

*Cover page for:*

**REVISED\* Preliminary Title Report  
(with copies of recorded exceptions)**

**\* Prior exception #9 deleted  
(re. Doc. #63349).**

*Preliminary title insurance report prepared by:*

**Old Republic Title Company  
(File Number: 1421002133-CF)**

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**Auction Tract 3  
(Fresno County, California)**

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*For August 10, 2022 auction to be conducted on behalf of:*  
**West Fresno Holdings, LLC and The Waterford Foundation**



**OLD REPUBLIC TITLE COMPANY**

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

7451 North Remington Ave. #102  
Fresno, CA 93711  
(559) 440-9249 Fax: (559) 447-1643

## PRELIMINARY REPORT

THE WATERFORD FOUNDATION, INC., A  
CALIFORNIA NON-PROFIT CORPORATION

First Amended Report

Our Order Number 1421002133-CF

Customer Reference THE WATERFORD FOUNDATION,  
INC.

Buyer:

TBD

When Replying Please Contact:

Cathy Faraone  
cfaraone@ortc.com  
(559) 440-9249

Property Address:

Apn 506-130-04S, Fresno, CA 93650

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 25, 2022, at 8:00 AM

**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

Page 1 of 8 Pages

**OLD REPUBLIC TITLE COMPANY**  
**ORDER NO. 1421002133-CF**  
First Amended Report

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

The Waterford Foundation, Inc., a California non-profit corporation

The land referred to in this Report is situated in the County of Fresno, City of Fresno, State of California, and is described as follows:

Lot 105 of the J.C. Forkner Fig Gardens Subdivision No. 2, in the City of Fresno, County of Fresno, State of California, according to the Map thereof [Recorded in Book 8, Page 66 of Plats](#), Fresno County Records.

EXCEPTING THEREFROM any portion thereof lying within Tract No. 4229, Trend Homes No. 23, according to the Map thereof [Recorded in Book 52, Pages 81 and 82 of Plats](#), Fresno County Records.

Also Excepting therefrom any portion thereof lying within Tract No. 4343, Trend Homes No. 24 according to the Map thereof [Recorded in Book 53, Pages 51, 52 and 53 of Plats](#), Fresno County Records.

Also Excepting therefrom an undivided one-half in all oil, gas and other hydrocarbons and minerals now or at any time situated in, on or under said land, as reserved by Iola Mae Liddell, et al, in Deed [Recorded May 19, 1969, in Book 5688, Page 59 of Official Records](#), Document No. 34448.

APN: 506-130-04

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2022 - 2023, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows:

Assessor's Parcel No	:	506-130-04	
Code No.	:	005-568	
1st Installment	:	\$4,016.78	Marked Paid
2nd Installment	:	\$4,016.78	Marked Paid
Land Value	:	\$599,688.00	

**OLD REPUBLIC TITLE COMPANY**  
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3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
4. Assessment No. 6805 for Fresno Metropolitan Flood Control District payable with the real property taxes.
5. Said land lies within the Fresno Metropolitan Flood Control District and is subject to Drainage Fees and/or Requirements to Construct Planned Local Drainage Facilities, as disclosed by instrument:

Entitled : Resolution No. 1816 – The Board of Directors of the Fresno Metropolitan Flood Control District  
By : The Board of Directors of the Fresno Metropolitan Flood Control District  
Recorded : July 31, 1995 as Series Number 95092128  
Returned to : 5469 E. Olive Avenue, Fresno, CA 92727  
Address

6. Taxes and assessments, if any, of the Fresno Irrigation District.
7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement  
Granted To : San Joaquin Light and Power Corporation, a California corporation  
For : An easement and right of way to construct and to thereafterwards maintain and operate a double circuit transmission line consisting of four steel towers and also consisting of such crossarms, fixtures, appliances, wires and cables as may from time to time be placed upon said steel towers together with the right of ingress thereto and egress therefrom for the purpose of maintaining and repairing said transmission line and other rights as thereon contained.  
Recorded : [April 2, 1947 in Book 2502 of Official Records, Page 446 under Recorder's Serial Number 18755](#)  
Affects : A portion of land herein described and other land, being a strip of land 30 feet in width, reference is being made to the record thereof for full particulars

**OLD REPUBLIC TITLE COMPANY**  
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8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement  
Granted To : Pacific Gas and Electric Company, a California corporation  
For : To construct, maintain and use one additional transmission line on said premises adjacent to said existing transmission line and the right to time to time to erect, construct, reconstruct, replace, remove, maintain and use such towers with all necessary and proper crossarms, braces and other appliances and fixtures for use in connection therewith and suspend therefrom maintain and use such wires and/or cables for the transmission and distribution of electric energy and for private telephone and telegraph purposes together with a right of way therealong, over and across said premises and other rights as thereon contained.  
Recorded : [December 4, 1947 in Book 2591 of Official Records, Page 345 under Recorder's Serial Number 60820](#)  
Affects : A portion of land herein described and other land, being a strip of land 110 feet in width, reference is being made to the record thereof for full particulars.

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement  
Granted To : The City of Fresno  
For : An easement and right of way for public street purposes  
Recorded : [June 20, 1990 in Official Records under Recorder's Serial Number 90071818](#)  
Affects : The Northeasterly boundary of land herein described, reference being made to the record thereof for full particulars.

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement  
Granted To : The City of Fresno  
For : An easement and right of way for public street purposes  
Recorded : [March 11, 1991 in Official Records under Recorder's Serial Number 91028255](#)  
Affects : The Northerly boundary of land herein described, reference is being made to the record thereof for full particulars.

**OLD REPUBLIC TITLE COMPANY**  
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11. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Instrument : Easement  
Granted To : The City of Fresno  
For : An easement and right of way for public street purposes  
Recorded : [August 1, 1991 in Official Records under Recorder's Serial Number 91093209](#)  
Affects : A portion of the Southerly boundary and a portion of the Easterly boundary of land herein described and other land, reference is being made to the record thereof for full particulars.
12. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Instrument : Easement  
Granted To : The City of Fresno  
For : An easement and right of way for public street purposes  
Recorded : [October 16, 1991 in Official Records under Recorder's Serial Number 91128882](#)  
Affects : A portion of the Easterly boundary of land herein described, reference is being made to the record thereof for full particulars.
13. Covenant and agreement,
- Executed By : Tren Homes, Inc., a California corporation  
In Favor Of : The City of Fresno  
Recorded : [February 11, 1998 in Official Records under Recorder's Serial Number 98020554](#)  
Which Among Other Things Provides : Zoning Contract No. R-97-23
14. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Instrument : Easement  
Granted To : The City of Fresno  
For : An easement and right of way for public street purposes  
Recorded : [February 12, 1998 in Official Records under Recorder's Serial Number 98021096](#)  
Affects : A portion of the Northerly boundary of land herein described, reference is being made to the record thereof for full particulars.

**OLD REPUBLIC TITLE COMPANY**  
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15. Any facts, rights, interests or claims which an accurate survey would show.

NOTE: In connection therewith, The boundary of said Parcel.

16. Satisfactory evidence furnished to this Company:

- a) as to the due formation and continued existence of The Waterford Foundation, Inc., a California Non-Profit Corporation as a legal entity under the laws of Gift Deed; and
- b) documents from its board of directors authorizing this transaction and specifying the officers who shall to execute on behalf of the corporation.

----- **Informational Notes** -----

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 & 2.1.

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land vacant land known as Apn 506-130-04, Fresno, CA 93650.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

**OLD REPUBLIC TITLE COMPANY**

**ORDER NO. 1421002133-CF**

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C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument

Entitled : Gift Deed

By/From : Assemi Brothers LLC., a California Limited Liability Company

To : The Waterford Foundation, Inc., a California Non-Profit Corporation

Dated : December 15, 2006

Recorded : [December 27, 2006 in Official Records under Recorder's Serial Number 2006-0269452](#)

O.N.

**NOTE:**

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

**If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.**

Information for processing a “Restrictive Covenant Modification” form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the “Restrictive Covenant Modification” (“RCM”) form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder’s Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder’s Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder’s Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder’s Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder’s Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The “Restrictive Covenant Modification” form is linked below:

[Restrictive Covenant Modification form](#)

**EXHIBIT A**

The land referred to is situated in the County of Fresno, City of Fresno, State of California, and is described as follows:

Lot 105 of the J.C. Forkner Fig Gardens Subdivision No. 2, in the City of Fresno, County of Fresno, State of California, according to the Map thereof [Recorded in Book 8, Page 66 of Plats](#), Fresno County Records.

EXCEPTING THEREFROM any portion thereof lying within Tract No. 4229, Trend Homes No. 23, according to the Map thereof [Recorded in Book 52, Pages 81 and 82 of Plats](#), Fresno County Records.

Also Excepting therefrom any portion thereof lying within Tract No. 4343, Trend Homes No. 24 according to the Map thereof [Recorded in Book 53, Pages 51, 52 and 53 of Plats](#), Fresno County Records.

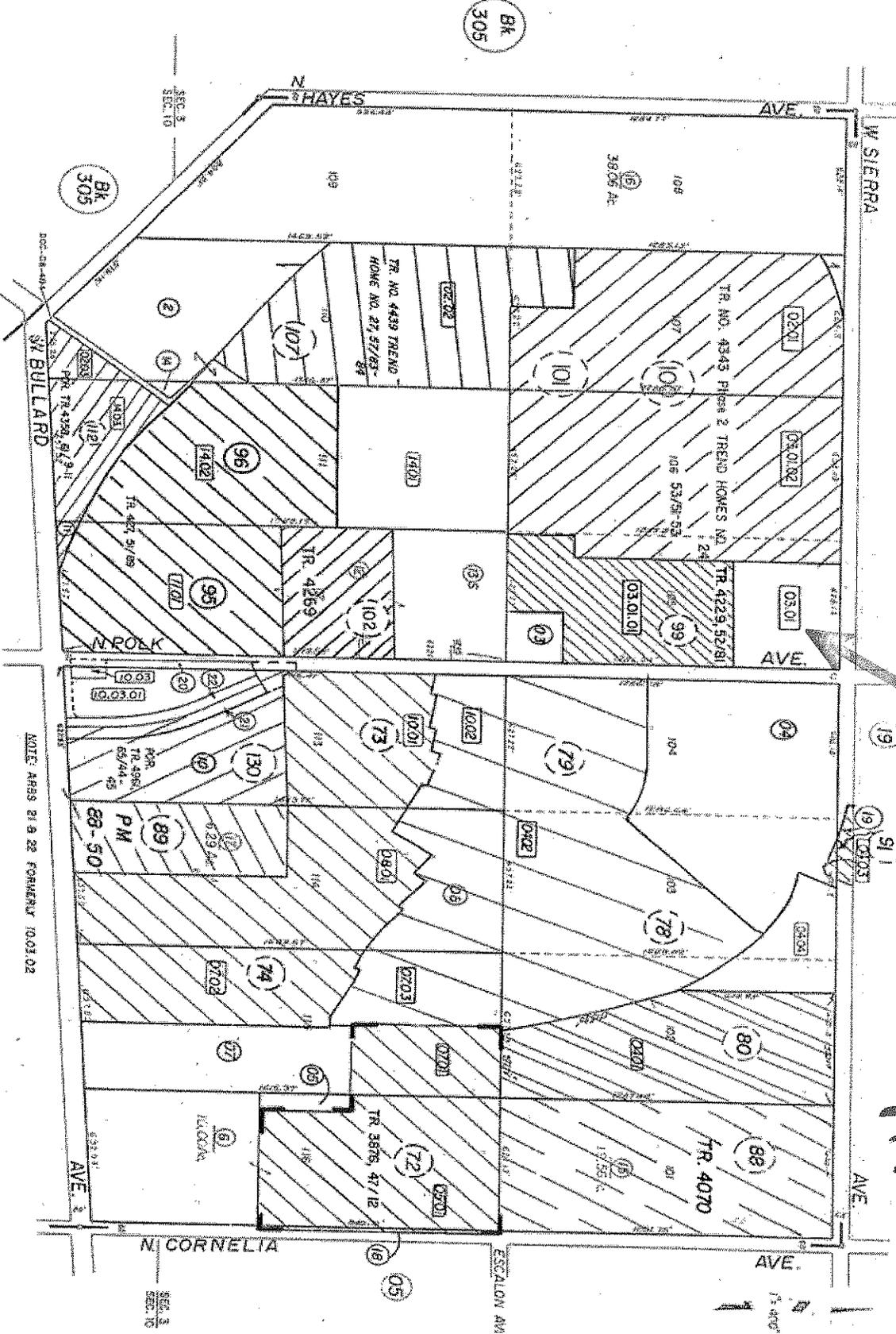
Also Excepting therefrom an undivided one-half in all oil, gas and other hydrocarbons and minerals now or at any time situated in, on or under said land, as reserved by Iola Mae Liddell, et al, in Deed [Recorded May 19, 1969, in Book 5688, Page 59 of Official Records](#), Document No. 34448.

