARDOLPH CIRCLE AND LYING AN ARC DISTANT THEREON 128.22 FEET ALONG SAID RIGHT OF WAY FROM THE WESTERLY LOT LINE EXTENSION OF LOT 45, HAVING A RADIUS OF 216.50 FEET AND A CENTRAL ANGLE OF 33°55'54";
2. THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE BEING RIGHT OF WAY OF BARDOLPH CIRCLE, HAVING A RADIUS OF 216.50 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 66°47'53" EAST, THROUGH A CENTRAL ANGLE OF 05°27'16" AND AN ARC LENGTH OF 20.61 FEET;
3. THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 83°25'06" WEST, 62.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,285 SQUARE FEET MORE OR LESS.

END OF DESCRIPTION

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

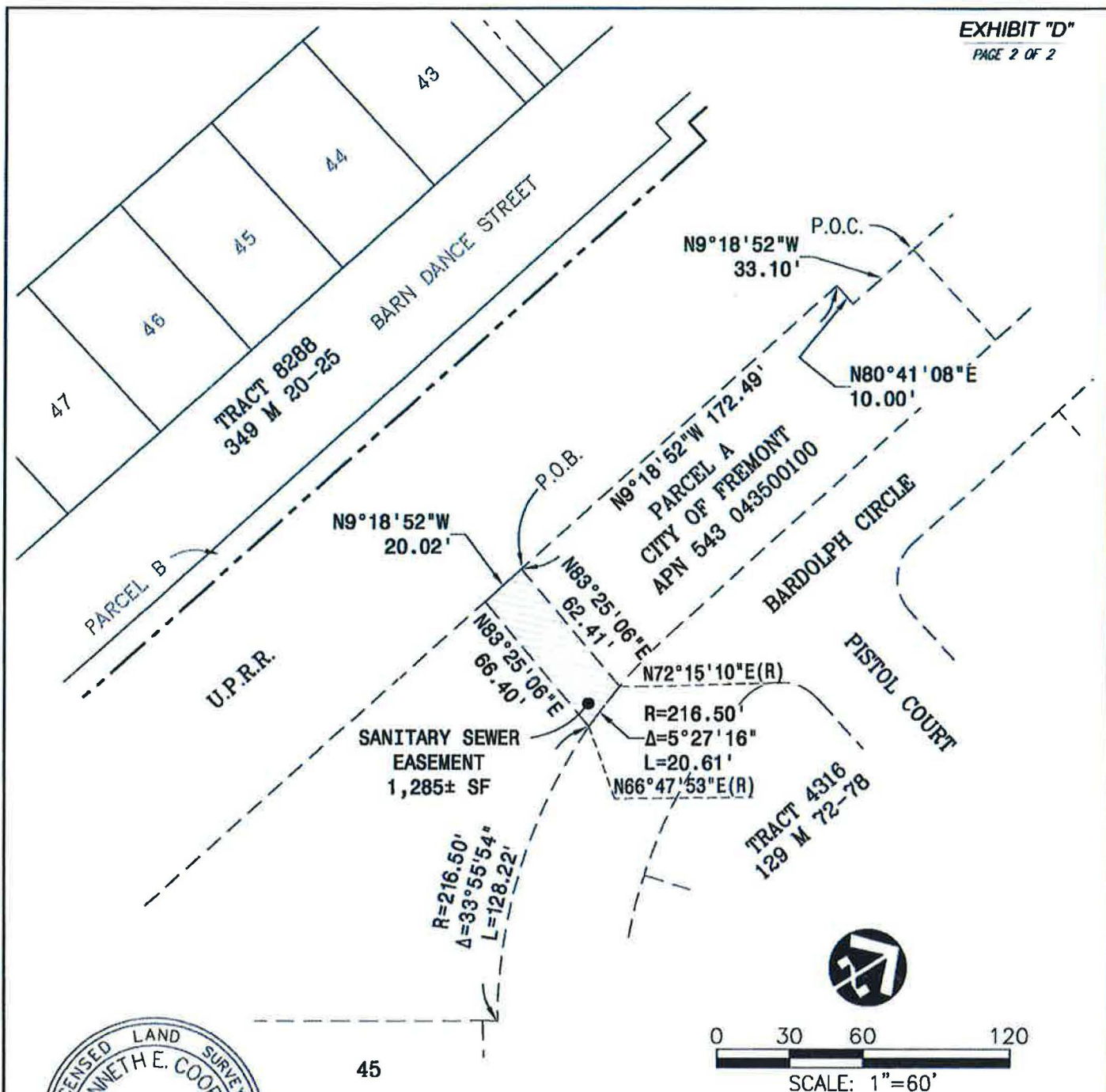
PREPARED BY:


KENNETH E. COOPER
LICENSED LAND SURVEYOR NO. 8292
(EXP. 12/31/17)
STATE OF CALIFORNIA



15 AUG 17
DATE

MACKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3355
(925) 225-0690



LEGEND

--- BOUNDARY OF TRACT 8288
 --- EXISTING LOT LINE / PARCEL LINE
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING

PLAT TO ACCOMPANY DESCRIPTION

SANITARY SEWER EASEMENT
OVER CITY OF FREMONT
TRACT 8288

FREMONT

CALIFORNIA

Mackay & Soms

ENGINEERS

PLANNERS

SURVEYORS

5142B FRANKLIN DR, PLEASANTON, CA 94588

(925)225-0890

DRAWN

DATE

SCALE

JOB NO.

MB

AUGUST 2017

1"=60'

19755-03

RESOLUTION NO. 2858

**ACCEPT THREE SANITARY SEWER EASEMENTS FOR
TRACTS 8228 AND 8288 – PATTERSON RANCH PHASES 2 AND 3, LOCATED
NEAR ARDENWOOD BOULEVARD AND PASEO PADRE PARKWAY IN THE CITY
OF FREMONT, CALIFORNIA**

RESOLVED by the Board of Directors of UNION SANITARY DISTRICT, as follows:

1. The Board hereby accepts the Grant of Easement from Fremont Pat Ranch, LLC, executed on February 25th, 2019, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit A and Exhibit B, respectively.
2. The Board hereby accepts the Grant of Easement from the City of Fremont, executed on August 28th, 2017, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit C and Exhibit D, respectively.
3. The Board hereby accepts the Grant of Easement from the Fremont Pat Ranch, LLC, executed on February 25th, 2019, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit E and Exhibit F, respectively.

FURTHER RESOLVED by the Board of Directors of UNION SANITARY DISTRICT that it hereby authorizes the General Manager/District Engineer, or his designee, to attend to the recordation thereof.

On motion duly made and seconded, this resolution was adopted by the following vote on April 8, 2019:

AYES: Handley, Kite, Lathi, Toy

NOES: None

ABSENT: Fernandez

ABSTAIN: None



ANJALI LATHI
President, Board of Directors
Union Sanitary District

Attest:



JENNIFER TOY
Secretary, Board of Directors
Union Sanitary District

CERTIFIED TRUE COPY OF AN ORIGINAL DOCUMENT


Regina McEvoy, Board Secretary
Union Sanitary District

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:
Union Sanitary District
Attn: Regina McEvoy
5072 Benson Road
Union City, CA 94587

Record Without Fee
*Pursuant to Government Code
Section 27383*

Space Above Reserved for Recorder's Use Only

Documentary Transfer Tax \$0.00, consideration less than \$100 (R&T Code 11911)
This instrument is exempt from recording fees (Govt. Code 27383)

GRANT OF EASEMENT

BY AND BETWEEN

FREMONT PAT RANCH, LLC

AND

UNION SANITARY DISTRICT

Effective Date: April 8, 2019

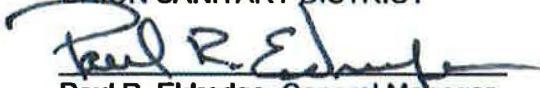
CERTIFICATE OF ACCEPTANCE
(Grant of Easement)

This is to certify that the interest in real property conveyed by the Grant of Easement for Sanitary Sewer Purposes, dated February 25th, 2019, from Fremont Pat Ranch, LLC, to UNION SANITARY DISTRICT, an independent special district ("**District**"), is hereby accepted by the undersigned officer or agent on behalf of the District pursuant to authority conferred by Resolution No. 2058, dated April 8, 2019, and the District consents to recordation thereof by its duly authorized officer.

