

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF ROCKLIN ACCEPTING THE GRANT DEED AND  
APPROVING THE NOTICE OF COMPLETION FOR THE PUBLIC WORK  
WHITNEY RANCH UNIT 48B PARK,  
DIRECTING THE RECORDATION OF THE  
GRANT DEED, AND AUTHORIZING THE EXECUTION AND  
RECORDATION OF THE NOTICE ON BEHALF OF THE CITY  
(SUNSET RANCHOS INVESTORS, LLC)

WHEREAS, as a condition of approval of the tentative subdivision map for Whitney Ranch Phase II, the subdivider, Sunset Ranchos Investors, LLC, a Delaware limited liability company, was required to enter into an agreement for the design, improvement and dedication of a park on Units 48 and 54;

WHEREAS, the City of Rocklin and Sunset Ranchos Investors, LLC, entered into an agreement entitled "Subdivision Improvement Agreement – Turn Key Park," dated October 17, 2014, under which Sunset Ranchos Investors, LLC, agreed to construct certain park improvements on a portion of Whitney Ranch Unit 48 and the City of Rocklin agreed to acquire the park and improvements upon completion of the improvements;

WHEREAS, the "Subdivision Improvement Agreement – Turn Key Park," dated October 17, 2014, was amended on December 10, 2019, under which Sunset Ranchos Investors, LLC, agreed to construct certain park improvements on the remaining portion of Whitney Ranch Unit 48 and the City of Rocklin agreed to acquire the park and improvements upon completion of the improvements; and

WHEREAS, the park improvements required to be constructed are complete.

NOW THEREFORE, The City Council of the City of Rocklin does hereby resolve as follows:

Section 1. The City Council of the City of Rocklin hereby accepts the Grant Deed for the real property known as Whitney Ranch Unit 48B Park, attached hereto as Exhibit 1 and by this reference incorporated herein. The City Manager is hereby authorized and directed to execute on behalf of the City of Rocklin the Certificate of Acceptance in the form attached hereto as Exhibit 1, and upon execution, the City Clerk is hereby directed to record or have recorded the Grant Deed in the Office of the Placer County Recorder within ten (10) days of Council acceptance.

Section 2. The City Council of the City of Rocklin hereby approves the Notice of Completion, attached hereto as Exhibit 2 and by this reference incorporated herein, and accepts the public work of improvement known as Whitney Ranch Unit 48B Park as depicted in Exhibit A of Exhibit 2. The City Engineer is hereby authorized and directed to execute on behalf of the City of Rocklin the Notice of Completion in the form attached hereto as Exhibit 2, and upon execution, the City Clerk is hereby directed to record or have recorded the Notice in the Office of the Placer County Recorder within ten (10) days of Council approval.

PASSED AND ADOPTED this 12th day of January, 2021, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

\_\_\_\_\_  
Jill Gayaldo, Mayor

ATTEST:

\_\_\_\_\_  
Hope Ithurnburn, City Clerk

Recording Requested by and Return to:

No Fee Per Gov't Code §27383

City Clerk  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

**NOTICE OF COMPLETION**

NOTICE IS HEREBY GIVEN that the public work known as Whitney Ranch Unit 48B Park is complete. The location of said project is indicated on the attached map, marked as Exhibit A. The Developer and Owner on said project was Sunset Ranchos Investors LLC, A Delaware Limited Liability Company. The date of completion was October 30, 2020.

I, Ed Crouse, being first duly sworn, depose and say: I am the City Engineer of the City of Rocklin, a general law city in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Rocklin. I have read the Notice of Completion, and know its contents and the facts stated therein are true.

City of Rocklin

ATTEST:

\_\_\_\_\_  
Ed Crouse, City Engineer - City of Rocklin – Owner of the  
Public Work Improvements

\_\_\_\_\_  
Hope Ithurnburn, City Clerk

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:\_\_\_\_\_

Signature:\_\_\_\_\_

Rocklin, California

EXHIBIT A  
NOTICE OF COMPLETION OF PUBLIC PARK  
WHITNEY RANCH PHASE II  
A PORTION OF UNIT 48, DD B.M. 16