APN: 506-130-04

SUBDIVIDED LAND IN POR. SEC. 3 & 10, T.13S, R.19E, M. D. & M.

Tax Area 57-00

**ARB**  
306-04



J. C. Forkner Fig Garden - Subdivision No. 2 - Plat Bk 5, Pg. 66

REVISED 2-26-04

6

A R B Map Bk 306 - Pg 04  
County of Fresno, Calif.

Spot Numbers Shown in Figures  
Parcel Numbers Shown in Circle

NOTE: AREA 21 & 22 FORMERLY 1003.02

SEC. 3  
SEC. 10

SEC. 3  
SEC. 10

W SIERRA AVE

N BULLARD AVE

N CORNELIA AVE

ESCALON AVE

N HAYES AVE

W BULLARD AVE

N CORNELIA AVE

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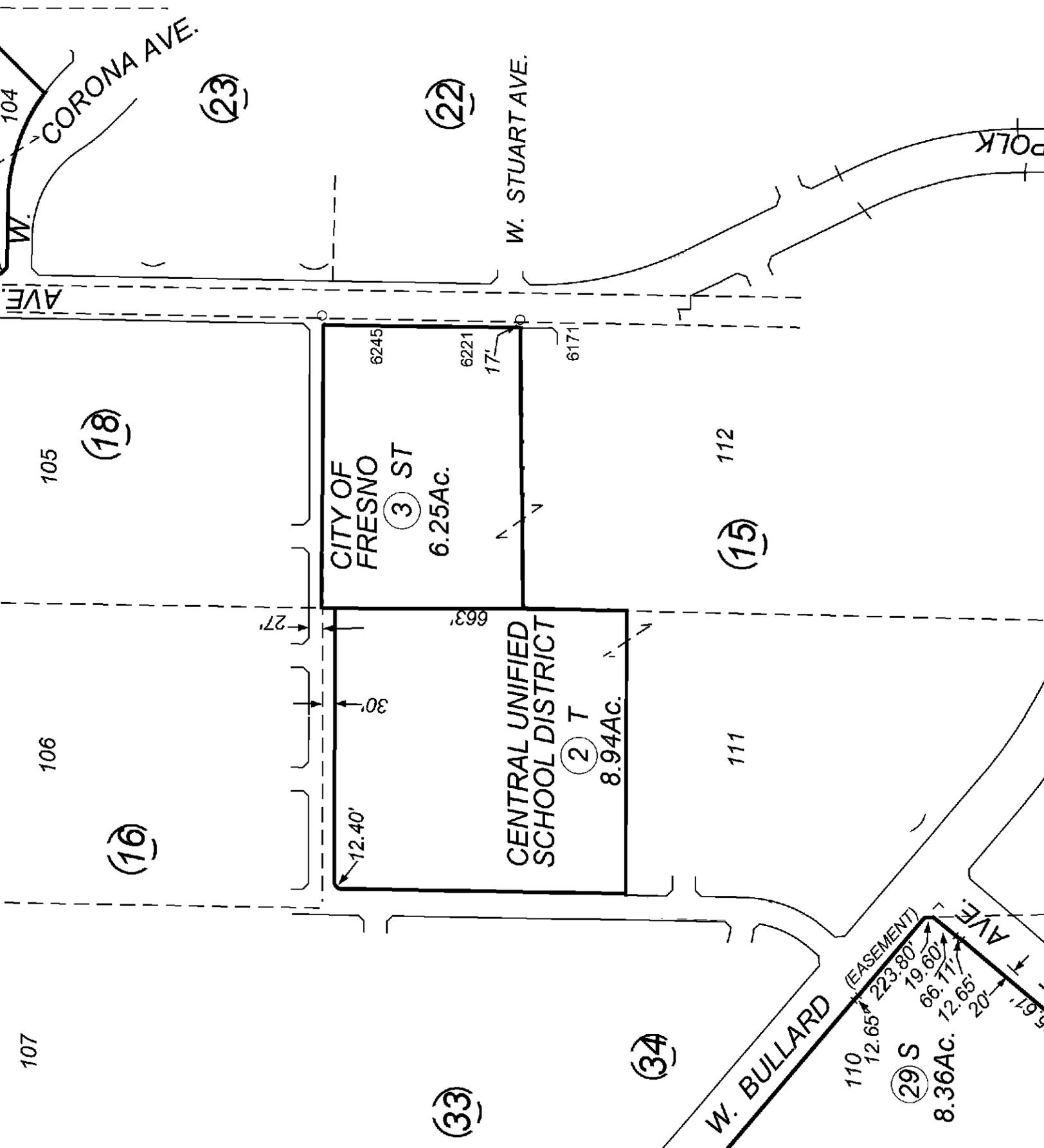
W BULLARD AVE

N CORNELIA AVE

ESCALON AVE

N HAYES AVE

W B



106

105

104

(16)

(18)

(23)

(33)

(34)

W. BULLARD

110 12.65' (EASEMENT) 223.80'

(29) S

8.36AC. 19.60' 66.71' 12.65' 20'

W. AVENUE

CENTRAL UNIFIED SCHOOL DISTRICT

(2) T

8.94AC.

CITY OF FRESNO

(3) ST

6.25AC.

W. STUART AVE.

(22)

POLK

112

(15)

111

6245

6221

17'

6171

66.3'

27'

12.40'

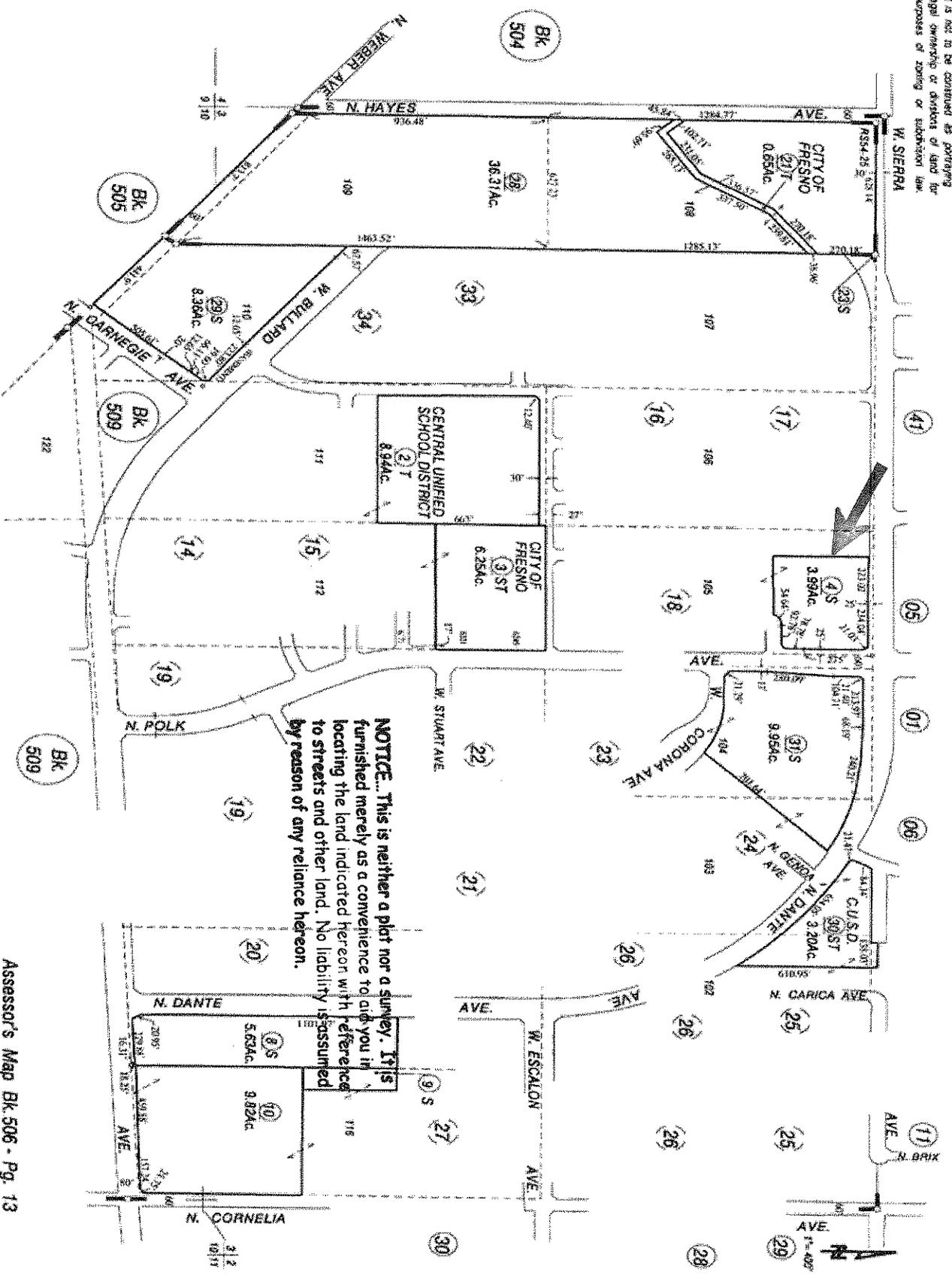
30'

NOTE ...  
 This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 3 & 10, T. 13 S., R. 19 E., M. D. B. & M.

Tax Rate Area 5-588

506-13



**NOTICE...** This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

J.C. Forkner Fig Garden - Subdivision No. 2-Plat Bk. 8, Pg. 66  
 Record of Survey - Bk. 54, Pgs. 25-29

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 506 - Pg. 13  
 County of Fresno, Calif.

02-11-2009

For Certificate of Correction  
Recorded 3/10/92  
See Document No. 9202982

**NOTARY'S ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA, . . . S.S.  
COUNTY OF FRESNO, . . .  
ON July 15, 1991, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT A. MCCAFFREY PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT, AND KAREN MCCAFFREY, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT/SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.  
WITNESS MY HAND

David L. Luch  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
Sept. 10, 1993  
MY COMMISSION EXPIRES  
Janet L. Ayello  
PRINT NAME  
COUNTY OF FRESNO

**NOTARY'S ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA, . . . S.S.  
COUNTY OF FRESNO, . . .  
ON July 12, 1991, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert A. McCaffrey PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT, AND Ronald M. Dunn PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.  
WITNESS MY HAND

Marla R. Long  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
July 1, 1992  
MY COMMISSION EXPIRES  
Marla R. Long  
PRINT NAME  
COUNTY OF FRESNO

NOTES:  
Statement of Government affecting land development and annexation to the City of Fresno recorded July 7, 1986 in Book 7544, page 986 of Official Records, Document No. 63349 affects this property.  
A CONFIDENTIAL AGREEMENT EXECUTED BY TREND HOMES INC., A CALIFORNIA CORPORATION, IN FAVOR OF THE CITY OF FRESNO, IS RECORDED JULY 10, 1991 AS DOC. NO. 91073263 WHICH AMONG OTHER THINGS PROVIDES FOR AN EARLY SEWER & WATER AGREEMENT.

**TRACT No. 4229**  
PHASE I OF TENTATIVE TRACT No. 4229  
A PLANNED DEVELOPMENT  
**TREND HOMES No. 23**  
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN JANUARY 1991 BY GARY GIANNETTA  
CONSISTING OF TWO SHEETS  
SHEET ONE OF TWO SHEETS

**LEGAL DESCRIPTION:**

A portion of Lot 105 of J.C. FORKNER FTG GARDENS SUBDIVISION NO. 2, recorded in Volume 8, page 66 of Plats, Fresno County Records, described as follows:  
Beginning at a point on the South line of said Lot 105, a distance of 23.50 feet East of the Southwest corner of said Lot 105; thence North 0°17'44" West, a distance of 255.00 feet; thence North 89°42'16" East, a distance of 125.00 feet; thence North 0°17'44" West, a distance of 635.00 feet; thence North 89°42'16" East, a distance of 453.35 feet to the East line of said Lot 105; thence South 0°40'36" West, along said East line, a distance of 669.13 feet; thence South 89°42'16" West, along the North line of a parcel, decided to the City of Fresno by deed recorded October 23, 1981 in Book 7885, page 552 as Document No. 94837, a distance of 223.00 feet; thence South 0°40'36" West, along the West line of said parcel, decided to the City of Fresno, a distance of 222.00 feet to the South line of said Lot 105; thence South 89°42'16" West, along said South line, a distance of 380.23 feet to the Point of Beginning.  
Excepting therefrom an undivided one-half interest in all oil, gas and other hydrocarbons and minerals now or at any time situated in, on or under said land, as reserved by Iola Mae Liddell, et al, in deed recorded May 19, 1969 in Book 5688 page 59 of Official Records, as Document No. 34448.