Date: April 26, 2019

District

UNION SANITARY DISTRICT


Paul R. Eldredge, General Manager

ACKNOWLEDGMENT

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)
) ss

County of Alameda)

On April 26, 2019, before me, Regina Dyan McEvoy,
(Name of Notary)

notary public, personally appeared Paul R. Eldredge
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.


(Notary Signature)

GRANT OF EASEMENT
FOR SANITARY SEWER PURPOSES

THIS INDENTURE, made this 25TH day of FEBRUARY 2019, by and between FREMONT PAT RANCH LLC, the Party/Parties of the First Part, and UNION SANITARY DISTRICT, the Party of the Second Part,

WITNESSETH:

That said Party/Parties of the First Part does hereby grant to the Party of the Second Part and to its successors and assigns forever, for the use and purposes herein stated, the rights of way and easements hereinafter described, located in the city of Fremont, county of Alameda, state of California:

See Exhibit "E" and Exhibit "F"

together with the right and privilege of constructing, reconstructing, cleaning, repairing and maintaining at any time, a sanitary sewer and appurtenances along, upon, over, in, through and across the above described property; together with free ingress and egress to and for the said Party of the Second Part, its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools, along, upon, over, in, through and across said right of way; together with the right of access by its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools to said right of way from the nearest public street, over and across the adjoining property, if such there be; otherwise by such route or routes across said adjoining property as shall occasion the least practicable damage and inconvenience to the Party/Parties of the First Part, for constructing, cleaning, repairing and maintaining said sanitary sewer and appurtenances; together with free ingress and egress over the land immediately adjoining for maintenance, repair and replacement as well as the initial construction of said sewer.

IN WITNESS WHEREOF the said Party/Parties of the First Part have executed this indenture the day and year first above written.



Signature

By: RAY PARKER, SVP
(Print or type name and title of signatory)
Party/Parties of the First Part

(Notarize)

CALIFORNIA ALL-PURPOSE 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)SS
COUNTY OF Contra Costa)

On February 25, 2019, before me, Sara L. Robbins, Notary Public, personally appeared Ray Panek, 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

Sara L. Robbins



My Commission Expires: Mar 16, 2021

This area for official notarial seal

Notary Name: Sara L. Robbins
Notary Registration Number: 2186676

Notary Phone: 925-983-4524
County of Principal Place of Business: Contra Costa

EXHIBIT E

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF FREMONT, ALAMEDA COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL B AS SHOWN ON THAT CERTAIN MAP TRACT 8288 RECORDED IN BOOK 349 AT PAGES 20 THROUGH 25, ALAMEDA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL B, THENCE ALONG THE SOUTH EASTERLY BOUNDARY LINE OF SAID PARCEL, NORTH 09°18'52" WEST, 329.01 FEET TO THE POINT OF BEGINNING;


THENCE CONTINUING ALONG SAID LINE NORTH 09°18'52" WEST, 20.02 FEET, THENCE LEAVING SAID SOUTH EASTERLY LINE AND ENTERING SAID PROPERTY OF PARCEL B, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 83°25'06" WEST, 10.01 FEET;
2. THENCE SOUTH 09°18'52" EAST, 20.02 FEET;
3. THENCE NORTH 83°25'06" EAST, 10.01 FEET TO THE POINT OF BEGINNING

END OF DESCRIPTION

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

PREPARED BY:


KENNETH E. COOPER
LICENSED LAND SURVEYOR NO. 8292
(EXP. 12/31/19)
STATE OF CALIFORNIA

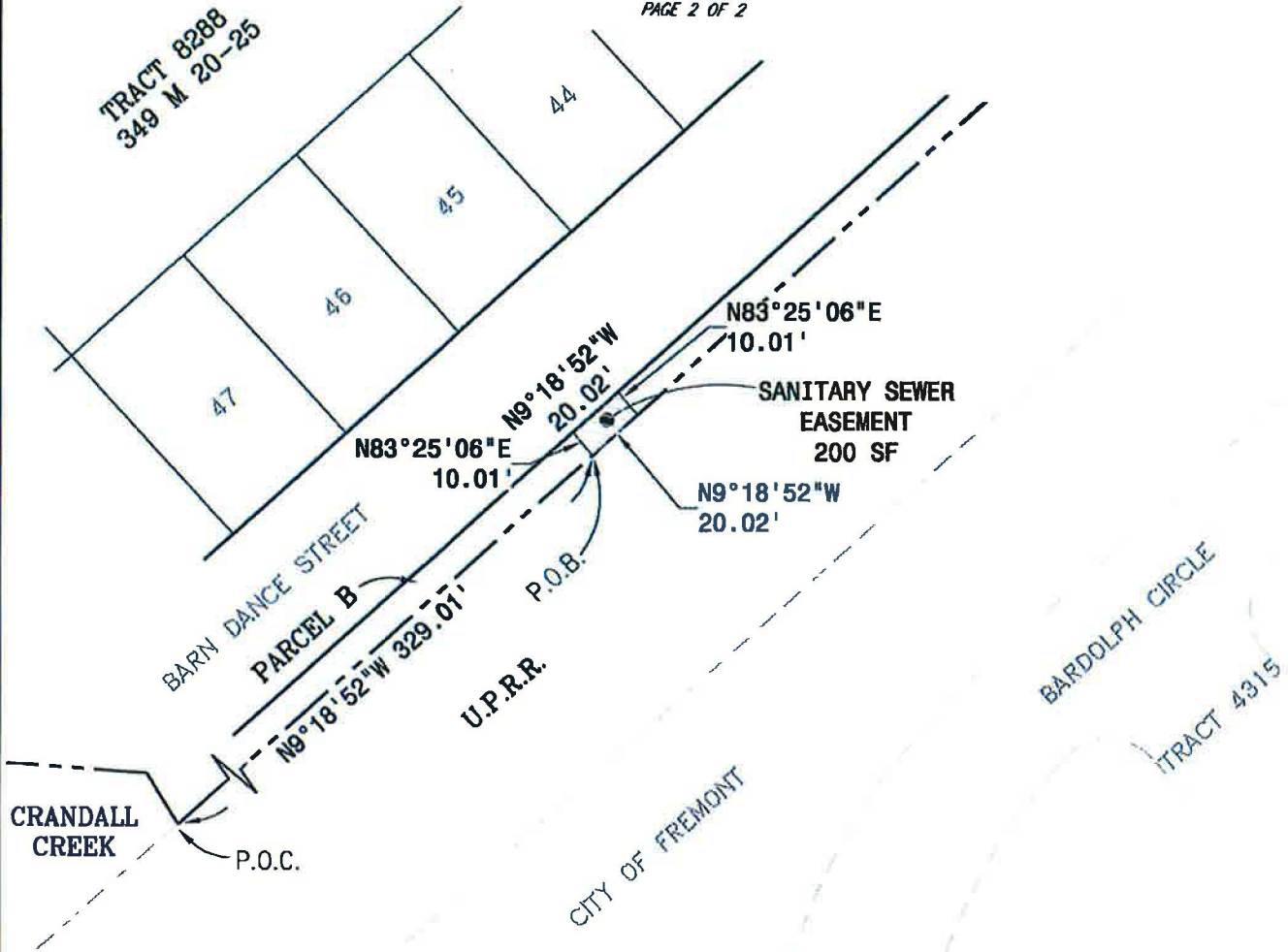


26 FEB 19
DATE

Mackay & Somps
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3355
(925) 225-0690

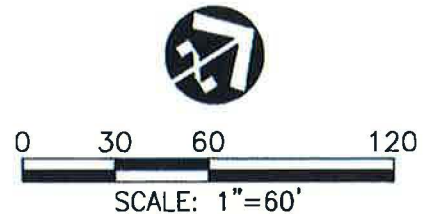
EXHIBIT "F"

PAGE 2 OF 2



LEGEND

--- BOUNDARY OF TRACT 8288
EXISTING LOTS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING



PLAT TO ACCOMPANY DESCRIPTION			
SANITARY SEWER EASEMENT OVER PARCEL B TRACT 8288			
FREMONT		CALIFORNIA	
Mackay & Soms			
ENGINEERS 5142B FRANKLIN DR, PLEASANTON, CA 94588		PLANNERS	SURVEYORS (925)225-0690
DRAWN MB	DATE FEB. 2019	SCALE 1"=60'	JOB NO. 19755-03

Original map may be found at USD, 5072 Benson Road, Union City, CA 94587

RESOLUTION NO. 2858

**ACCEPT THREE SANITARY SEWER EASEMENTS FOR
TRACTS 8228 AND 8288 – PATTERSON RANCH PHASES 2 AND 3, LOCATED
NEAR ARDENWOOD BOULEVARD AND PASEO PADRE PARKWAY IN THE CITY
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FURTHER RESOLVED by the Board of Directors of UNION SANITARY DISTRICT that it hereby authorizes the General Manager/District Engineer, or his designee, to attend to the recordation thereof.

On motion duly made and seconded, this resolution was adopted by the following vote on April 8, 2019:

AYES:	Handley, Kite, Lathi, Toy
NOES:	None
ABSENT:	Fernandez
ABSTAIN:	None


ANJALI LATHI
President, Board of Directors
Union Sanitary District

Attest:


JENNIFER TOY
Secretary, Board of Directors
Union Sanitary District

CERTIFIED TRUE COPY OF AN ORIGINAL DOCUMENT


Regina McEvoy, Board Secretary
Union Sanitary District

REVIEW PROPOSED BOARD REPORT TEMPLATE AND PROVIDE DIRECTION

Executive Assistant to the General Manager/Board Clerk McEvoy presented a template that illustrated proposed changes to Board reports.

The Board directed staff to proceed with the proposed Board item report template.

INFORMATION ITEMS:

Earth Day 2019

This item was reviewed by the Legal/Community Affairs Committee. Environmental Compliance Team Coach Dunning stated the District's Environmental Compliance team will participate in the Earth Day event hosted by the City of Fremont and Washington Hospital on Saturday, April 20, 2019. The event will be held at Washington Hospital's Conrad E. Anderson, M.D. Auditorium in Fremont. Environmental Compliance staff will share information with the public related to pollution prevention, proper disposal of mercury-containing devices and unused medications, and will also distribute various handouts. The District's advertisement for the event will be printed in the April 16, 2019, issue of the Tri-City Voice.

Certificates of Merit to Union Sanitary District's Class I Permitted Industries

This item was reviewed by the Legal/Community Affairs Committee. Environmental Compliance Team Coach Dunning stated the Certificates of Merit presentation is an annual event held to recognize industries that have exceeded the requirements of their wastewater discharge permits during the prior calendar year. The District invited 28 Significant Industrial Users with Class I Wastewater Discharge Permits to receive Certificates of Merit at the ceremony to be held at the District on May 2, 2019.

Report on the East Bay Dischargers Authority (EBDA) Meeting of March 21, 2019

Director Handley provided an overview of the EBDA meeting minutes included in the Board meeting packet.

Check Register

Staff responded to Boardmember questions regarding the Check Register.

COMMITTEE MEETING REPORTS:

The Legal/Community Affairs Committee meeting was canceled, and individual briefings were held with Boardmembers.

GENERAL MANAGER'S REPORT:

General Manager Eldredge reported the following:

- The District received a flyer from an auditing firm; copies of the flyer were made available to the Board.
- General Manager Eldredge stated Incumbent Ayn Wieskamp will seek re-nomination to serve as the Special District Member on the Alameda Local Agency Formation Commission (LAFCO).

OTHER BUSINESS:

There was no other business

ADJOURNMENT:

The meeting was adjourned at 7:22 p.m. to the next Regular Meeting in the Boardroom on Monday, April 22, 2019, at 7:00 p.m.

SUBMITTED:


REGINA McEVOY
BOARD CLERK

ATTEST:


JENNIFER TOY
SECRETARY

APPROVED:


ANJALI LATHI
PRESIDENT

Adopted this 22nd day of April 2019