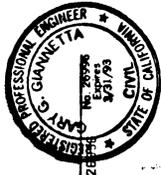
**OWNER'S STATEMENT:**

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORDED TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.  
TREND HOMES INC., A CALIFORNIA CORPORATION

Robert A. McCaffrey  
ROBERT A. MCCAFFREY, PRESIDENT  
Karen McCaffrey  
KAREN MCCAFFREY, SECRETARY  
DR. Ronald M. Dunn  
DR. RONALD M. DUNN, AS TRUSTEE  
UNION BANK, A CALIFORNIA CORPORATION, AS TRUSTEE  
DR. Kenneth M. Dunn  
DR. KENNETH M. DUNN, Vice President  
Ronald M. Dunn  
RONALD M. DUNN, Vice President

**ENGINEER'S STATEMENT:**

I, GARY GIANNETTA, HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS FOUND OR SET ARE OF SUCH CHARACTER AND IN THE LOCATIONS SHOWN HEREON OR, AS NOTED, WILL BE SET IN THE LOCATIONS SHOWN HEREON WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



7/16/91  
DATE  
Gary Giannetta  
GARY GIANNETTA R.C.E. 28989  
LICENSE EXPIRES 3/31/95

**CITY ENGINEER'S CERTIFICATE:**

I, MARK I. WILLIAMSON, DEPUTY CITY ENGINEER OF THE CITY OF FRESNO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.



CITY ENGINEER OF THE CITY OF FRESNO  
Mark I. Williamson  
MARK I. WILLIAMSON R.C.E. 27385  
DEPUTY CITY ENGINEER  
8-13-91  
DATE

**PLANNING COMMISSION CERTIFICATE:**

I, HUBERT E. ST. JOHN, SECRETARY OF THE FRESNO CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS IN COMPLIANCE WITH THE APPROVED TENTATIVE MAP AND REQUIREMENTS IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

8-13-91  
DATE  
Hubert E. St. John  
HUBERT E. ST. JOHN  
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

**CITY CLERK'S CERTIFICATE:**

I, HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION ADOPTED August 13th, 1991, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

8/14/91  
DATE  
Cindy Hamby  
CINDY HAMBY, DEPUTY  
JACQUELINE L. RYLE, C.M.C., CITY CLERK  
CITY OF FRESNO, INCORPORATED 1842

**RECORDER'S CERTIFICATE:**

DOCUMENT NO. 91101995  
FILED AND RECORDED AT THE REQUEST OF GARY GIANNETTA TRACT 23, DAY OF August, 1991, AT 8 MINUTES PAST 2:00 O'CLOCK P.M. IN VOLUME 9152 OF PLATS, AT PAGES 14, 12 FRESNO COUNTY RECORDS  
FEE: \$ 8.00  
WILLIAM C. GREENWOOD  
FRESNO COUNTY RECORDER  
William C. Green  
DEPUTY



# TRACT No. 4343

PHASE II OF TENTATIVE TRACT NO. 4229  
A PLANNED DEVELOPMENT  
**TREND HOMES No. 24**

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN JANUARY 1991 BY GARY GIANNETTA  
CONSISTING OF THREE SHEETS  
SHEET ONE OF THREE SHEETS

### NOTARY'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA, . . . . . S.S.  
COUNTY OF FRESNO, . . . . . 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert A. McCall PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT, AND Robert M. Dinn PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT/SUCCESSOR OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND  
Robert A. McCall  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
September 10, 1993  
MY COMMISSION EXPIRES

Janet L. Ayello  
PRINT NAME  
COUNTY OF FRESNO

### NOTARY'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA, . . . . . S.S.  
COUNTY OF FRESNO, . . . . . 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED D.R. Reinhardt PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT, AND Ronald M. Dinn PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND  
Marie R. Long  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
May 1, 1992  
MY COMMISSION EXPIRES

Marie R. Long  
PRINT NAME  
COUNTY OF FRESNO

### LEGAL DESCRIPTION:

A portion of Lots 105, 106 and 107 of J.C. FORKNER FIS GARDENS SUBDIVISION NO. 2 recorded in Volume 8, page 66 of Plats, Fresno County Records, described as follows:

Beginning at a point on the North line of said Lot 105, a distance of 139.72 feet East of the Northwest corner of said Lot 105; thence South 0°19'00" East, a distance of 17.57 feet; thence South 0°17'44" East, a distance of 370.42 feet to the intersection with a non-tangent curve, concave to the Southwest whose radius point bears South 33°19'07" West; thence Southeast along said curve having a radius of 50.00 feet, through a central angle of 11°57'32", an arc distance of 10.44 feet to the Northwest corner of Lot 1 of Trend Homes No. 23. Tract No. 4229, recorded in Volume 52, pages 61 and 62 of Plats, Fresno County Records; thence South 89°42'16" West, along the North line of said Tract No. 4229, a distance of 10.71 feet; thence South 0°17'44" East, along a Westerly line of said Tract No. 4229, a distance of 635.00 feet; thence South 89°42'16" West, along the North line of Lot 59 of said Tract No. 4229 and its Easterly prolongation, a distance of 125.00 feet; thence South 0°17'44" East, along the West line of Lots 59, 58, 57, 56 and 55 of said Tract No. 4229 and its Southerly prolongation, a distance of 255.00 feet to the South line of said Lot 105; thence South 89°42'16" West, along the South line of Lots 105 and 106, a distance of 669.18 feet; thence North 0°35'32" East, a distance of 6.00 feet; thence South 89°42'16" West, parallel with and 6.00 feet North of the South line of said Lots 105 and 106, a distance of 390.93 feet; thence North 0°17'44" West, a distance of 250.00 feet; thence South 89°42'16" West, a distance of 274.41 feet to the West line of said Lot 107; thence North 0°32'54" East, along said West line, a distance of 954.60 feet to the intersection with a non-tangent curve, concave to the Southeast whose radius point bears South 30°27'06" East; thence Northwesterly along said curve, having a radius of 700.00 feet, through a central angle of 13°18'00", an arc distance of 162.49 feet to the North line of said Lot 107; thence North 89°41'00" East, along the North line of said Lots 107, 106 and 105, a distance of 1299.20 feet to the Point of Beginning.

### OWNER'S STATEMENT:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

TREND HOMES, INC., A CALIFORNIA CORPORATION

Robert A. McCall  
ROBERT A. MCCAFFREY, PRESIDENT

Robert M. Dinn  
RONALD M. DINN, VICE PRESIDENT

UNION BANK, A CALIFORNIA CORPORATION, AS TRUSTEE

D.R. Reinhardt  
D.R. REINHARDT, Vice President

Ronald M. Dinn  
RONALD M. DINN, Vice President

NOTE: Statement of Covenants affecting land development and annexation to the City of Fresno recorded July 7, 1986 in Book 7544, page 986 of Official Records Fresno County, Document No. 63349 affects this property.

A CASHIER AND AGREEMENT EXECUTED BY TREND HOMES, INC. IN FAVOR OF THE CITY OF FRESNO RECORDED OCT. 4, 1991 AS DOC. NO. 31123876 WHICH AMONG OTHER THINGS PROVIDES FOR EARLY CONSTRUCTION OF SEWER STORM DRAIN AND WATER IMPROVEMENTS, OFFICIAL RECORDS OF FRESNO COUNTY.

### ENGINEER'S STATEMENT:

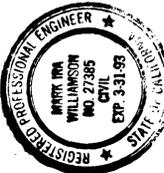
I, GARY GIANNETTA, HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS FOUND OR SET ARE OF SUCH CHARACTER AND IN THE LOCATIONS SHOWN HEREON, OR AS NOTED, WILL BE SET IN THE LOCATIONS SHOWN HEREON WITHIN ONE YEAR OR ANY APPROVED EXTENSION THEREOF, AND THAT SAID MONUMENTS ARE SUFFICIENT TO EMBLE THE SURVEY TO BE RETRACED.



10/11/91  
DATE  
Gary Giannetta  
GARY GIANNETTA, R.C.E. 26996 L.I.C. EXP. 3-31-95

### CITY ENGINEER'S CERTIFICATE:

I, MARK I. WILLIAMSON, DEPUTY CITY ENGINEER OF THE CITY OF FRESNO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.



CITY ENGINEER OF THE CITY OF FRESNO  
12-10-91  
DATE  
Mark I. Williamson  
MARK I. WILLIAMSON R.C.E. 27385  
DEPUTY CITY ENGINEER

### PLANNING COMMISSION CERTIFICATE:

I, HUBERT E. ST. JOHN, SECRETARY OF THE FRESNO CITY PLANNING COMMISSION DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS IN COMPLIANCE WITH THE APPROVED TENTATIVE MAP AND REQUIREMENTS IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

12-10-91  
DATE  
Hubert E. St. John  
HUBERT E. ST. JOHN  
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

### CITY CLERK'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION ADOPTED ON 12/10, 1991, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

12/12/91  
DATE  
Cindy Hamby  
CINDY HAMBY, DEPUTY  
JACQUELINE L. RYLE, CITY CLERK

### RECORDER'S CERTIFICATE:

DOCUMENT NO. 91153965  
FILED AND RECORDED AT THE REQUEST OF TREND HOMES, INC. THIS 12th DAY OF December, 1991 AT 8 MINUTES PAST 10:00 O'CLOCK A.M. IN VOLUME 23 OF PLATS AT PAGE 15 FRESNO COUNTY RECORDS.  
FEE \$ 20.00

WILLIAM C. GREENWOOD  
COUNTY RECORDER

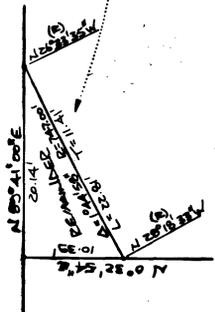
Donita Glimenti  
DEPUTY



# TRACT No. 4343

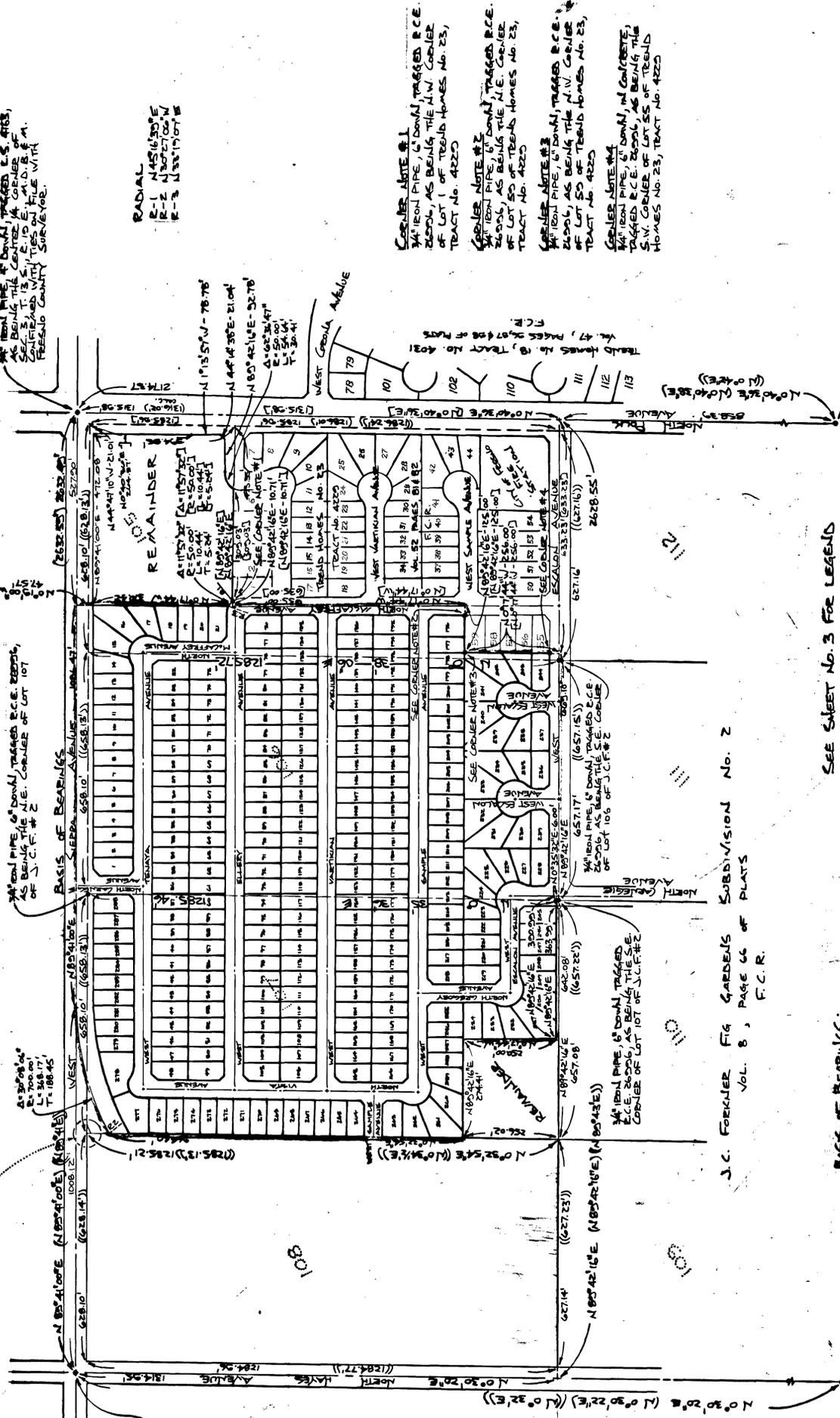
PHASE II OF TENTATIVE TRACT No. 4229  
 PLANNED DEVELOPMENT  
**TREND HOMES No. 24**  
 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA  
 SURVEYED AND PLATTED IN JANUARY 1991 BY GARY GIANNETTA  
 CONSISTING OF THREE SHEETS  
 SHEET TWO OF THREE SHEETS

SEE DETAIL



IRON PIPE, 6" DIAM., TRACED, AS BEING THE WEST 1/4 CORNER OF SEC. 3, T. 13 S., R. 13 E., M.D.B. # 1. CONFIRMED WITH TIES ON FILE WITH FRESNO COUNTY SURVEYOR.

IRON PIPE, 1 1/2" DIAM., CAPTED, AS BEING THE SOUTHWEST CORNER OF SECTION 3, T. 13 S., R. 13 E., M.D.B. # 1. CONFIRMED WITH TIES ON FILE WITH FRESNO COUNTY SURVEYOR.



IRON PIPE, 6" DIAM., TRACED, E.S. 4183, AS BEING THE CENTER 1/4 CORNER OF SEC. 3, T. 13 S., R. 13 E., M.D.B. # 1. CONFIRMED WITH TIES ON FILE WITH FRESNO COUNTY SURVEYOR.

RADIAL  
 E-1 N45°16'30"E  
 E-2 N30°20'00"W  
 E-3 N55°17'07"E

CORNER NOTE #1  
 IRON PIPE, 6" DIAM., TRACED, E.C.E. 2806, AS BEING THE N.W. CORNER OF LOT 1 OF TREND HOMES No. 23, TRACT No. 4229

CORNER NOTE #2  
 IRON PIPE, 6" DIAM., TRACED, E.C.E. 2806, AS BEING THE N.E. CORNER OF LOT 20 OF TREND HOMES No. 23, TRACT No. 4229

CORNER NOTE #3  
 IRON PIPE, 6" DIAM., TRACED, E.C.E. 2806, AS BEING THE N.W. CORNER OF LOT 55 OF TREND HOMES No. 23, TRACT No. 4229

CORNER NOTE #4  
 IRON PIPE, 6" DIAM., TRACED, E.C.E. 2806, AS BEING THE S.W. CORNER OF LOT 55 OF TREND HOMES No. 23, TRACT No. 4229

IRON PIPE, 6" DIAM., IN CONCRETE, TAGGED, E.C.E. 2806, AS BEING THE NORTHEAST CORNER OF LOT 23 OF TREND HOMES No. 23, TRACT No. 4229, RECORDED IN VOL. 21, PAGES 85 & 86, FRESNO COUNTY RECORDS.

J.C. FORKNER FIG. 8, PAGE 66 OF PLATS  
 VOL. 8, PAGE 66 OF PLATS  
 F.C.R.

SEE SHEET No. 3 FOR LEGENDS

BASIS OF BEARINGS:  
 THE NORTH LINE OF THE S.W. 1/4 OF SEC. 3, T. 13 S., R. 13 E., M.D.B. # 1, TAKEN AS BEARING N 85° 41' 00" E, AS PER MAP OF TRACT No. 4229 RECORDED IN VOL. 21, PAGES 81 & 82 OF PLATS, FRESNO COUNTY RECORDS.



RECORDING REQUESTED BY  
CONTINENTAL TITLE CO,  
AND WHEN RECORDED MAIL TO  
31448

RECORDED AT REQUEST OF  
~~CONTINENTAL TITLE CO.~~  
AT 30 MIN. PAST 2 A.M.

BOOK 5688 PAGE 59

Name  
Street Address  
City & State

Mr. Richard M. Firestone  
Mr. Martin A. Scott  
342 North Rodeo Drive  
Beverly Hills, California

MAY 19 1969  
BOOK 5688 PAGE 59  
FRESNO COUNTY, CALIFORNIA  
J. L. BROWN, COUNTY RECORDER  
Helen Spitzer  
BY REGISTER



FEE 60  
\$3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS: TO SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$1,042.25  
SIGNED - PARTY OR AGENT FIRM NAME  
Peck & Butler - Trans State Title Co.

AFFIX \$ J. R. STAMPS IN THIS SPACE

### Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TRANS-STATE TITLE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
IOLA MAE LIDDELL, as to an undivided one-half interest; and IOLA MAE LIDDELL, in trust  
for NORMAN JAMES LIDDELL, ANDREW LEE LIDDELL, PATRICIA ANN LIDDELL and BRENDA SUE  
LIDDELL as set forth in the last will and testament of ASHFORD LEE LAKE, deceased  
hereby GRANT(S) to RICHARD M. FIRESTONE, a married man as his sole and separate  
property and MARTIN A. SCOTT, a married man as his sole and separate property  
AS JOINT TENANTS,  
the real property in the unincorporated area of  
County of Fresno State of California, described as:

Legal Description: Attached hereto and made a part hereof marked Exhibit "A"  
consisting of 2 pages

Grantor reserves and excepts from the above described real property on Exhibit "A"  
an undivided one-half interest in all oil, gas and other hydrocarbons and minerals  
now or at any time situated in, on or under said real property.

However Grantor recognizes the possibility that Grantee may not be able to procure  
financing if Grantor retains full rights of access to the minerals reserved by him.  
Grantor, heirs, executors, administrators, successors and assigns hereby agree to  
subordinate their rights of access to oil, gas and other hydrocarbon and minerals  
situated within 600 feet of the surface of the property, if such subordination is  
necessary in order to enable Grantee, assigns, successors or heirs to procure  
financing.

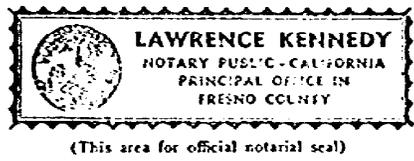
Together with a one-half interest in that certain oil, gas and mineral lease dated  
November 23, 1966, executed by above grantor as lessors and Kern County Land Company,  
as lessee, recorded September 13, 1967 in book 5479, page 542 of Official Records, which  
lease is presently assigned to Prudential Insurance Company of America, a New Jersey  
Corporation, as additional security for that certain trust deed recorded September 13,  
1967 in book 5479, page 553 of O.R., upon reversion to the grantors herein of their inter-  
est.  
Dated: February 15, 1969

STATE OF CALIFORNIA }  
COUNTY OF FRESNO } ss.  
On April 10, 1969 before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
Iola Mae Liddell and  
Iola Mae Liddell, In trust etc.

Iola Mae Liddell  
Iola Mae Liddell, In trust for Norman  
James Liddell, Andrew Lee Liddell,  
Patricia Ann Liddell and Brenda Sue  
Liddell, as set forth in the last will and  
testament of Ashford Lee Lake, also known  
as A. L. Lake, Deceased, Probate No.  
32732, Fresno County, California with full  
power of sale as to an undivided one-half  
interest as to Parcels 1 to 7 inclusive,  
9 to 13 inclusive, 15, 16 and 17

\_\_\_\_\_ known to me  
to be the person whose name is subscribed to the within  
instrument and acknowledged that she executed the same.  
WITNESS my hand and official seal.

Signature Lawrence Kennedy  
LAWRENCE KENNEDY  
Name (Typed or Printed)



Title Order No. 15750-N Escrow or Loan No. 10-1879-A

EXHIBIT "A" of Grant Deed Consisting of 2 pages

Page 1 of 2

All that certain real property situated in the County of Fresno, State of California, described as follows:

Parcel 1: (portion Parcel 406-040-12)  
Lots 738, 739, 740, 741, 776, 777, 778 and 779 of BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, according to the map thereof recorded in Book 8 Page 25 of Plats, records of said County.

Parcel 2: (portion Parcel 406-040-12)  
Lots 742, 743, 744, 745, 772, 773, 774 and 775 of BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, according to the map thereof recorded in Book 8 Page 25 of Plats, records of said County,

Parcel 3: (Parcel 415-023-01)  
Lots 798 and 799 of BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, according to the map thereof recorded in Book 8 Page 25 of Plats, records of said County. Excepting from said Lot 798, a strip of land off the East side of said lot, 7 feet wide at the north end and 7.25 feet wide at the south end.

Parcel 4: (Parcel 406-130-25)  
All that portion of Lot 746 of BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, according to the map thereof recorded in Book 8 Pages 25 and 26 of Plats, records of said County, described as follows:  
Beginning at the southeast corner of said Lot 746; thence North along the East line thereof 290 feet; thence West and parallel with the South line of said lot a distance of 150 feet; thence South and parallel with the East line of said lot a distance of 290 feet to the South line of said Lot 746; thence East along the South line of said lot a distance of 150 feet to the point of beginning.

Parcel 5: (Parcel 306-040-02)  
Lots 107 and 110 of THE J. C. FORKNER FIG GARDENS SUBDIVISION NO. 2, according to the map thereof recorded in Book 8 Page 66 of Plats, records of said County.

Parcel 6: (306-040-03)  
Lots 105 and 106 of THE J. C. FORKNER FIG GARDENS SUBDIVISION NO. 2, according to the map thereof recorded in Book 8 Page 66 of Plats, records of said County.

Parcel 7: (Parcel 306-040-04)  
Lots 102, 103 and 104 of THE J. C. FORKNER FIG GARDENS SUBDIVISION NO. 2, according to the map thereof recorded in Book 8 Page 66 of Plats, records of said County.

Parcel 9: (Parcel 306-040-07) BOOK 5688 PAGE 61  
 Lot 115 of THE J. C. FORKNER FIG GARDENS SUBDIVISION NO. 2, according to the map thereof recorded in Book 8 Page 66 of Plats, records of said County.

Parcel 10: (Parcel 306-040-08)  
 The North 1/2 and the Southeast 1/4 of Lot 114 of THE J. C. FORKNER FIG GARDENS SUBDIVISION NO. 2, according to the map thereof recorded in Book 8 Page 66 of Plats, records of said County.

Parcel 11: (Parcel 306-040-10)  
 Lot 113 of THE J. C. FORKNER FIG GARDENS SUBDIVISION NO. 2, according to the map thereof recorded in Book 8 Page 66 of Plats, records of said County.

Parcel 12: (Parcel 306-040-11)  
 The South 1/2 of Lot 112 of THE J. C. FORKNER FIG GARDENS SUBDIVISION NO. 2, according to the map thereof recorded in Book 8 Page 66 of Plats, records of said County,

Parcel 13: (Parcel 306-040-13)  
 The North 1/2 of the North 1/2 of Lot 112 of THE J. C. FORKNER FIG GARDENS SUBDIVISION NO. 2, according to the map thereof recorded in Book 8 Page 66 of Plats, records of said County.

Parcel 15: (306-150-43)  
 Lots 748, 749, 750, 767, 768, 769 and 770 of BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, according to the map thereof recorded in Book 8 Page 25 of Plats, records of said County.

Parcel 16: (Parcel 306-050-13)  
 All that portion of Lots 751, 752, 765 and 766 of BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, according to the map thereof recorded in Book 8 Pages 25 and 26 of Plats, records of said County, described as follows:  
 Beginning at the Northeast corner of said Lot 751; thence South 89° 58' West 426.25 feet; thence South 0° 38.5' West and parallel with the East line of said Lots 751 and 766 to the intersection with the south line of said Lot 765; thence North 86° 46' East along the South line of said Lots 765 and 766 to the Southeast corner of said Lot 766; thence North 0° 38.5' East to the point of beginning.

Parcel 17: (Parcel 306-050-15)  
 All that portion of Lots 753, 754, 755, 762, 763 and 764 of BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, according to the map thereof recorded in Book 8 Pages 25 and 26 of Plats, records of said County, described as follows:  
 Beginning at a point on the northerly boundary of said Lot 753, which bears 845.5 feet west of the northeast corner of said Lot 751; thence South 89° 58' West along the northerly boundary of said Lots 753, 754 and 755 a distance of 548.5 feet; thence South 0° 38.5' West to the intersection with the south boundary of said Lot 762; thence North 86° 46' East along the south boundary of said Lots 762, 763, and 764 to a point which is 845.5 feet west of the east boundary of said Lots 751 and 766, thence North 0° 38.5' East to the point of beginning.

95092128

RECORDING REQUESTED BY,  
AND WHEN RECORDED MAIL TO:

FRESNO METROPOLITAN  
FLOOD CONTROL DISTRICT  
5469 E. Olive Avenue  
Fresno CA 92727

RECORDED IN OFFICIAL RECORDS OF  
FRESNO COUNTY, CALIFORNIA  
AT 1 MIN PAST 9A M

JUL 31 1995

FRESNO COUNTY, CALIFORNIA  
WILLIAM C. GREENWOOD County Recorder

REYNA RODRIGUEZ  
BY DEPUTY RECORDER

FEE
\$

RESOLUTION NO. 1816

BEFORE THE BOARD OF DIRECTORS OF THE  
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP  
IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR  
REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES

---

WHEREAS, the City of Fresno, the County of Fresno, and the City of Clovis have each adopted ordinances pertaining to the construction of planned local drainage facilities and the payment of drainage fees to defray the actual or estimated cost of such construction; and

WHEREAS, the FRESNO METROPOLITAN FLOOD CONTROL DISTRICT "District" has adopted and bears responsibility for implementation of the Storm Drainage and Flood Control Master Plan for the Fresno County Stream Group area; and

WHEREAS, it is the desire of the Board of Directors of the District to create a public record such that parties acquiring or having an interest in property within the areas affected by such ordinances be made aware of the potential for the requirement of construction of facilities and/or payment of drainage fees mandated as a condition of development, reconstruction, additions, or alterations associated with such property; and

WHEREAS, this Board adopted Resolution No. 1565 on October 30, 1990, which Resolution identified those areas which could be subject to payment of drainage fees and/or requirements to construct local drainage facilities at the time of such adoption; and

WHEREAS, the additional area identified as Area No. 2 on the attached Exhibit "B" has been added to the area which may be subject to such payment or requirements; and

WHEREAS, Exhibit "A" attached hereto identifies those areas which may be subject to payment of drainage fees and/or requirements to construct planned local drainage facilities (including Area No. 2).

WHEREAS, this Resolution supersedes said Resolution No. 1565 recorded November 19, 1990, as document number 90142632.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The above recitals are true and correct and this Board so finds and determines.

2. The County Recorder of the County of Fresno is hereby authorized to cause a certified copy of this Resolution to be placed on record in the Official Records of the County of Fresno.

PASSED AND ADOPTED this 20th day of June 1995, by the following vote to wit:

- AYES: Boone, Souza, Orman, Pratt, and Franco  
NOES: None  
ABSENT: Marcus and Spina  
ABSTAIN: None

Respectfully Submitted,

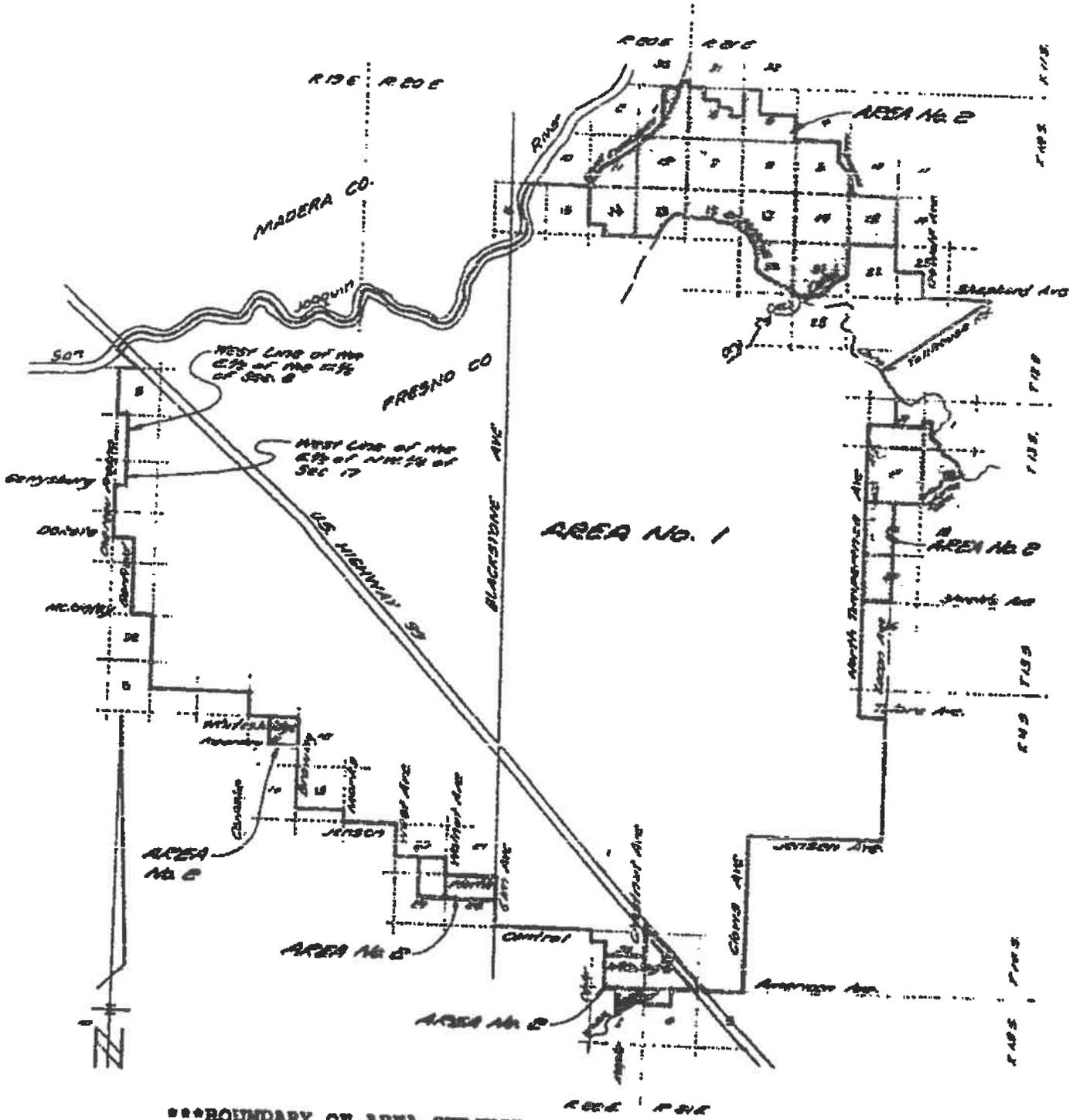
  
Esther Schwandt  
Clerk to the Board

✓

JUL 31 1995

RECORDED

INDEXED



\*\*\*BOUNDARY OF AREA SUBJECT TO PAYMENT  
 OF DRAINAGE FEES AND/OR REQUIREMENTS  
 TO CONSTRUCT PLANNED LOCAL DRAINAGE  
 FACILITIES.

Exhibit "B"

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EXHIBIT "A"

All that real property situated in the County of Fresno, State of California, more particularly described as follows:

Beginning at the point of intersection of the South-westerly right-of-way line of U S. Highway 99 and the Northerly Fresno County line, said point lying within Section 31, T.12 S., R.19 E., M.D.B. & M.; thence meandering Easterly and Northeasterly along said Fresno County line to the North Line of Section 16, T.12 S., R.20 E., M.D.B.& M.; thence Easterly along the North line of Sections 16 and 15, T.12 S., R.20 E., M.D.B.& M. to the Southwesterly prolongation of the Northwestery right-of-way line of the Friant Expressway; thence Northeasterly along said right-of-way line through Sections 10, 11, 12 & 1, T. 12 S., R. 20 E., M.D.B. & M., to the most Southeasterly corner of Parcel B of Parcel Map No. 917 as recorded in Book 8, Page 33 of Parcel Maps, Fresno County Records; thence Northerly along the East line of said Parcel B and Parcel C of said Parcel Map and its Northerly prolongation to the North line of Section 1, T. 12 S., R. 20 E., M.D.B. & M.; thence Easterly along said North line to the Northwestery right-of-way line of the Friant Expressway; thence Northerly along said right-of-way line to the North line of the South 545 feet of Section 36, T. 11 S., R. 20 E., M.D.B. & M.; thence Easterly along said North line to the East line of said Section 36; thence Southerly along said East line to the Southeast corner of said section 36 said point also being the Northwest corner of Section 6, T. 12 S., R. 21 E., M.D.B. & M.; thence Easterly along the North line of said Section 6 to the Northwest

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corner of Parcel Map No. 3615 as recorded in Book 27, Page 7 of Parcel Maps, Fresno County Records; thence Southerly along the West line of said Parcel Map and it's Southerly prolongation to the Northwest corner of Parcel Map No. 3601 as recorded in Book 27, Page 1 of Parcel Maps, Fresno County Records; thence continuing southerly along the west line of said Parcel Map to the South line of said Parcel Map; thence Easterly along said South line and its Easterly prolongation to the Northwest corner of Parcel Map No. 3351 as recorded in Book 22, Page 70 of Parcel Maps, Fresno County Records; thence Southerly along the West line of said Parcel Map to the Southwest corner of said Parcel Map; thence Easterly along the South line of said Parcel Map to the Southeast corner of said Parcel Map said point also being on the Northwesterly right-of-way line of Auberry Road; thence continuing Easterly along the Easterly prolongation of the South line of said Parcel Map to the most Northwesterly corner of Parcel 2 of Parcel Map No. 2705, as recorded in Book 17, Page 95 of Parcel Maps, Fresno County Records, said point also being on the Southeasterly right-of-way of Auberry Road; thence Southwesterly along said right-of-way to the West line of said Parcel Map No. 2705; thence Southerly along said West line to the Southwest corner of said Parcel Map; thence Easterly along the South line of said Parcel Map to the Southeast corner of said Parcel Map; thence Northerly along the East line of said Parcel Map to the Northeast corner of said Parcel Map, said point also being on the West line of Parcel Map No. 6552, as recorded in Book 45, Page 2 of Parcel Maps, Fresno County Records; thence continuing Northerly along the West line of said Parcel Map No.

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6552, to the Northwest corner of said Parcel Map, said point also  
being the Southwest corner of Parcel Map No. 2503 as recorded in  
Book 18, Page 65 of Parcel Maps, Fresno County Records; thence  
Northerly along the West line of said Parcel Map to the Northwest  
corner of said Parcel Map, said point also being the Northwest  
corner of Section 5, T. 12 S., R. 21 E., M.D.B. & M.; thence  
Easterly along the North line of said Section 5 to the East line of  
the West half of said Section 5; thence Southerly along said East  
line to the South line of the North half of said Section 5; thence  
Easterly along said south line to the East line of said Section 5;  
thence Southerly along said East line to the Southeast corner of  
said Section 5 also being the Northwest Corner of Section 9, T. 12  
S., R. 21 E., M.D.B. & M.; thence Easterly along the North line of  
said Section 9 to the centerline of Armstrong Avenue; thence  
Southerly along the centerline of Armstrong Avenue to a point on  
the South line of Section 10, T. 12 S., R. 21 E., M.D.B. & M. also  
being the intersection of Armstrong and Copper Avenues; thence  
Easterly along said south line to the Southeast corner of said  
Section 10 also being the Northeast Corner of Section 15, T. 12 S.,  
R. 21 E., M.D.B. & M.; thence Southerly along the East line of  
said Section 15 to the Southeast corner of said Section 15 also  
being the Northeast corner of Section 22, T. 12 S., R. 21 E.,  
M.D.B. & M.; thence Southerly along the East line of said Section  
22 to the North line of the South 1/2 of Section 23, T. 12 S., R.  
21 E., M.D.B. & M.; thence Easterly along said North line to the  
centerline of North DeWolf Avenue; thence Southerly along the  
centerline of North DeWolf Avenue to the centerline of East

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Shepherd Avenue; thence Easterly along the centerline of East Shepherd Avenue to the centerline of Tollhouse Road; thence Southwesterly along the centerline of Tollhouse Road to the centerline of the Enterprise Canal; thence Southeasterly along the centerline of the Enterprise Canal to the North line of Section 2, T. 13 S., R. 21 E., M.D.B. & M.; thence Westerly along said North line to the East line of the West 1/2 of said Section 2; thence Southerly along said East line to the South right-of-way line of East Escalon Avenue Dun-Rovin No. 1, Tract No. 2861 as recorded in Plat Book 36, Page 33, Fresno County Records; thence Easterly along said South line to the North line of Parcel Map No. 4781, as recorded in Book 32, Page 44 of Parcel Maps, Fresno County Records, continuing Easterly along said North line and the North line of Parcel Map No. 4024, as recorded in Book 27, Page 30 of Parcel Maps, Fresno County Records, to the centerline of North DeWolf Avenues; thence Northerly along said centerline to the Westerly prolongation of the North line of DeWolf Estates, Tract No. 3971, as recorded in Plat Book 52, Pages 59 60, Fresno County Records; thence Easterly along said North line to the Northeast corner of said Tract No. 3971; thence Southerly along said East line and its Southerly prolongation to the centerline of the Enterprise Canal; thence meandering Southeasterly along the centerline of the Enterprise Canal through Sections 1 & 12, T. 13 S., R. 21 E., M.D.B. & M. to the centerline of the Jefferson Canal; thence meandering Southwesterly along the centerline of the Jefferson Canal, through said Section 12, to the West line of said Section 12; thence Southerly along said west line to the Northeast corner

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of Section 14, T. 13 S., R. 21 E., M.D.B. & M.; thence Westerly  
along the North line of said Section 14, to the West line of Parcel  
Map No. 2524 as recorded in Book 16, Page 72 of Parcel Maps, Fresno  
County Records; thence Southerly along said West line to the South  
line of said Parcel Map; thence Easterly along said South line to  
the Northwest corner of Parcel Map No. 4980, as recorded in Book  
31, Page 16 of Parcel Maps, Fresno County Records; thence  
Southerly along the West line of said Parcel Map to the Southwest  
corner of said Parcel Map, also being the point of intersection of  
E. Gettsburg Avenue and N. Locan Avenue; thence Southerly along  
the centerline of N. Locan Avenue to the centerline of East Shields  
Avenue; thence Westerly along said centerline to the centerline of  
North Temperance Avenue; thence Southerly along said centerline to  
the centerline of East Tulare Avenue; thence Easterly along the  
centerline of East Tulare Avenue to the centerline of North Locan  
Avenue; thence Southerly along the centerline of North and South  
Locan Avenue and the Southerly prolongation thereof to the  
centerline of East Jensen Avenue; thence Westerly along the  
centerline of East Jensen Avenue to the centerline of South Clovis  
Avenue; thence Southerly along the centerline of South Clovis  
Avenue to the centerline of East American Avenue; thence Westerly  
along the centerline of East American Avenue to the East line of  
the West 1/2 of Section 6, T. 15 S., R. 21 E., M.D.B. & M.; thence  
Southerly along said East line to the South line of the North 1/2  
of the North 1/2 of said Section 6; thence Westerly along said  
South line to the centerline of South Chestnut Avenue; thence  
Northerly along said centerline to the centerline of the Washington

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Colony Canal; thence Southwesterly along said centerline to the  
centerline of South Maple Avenue; thence Northerly along said  
centerline to the centerline of East American Avenue; thence  
Westerly along said centerline to the centerline of the Atchison,  
Topeka and Santa Fe Railroad; thence Northerly along the  
centerline of the Atchison, Topeka and Santa Fe Railroad to the  
South line of Lot 70 of the Malaga Tract, Tract No. 1795 as  
recorded in Plat Book 2, Page 17 of Fresno County Records; thence  
Westerly along said South line and the Westerly prolongation  
thereof to the centerline of South Cedar Avenue; thence Northerly  
along the centerline of South Cedar Avenue to the centerline of  
East Central Avenue; thence Westerly along the centerline of East  
Central Avenue to the centerline of South Elm Avenue; Thence  
Northerly along the centerline of South Elm Avenue to the South  
line of the North 1/2 of Section 28, T. 14 S., R. 20 E., M.D.B. &  
M.; thence Westerly along said South line and the South line of  
Section 29, T. 14 S., R. 20 E., M.D.B. & M. to the centerline of  
South Fruit Avenue; thence northerly along said centerline to the  
South line of the North 1/2 of the North 1/2 of the South 1/2 of  
Section 20 T.14 S., R. 20 E., M. D. B. & M.; thence Westerly along  
said South line to the centerline of South West Avenue; thence  
Northerly along the centerline of South West Avenue to the  
- centerline of West Jensen Avenue; thence Westerly along the  
centerline of West Jensen Avenue to the centerline of South Marks  
Avenue; thence Northerly along the centerline of South Marks  
Avenue to the North line of the South 1/2 of the South 1/2 of  
Section 13, T. 14 S., R. 19 E., M.D.B. & M.; thence Westerly along

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said North line to the centerline of South Brawley Avenue; thence Northerly along the centerline of South Brawley Avenue to the centerline of West Kearney Boulevard; thence Westerly along said centerline to the West line of the East 1/2 of Section 11, T. 14 S., R. 19 E., M.D.B. & M.; thence Northerly along said West line to the centerline of West Whitesbridge Avenue; thence Westerly along the centerline of West Whitesbridge Avenue to the centerline of North Cornelia Avenue; thence Northerly along the centerline of North Cornelia Avenue to the South line of the North 1/2 of Section 3, T. 14 S., R. 19 E., M.D.B. & M.; thence Westerly along said South line of the North 1/2 of said Section 3, and the South line of the North 1/2 of Section 4, T. 14 S., R. 19 E., M.D.B. & M., to the centerline of North Grantland Avenue; thence North along the centerline of North Grantland Avenue to the centerline of West McKinley Avenue; thence Westerly along the centerline of West McKinley Avenue to the centerline of North Garfield Avenue; thence Northerly along the centerline of North Garfield Avenue to the centerline of West Dakota Avenue; thence Westerly along the centerline of West Dakota Avenue to the centerline of North Chateau Fresno Avenue; thence Northerly along the centerline of North Chateau Fresno Avenue to the centerline of West Gettysburg Avenue; thence Easterly along the centerline of West Gettysburg Avenue to - the West line of the East 1/2 of the Northwest 1/4 of Section 17, T. 13 S., R. 19 E., M.D.B. & M.; thence Northerly along said West line and the West line of the East 1/2 of the West 1/2 of Section 8, T. 13 S., R. 19 E., M.D.B. & M., to the South line of Section 5, T. 13 S., R. 19 E., M.D.B. & M.; thence Westerly along said South

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line to the Southwest corner of said Section 5; thence Northerly along the West line of said Section 5 to the Northwest corner of said Section 5; thence Easterly along the North line of said Section 5 to the Southwesterly right-of-way line of U.S. Highway 99; thence Northwesterly along the Southwesterly right-of-way line of U.S. Highway 99 to the point of intersection with the Northerly Fresno County line, said point being the point of beginning.

NOTE: Underlining indicates portion changed from Resolution 1565.

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1144-220

THIS INSTRUMENT, made this 27th day of May, 1930, by and between Fred W. Gregory, Lucy R. Gregory, The Forkner-Giffen Fig Gardens, of the County of Fresno, California, "Grantor", and San Joaquin Light and Power Corporation, a California corporation, and its assigns, "Grantee",

## W I T N E S S E T H :

That for a valuable consideration, the receipt whereof is hereby acknowledged, Grantor hereby grants to Grantee an easement and right of way over, through and across that strip of land thirty feet (30') in width, more particularly hereinafter described, together with the right by its usual means, agents and employees to construct and to thereafter maintain and operate a double circuit electric transmission line consisting of four (4) steel towers having a dimension of twenty-six feet (26') by twenty-six feet (26'), approximately, at the base, to be located as shown on the map attached and which is made a part hereof, and also consisting of such crossarms, fixtures, appliances, wires and cables as may from time to time be placed upon said steel towers, together with the right of ingress thereto and egress therefrom for the purposes of maintaining and repairing said transmission line over and across the said property; the said property over which the easement and right of way, as hereinbefore described, being located in the County of Fresno, State of California, and described as

Lots 103, 104, 105, 115 and the North Half (N $\frac{1}{2}$ ) of Lot 114 of J. C. Forkner Fig Gardens Subdivision No. 2, according to the map of said subdivision recorded January 9th, 1920, in the office of the County Recorder, of Fresno County, California, in Book 8, Page 66 of Maps.

The said strip of land over, through and across which an easement and right-of-way is hereby granted, is particularly described as follows, to-wit:

Beginning at a point on the easterly line of Lot 115 of the J. C. Forkner Fig Gardens Subdivision No. 2, according to the map or plat of same on file and of record in the office of the County Recorder of the County of Fresno, State of California, in Plat Book 8 at page 66, Fresno County Records, 580.90 feet North 0° 49 $\frac{1}{2}$ ' East from the southeast corner of said lot; thence North 45° 41' West 3347.75 feet to a point on the east and west center line of Section 3, Township 13 South, Range 19 East, M.D.B. & M., said point being 454.79 feet westerly from the center of said section 3; thence North 89° 41' East along said East and West center line 42.70 feet to a point; thence South 45° 41' East 3288.21 feet to a point on the easterly line of said Lot 115, 636.04 feet northerly from the Southeast corner of said Lot 115; thence South 0° 49 $\frac{1}{2}$ ' West 41.35 feet to the point of commencement.

For the purpose of constructing, maintaining and operating the within described facilities, Grantee may go over and across the property of Grantor, as hereinbefore described, but strictly subject to this provision, that if any damage is done by Grantee, its agents or employees, in constructing or repairing said line, or in exercising the above granted right of ingress and egress to growing crops, buildings, ditches, fences, structures or stock located on said property and all other damage accruing therefrom, Grantee shall promptly compensate Grantor therefor; provided further in this connection, however, that Grantor shall at all times have the right to use the land above described and the whole thereof except that portion where towers are located for the growing of any and all crops and for all other purposes consistent with ownership vested in said Grantor subject to the right of ingress and egress for the purposes and under the conditions above stated.

All facilities constructed, operated and maintained on said property shall be constructed, operated and maintained at all times in accord with all rules and regulations, laws or ordinances applicable thereto, and in the event damage is sustained by Grantor, as the result of the construction, maintenance or operation of said transmission line, Grantee shall promptly compensate Grantor for such damage as may result from the negligent construction, maintenance or operation of said line.

FRED W. GREGORY

LUCY R. GREGORY

THE FORKNER-GIFFEN FIG GARDENS

(CORPORATE SEAL)

By J C FORKNER President

Attest: H. A. FORKNER Sec'y

(CORPORATE SEAL)

SAN JOAQUIN LIGHT AND POWER CORPORATION,

By E. P. SMITH Assistant to the General Manager,

W. E. DURFEY Secretary.

State of California, }  
County of Fresno, } ss.

On this 27th day of May, in the year one thousand nine hundred and thirty, before me, L. N. Paterson, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Fred W. Gregory and Lucy R. Gregory, known to me to be the persons described in, whose names are subscribed to and who executed the within instrument, and acknowledged that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at

whose names are subscribed to the within instrument, and acknowledged that they executed the same as such trustees.

WITNESS my hand and official seal the day and year in this certificate first above written:  
(SEAL)

LUCY M. KRAUCHI Notary Public in  
and for said County and State.

(Endorsed) Reconveyance Individual T. F. Robertson and Bart Potts to Earl T. Bebb Dated December 1, 1947

Recorded at Request of Earl T. Bebb at 23 Min. Past 3 P M Vol. 2591 Official Records, Pg. 344 et seq Dec 3 1947 Fresno County, California

4/1.70  
60582-TP

I. E. FARLEY, County Recorder  
By J. G. COLEMAN Deputy Recorder

*Ed. J. ...*  
CONFIRM

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1144 - 220

THIS INDENTURE made by and between A. L. Lake and Fanny Iola Lake, husband and wife, hereinafter called first parties, and Pacific Gas and Electric Company, a California corporation, hereinafter called second party,

WITNESSETH that:

WHEREAS first parties are the owners of those certain premises, situate in the County of Fresno, State of California, which are described as follows, viz.:

Lots 103, 104, 105, 115 and the north half of lot 114, as the same are delineated and so designated upon that certain map of J. C. Forkner Fig Gardens, Subdivision No. 2 recorded in volume 8 of maps at page 66, records of said Fresno County.

and

WHEREAS second party is the owner of the easement across said premises granted by Fred W. Gregory et al to San Joaquin Light and Power Corporation by deed dated May 27, 1930 and recorded in volume 2502 of official records at page 448, records of said Fresno County, for a tower and wire electric transmission line, which transmission line has heretofore been constructed and is now maintained and used by second party; and

WHEREAS second party desires to construct, maintain and use one additional transmission line on said premises adjacent to said existing transmission line.

NOW, THEREFORE, in consideration of value paid therefor by second party, the adequacy and receipt whereof are hereby acknowledged, first parties do hereby grant unto second party the right to from time to time erect, construct, reconstruct, replace, remove, maintain and use such towers with all necessary and proper crossarms, braces and other appliances and fixtures for use in connection therewith, and suspend therefrom maintain and use such wires and/or cables as second party may deem necessary for the transmission and distribution of electric energy and for private telephone and telegraph purposes of second party, together with a right of way therealong, over and across said premises within the strip of land which is described as follows, viz.:

A strip of land of the uniform width of 110 feet extending entirely across said premises and lying 25.0 feet on the northeasterly, and 85.0 feet on the southwesterly, side of a line which begins at a point in the northerly boundary line of said premises and runs thence south 45° 48' east 100 feet, more or less, to a point from which the southeast corner (marked by an iron pipe) of the northwest quarter of section 3, township 13 south, range 19 east, M.D.B.&M., bears north 75° 19' east 285.5 feet distant; thence south 45° 48' east 3090 feet, more or less, to the easterly boundary line of said premises.

First parties do further grant unto second party the right (a) of ingress to and egress from such facilities by a practicable route or routes across said premises, (b) to erect, maintain and use gates in all fences which now cross or shall hereafter cross the right or rights of way hereby granted, and (c) to trim, and/or to cut and clear away, any trees and brush whenever, in the judgment of second party, the same shall be necessary for the convenient and safe exercise of the rights hereby granted; provided, however, (1) that in exercising such right of ingress and egress second party shall, whenever practicable, use existing roads or lanes, and shall repair any damage caused by its use thereof, and (2) that all trees which second party shall cut or remove, if valuable for either timber or wood, shall continue to be the property of first party, but all tops, lops, brush and slash shall be burned or removed by second party.

Second party shall indemnify first parties against any and all loss and damage which may be caused by the exercise of said right of ingress and egress, or by any wrongful or negligent act or omission of second party or its agents, or employees, in the exercise of any of the rights hereby granted.

First parties, shall not erect or construct any building or other structure, or drill or operate, any sort of well, within said strip of land.

The rights granted by said deed dated May 27, 1930 are also included herein and henceforth the respective rights and obligations of the parties hereto respecting both said transmission line heretofore constructed and any additional transmission line constructed hereunder shall be determined exclusively by the provisions hereof. Second party shall not, however, erect more than two independent transmission lines on said strip of land.

The provisions hereof shall inure to the benefit of and bind the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF first parties have executed these presents this 6th day of November 1947.

I.R.S.

1.65  
G.W. 13

A. L. LAKE  
FANNY IOLA LAKE

Executed in the presence of  
JAMES M. HEITZBERG Witness  
GWN 8-25-47

State of California, )  
County of Fresno ) ss.

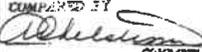
On this 7th day of November in the year 1947, before me, Lura L. Purdin a Notary Public in and for said County and State, personally appeared James M. Heitzberg personally known to me to be the person whose name is subscribed to the within instrument as a witness thereto who, being by me duly sworn, deposed and said: That he resides in the County of Fresno State of California; that he was present and saw A. L. Lake and Fanny Iola Lake personally known to him to be the persons described in, whose names are subscribed to and who executed the said instrument as a party thereto, sign, seal, execute and deliver the same; and that the said A. L. Lake and Fanny Iola Lake duly acknowledged, in the presence of affiant, that they executed the same; and that he, the said affiant thereupon, then and there subscribed his name to said instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

LURA L. PURDIN Notary Public in  
and for Said County and State.

(Endorsed) Recorded at Request of Railway Express Agency at 30 Min. Past 3 P.M. Vol. 2591 Official Records, Pg. 345 et seq Dec 4 1947 Fresno County, California  
12/2.50 I. E. FARLEY, County Recorder  
60880-TP By J. G. COLEMAN Deputy Recorder

COMPANED BY  
  
COMPTON

- - - 0 - - -

E-12998 792-537

Alta Vista Homes Company, a corporation hereinafter called first party, does hereby grant unto Pacific Gas and Electric Company, and The Pacific Telephone and Telegraph Company, California corporations hereinafter called Pacific Gas and Pacific Telephone, respectively, when referred to individually and second parties when referred to jointly, the right and privilege of erecting, inspecting, replacing, maintaining and using a single line of poles and such wires as second parties shall from time to time suspend therefrom and all necessary and proper guys, anchors, crossarms and braces and other fixtures, for transmitting and distributing by Pacific Gas of electric energy and for rendering by Pacific Telephone of telephone and telegraph service, respectively, together with a right of way therefor, over and across those certain premises situate in the County of Fresno, State of California, which are described as follows vis.:

Consideration not more than \$100.00

Lot 69 of Reeding Park Gardens in Section 51, Township 13 South, Range 20 East, M.D.B.M., according to that certain map recorded January 28, 1947 in Volume 13, Page 37 of Flats, records of said County.

Said strip of said premises is described as follows:

A strip of land of the uniform width of 8 feet, extending entirely across said premises, and lying equally on each side of that certain line which begins at a point on the East line of said Lot 69 and distant thereon 4 feet North from the Southeast corner thereof and runs thence West and parallel to the South line of said lot to a point on the West line of said Lot 69.

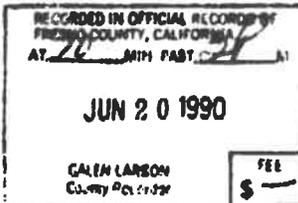
First party also grants to second parties and each of them the right to trim any trees along said poles and wires whenever considered necessary for the complete enjoy-

90071818

Recording requested by  
City Clerk, Fresno, California  
No Fee-Serv. Code 6100  
Return to City Clerk, Fresno

Recording Requested by  
And When Recorded Return To:

City Clerk  
City of Fresno  
2326 Fresno Street  
Fresno, California 93721



----- SPACE ABOVE THIS LINE FOR RECORDER'S USE -----

A.P.N. 306-040-19

D-11701-90

**DEED OF EASEMENT**

RANCHO HUEVO CREMA, GRANTOR, hereby GRANTS to the city of Fresno, GRANTEE, an easement and right of way for public street purposes over, under, through and across that certain parcel of land situated in the county of Fresno, state of California, and bounded and described as follows:

That portion of Lot 105 of J.C. FORKNER FIG GARDENS SUBDIVISION NO. 2, recorded in Volume 8, page 66 of Plats, Fresno County Records, described as follows:

BEGINNING at the Northeast corner of said Lot 105; thence South 89° 41' 00" West, along the North line of said Lot 105, a distance of 15.00 feet; thence South 44° 49' 11" East, a distance of 21.03 feet to the East line of said Lot 105; thence North 0° 40' 38" East, along said East Line, a distance of 15.00 feet to the POINT OF BEGINNING.

Dated: June 7, 1990

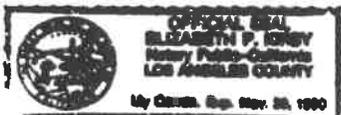
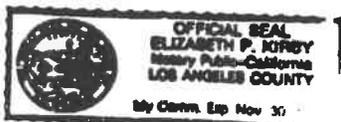
T-4145  
15-A-5950  
90-112

RANCHO HUEVO CREMA, a California Limited Partnership

By: SISKIN RANCHOS, INC. a California corporation, its general partner

By: Marshall I. Siskin  
MARSHALL I. SISKIN  
President

By: Martin M. Schultz  
MARTIN M. SCHULTZ  
General Partner



JUN 20 1990



FRESNO COUNTY RECORDERS OFFICE

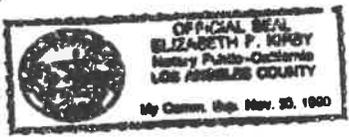
Corporation as Partner of a Partnership (Compiled)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

90071818

On this 7 day of October 19 90, before me, Elizabeth P. Kirby, a Notary Public in and for the said county and state, personally appeared MARSHALL I. SISKIN, personally known to me to be the President of SISKIN RANCHOS, INC., the corporation that executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the General Partners of RANCHO Yuma Crema the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

Elizabeth P. Kirby  
ELIZABETH P. KIRBY



Partnership (1190a C.C.)

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On this 7 day of October 19 90, before me, Elizabeth P. Kirby, personally appeared MARTIN M. SCHULTZ, personally known to me to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that the partnership executed it.

Elizabeth P. Kirby  
ELIZABETH P. KIRBY



JUN 20 1990

90071818

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF FRESNO )

On this 20th day of June, in the year 1990, before me,  
Cindy Huntz, personally appeared James E. Aldredge  
personally known to me (or proved to me on the basis of satisfactory evidence) to  
be the person who executed this instrument as City Manager  
of the CITY OF FRESNO and acknowledged to me that the CITY OF FRESNO executed it.

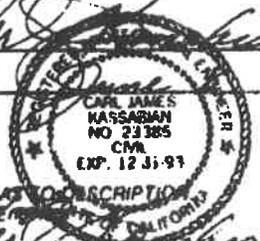
JACQUELINE E. HICK, Clerk  
City Clerk  
By Cindy Huntz  
Deputy

**CERTIFICATE OF ACCEPTANCE (Officer)**  
In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed hereby is accepted by the undersigned officers on behalf of the Council of the City of Fresno, pursuant to authority conferred by Resolution No. 70-208 of said Council, adopted October 22, 1970, and the grantee consents to its recordation thereof by its duly authorized officer.

Chief Administrative Officer  
By James E. Aldredge  
June 11, 1990

Director of Public Works  
By Carl James Kassarjian  
June 8, 1990

APPROVED AS TO DESCRIPTION  
City Designer  
By Bruce D. Holt  
6/8/90



**CERTIFICATE OF ACCEPTANCE (Council)**  
In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed by this instrument to the City of Fresno, a municipal corporation, is hereby accepted by order of the Council of the City of Fresno made on the date hereafter set forth and the grantee consents to the recordation thereof by its duly authorized officer.

Date of Council order \_\_\_\_\_ 19 \_\_\_\_

City Clerk  
By \_\_\_\_\_ Date \_\_\_\_\_

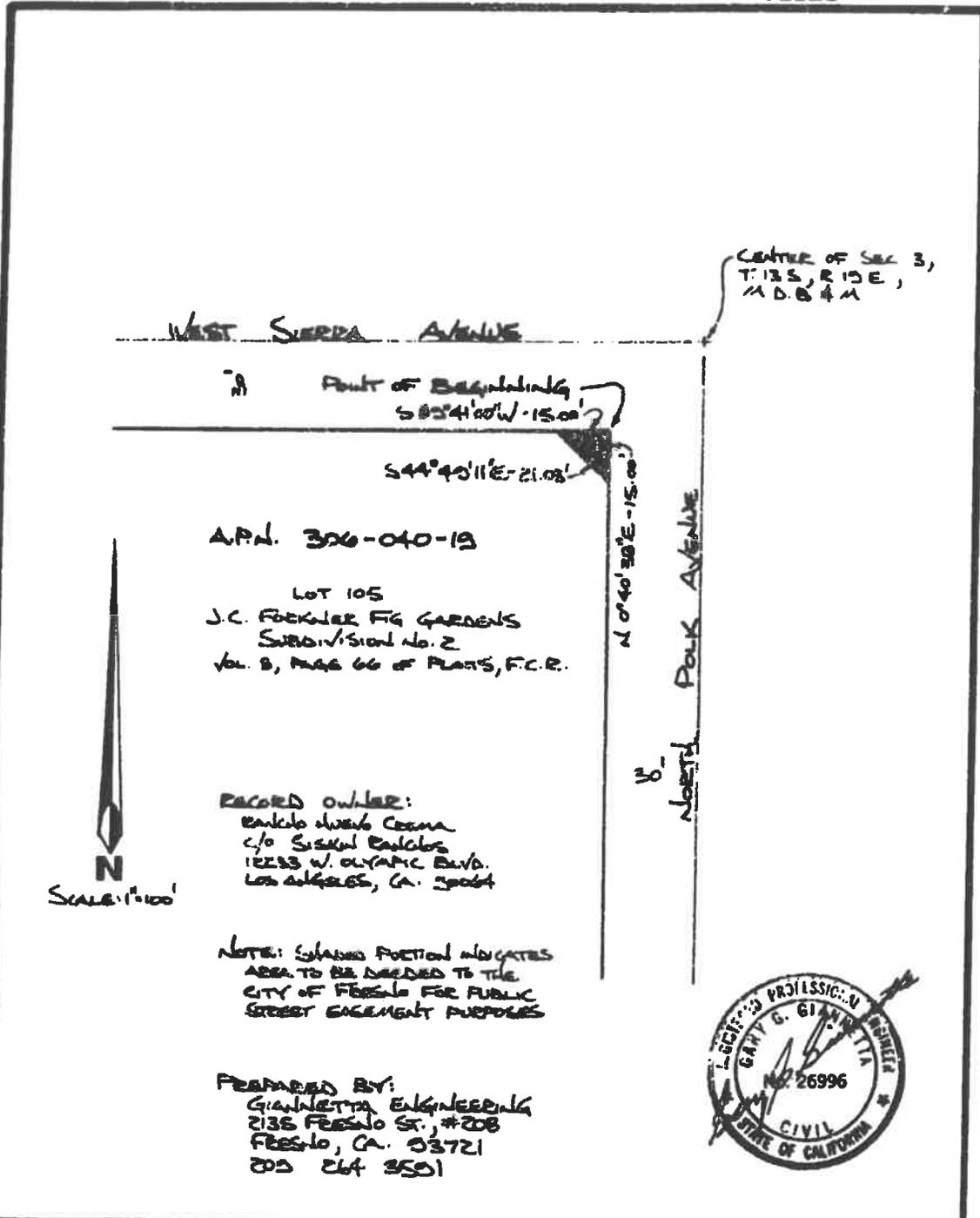
**NO FEE**  
This document is official business of the City of Fresno and entitled to free recordation under Sections 6103 and 6700 of the Government Code.

City Clerk  
By Cindy Huntz  
June 11, 1990

APPROVED AS TO FORM  
City Attorney  
By Robert M. Hight  
June 11, 1990

90071818

FRESNO COUNTY RECORDERS OFFICE



A.C.T. No File No 8062 REF & DEV TRACT 4145 00-112 W 100# 2892	<b>CITY OF FRESNO</b>	DEPARTMENT OF PUBLIC WORKS
A PORTION OF LOT 105 OF J.C. FORKNER FIG GARDENS SUBDIVISION NO. 2, RECORDED IN VOL. B, PAGE 66 OF PLATS, F.C.R. FOR STREET EASEMENT PURPOSES	DATE JUN 1, 1990 SCALE AS SHOWN	APPROVED OFFICE USE CHECKED BY 15-A-5050

JUN 20 1990



91028255

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF FRESNO )

On 8th day of March, in the year 1991, before me, Cindy Hamby, personally appeared Robert H. Baida, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as Assistant City Manager of the CITY OF FRESNO and acknowledged to me that the CITY OF FRESNO executed it.

JACQUELINE L. RYLE, CMC  
CITY CLERK

By Cindy Hamby  
Deputy

**CERTIFICATE OF ACCEPTANCE (Officer)**

In accordance with Section 27261 of the Government Code, this is to certify that the interest in real property conveyed hereby is accepted by the undersigned officers, on behalf of the council of the City of Fresno, pursuant to authority conferred by Resolution No 70-208 of said Council adopted October 22 1970, and the grantee consents to the recordation thereof by its duly authorized officer

Chief Administrative Officer  
By Robert H. Baida  
03-06 19 91

Director of Public Works  
By Steven D. Neill  
3-4-91

APPROVED AS TO DESCRIPTION  
City Design Engineer  
By Steven D. Neill  
3-1-91



Ernest A. Abbott 3/4/91

**CERTIFICATE OF ACCEPTANCE (Council)**

In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed by this instrument to the City of Fresno, a municipal corporation, is hereby accepted by order of the Council of the City of Fresno made on the date hereafter set forth and the grantee consents to the recordation thereof by its duly authorized officer

Date of Council order \_\_\_\_\_ 19\_\_\_\_\_  
City Clerk  
By \_\_\_\_\_ Date \_\_\_\_\_

**NO FEE**

This document is official business of the City of Fresno and entitled to free recordation under Sections 6103 and 27383 of the Government Code

City Clerk  
By Cindy Hamby, Deputy

APPROVED AS TO FORM  
City Attorney  
By Joseph A. Soldani  
3/4 / 19 91

MAR 11 1991

91028255

STATE OF CALIFORNIA )  
 )  
 ) ss.  
COUNTY OF LOS ANGELES )

On this 21 day of February, 1991, before me, the undersigned, a Notary Public in and for the State of California, personally appeared Marshall I. Siskin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President of Siskin Ranchos, Inc., a California corporation, the corporation which executed the within instrument as a partner of Rancho Hueva Crema. and acknowledged to me that such corporation executed the same, which corporation is known to me to be one of the partners of the herein named partnership which executed the within instrument, and further acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.



Marshall I. Siskin  
Notary Public in and for said State

STATE OF CALIFORNIA )  
 )  
 ) ss.  
COUNTY OF LOS ANGELES )

On this 1 day of February, 1991, before me, the undersigned, a Notary Public in and for the State of California, personally appeared Martin Schultz, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of Rancho Hueva Crema, the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

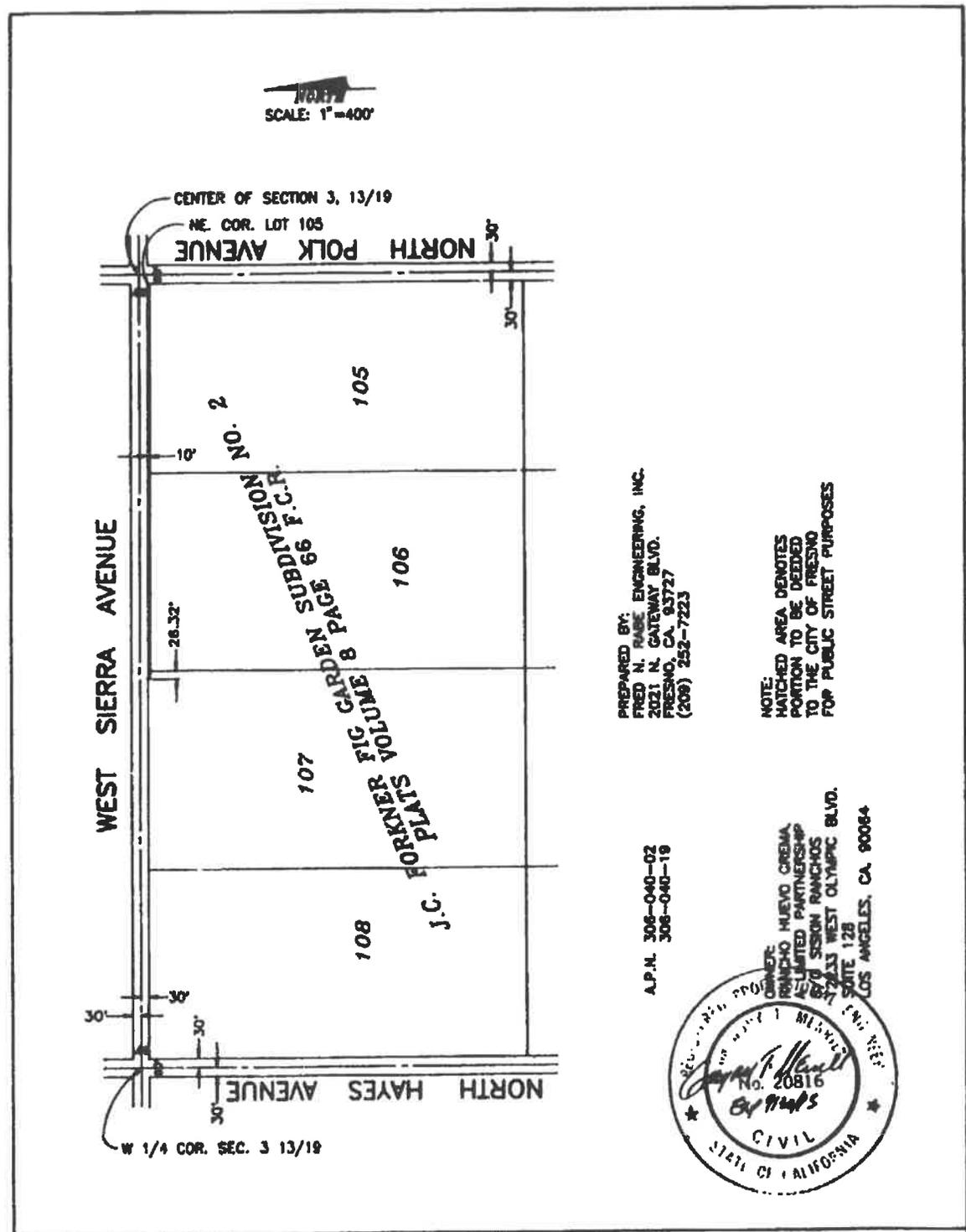
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.



William P. Nisby  
Notary Public in and for said State

MAR 11 1991

91028255



PREPARED BY:  
 FRED N. RAISE ENGINEERING, INC.  
 2021 N. GATEWAY BLVD.  
 FRESNO, CA. 93727  
 (209) 252-7223

NOTE:  
 MATCHED AREA DENOTES  
 PORTION TO BE DEEDED  
 TO THE CITY OF FRESNO  
 FOR PUBLIC STREET PURPOSES

A.P.N. 308-040-02  
 308-040-18



OWNER:  
 RANCHO NUEVO CREMA  
 LIMITED PARTNERSHIP  
 170 SISION RANCHOS  
 17233 WEST OLYMPIC BLVD.  
 SUITE 128  
 LOS ANGELES, CA. 90064

MAR 11 1991

ACCT NO	CITY OF FRESNO		DEPARTMENT OF PUBLIC WORKS	
FILE NO.			DIRECTOR	
REF & REV	PORTION OF LOTS 105, 106 & 107 J.C. FORKNER FIG GARDEN SUBDIVISION NO. 2 TO BE DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES		CONST ENG	APPROVED OFFICE ENG
T-4142			CITY ENG	
91-028			DR BY T.P. CN BY B.A.P. DATE 9/20/90 SCALE AS NOTED	SHEET NO 1 OF 1 SHEETS 15-A-6088

RECORDING REQUESTED BY

91093209

Requested by  
City Clerk, Fresno, California  
No Fee - Code 6103  
Return to City Clerk, Fresno

RECORDED IN OFFICIAL RECORDS OF  
FRESNO COUNTY CALIFORNIA  
AT 11:11 AM PAST 10 A M  
AUG 1 - 1991  
WILLIAM C GREENWOOD  
County Recorder

FEE  
\$

Name City Clerk  
Address City of Fresno  
2326 Fresno Street  
City & State Fresno, California 93721

SPACE ABOVE THIS LINE FOR RECORDERS USE

A.F.N. 306-040-19

D-12001-91

DEED OF EASEMENT

TRFND HOMES INC , GRANTOR, hereby GRANTS to the City of Fresno, GRANTEE, an easement and right-of-way for public street purposes over, under, through and across that certain parcel of land situated in the County of Fresno, State of California, and bounded and described as follows:

EASEMENT NO 1

A portion of Lot 105 of J C. FORKNER FIG GARDENS SUBDIVISION NO. 2, recorded in Volume 8, page 66 of Plats, Fresno County Records, described as follows:

BEGINNING at the Southwest corner of said Lot 105; thence North 0°38'06" East, along the West line of said Lot 105, a distance of 257.98 feet; thence South 89°21'54" East, a distance of 119.76 feet to the TRUE POINT OF BEGINNING. thence North 0°17'44" West, a distance of 91.50 feet; thence North 45°17'44" West, a distance of 17.68 feet; thence North 0°17'44" West, a distance of 50.00 feet; thence North 44°42'16" East, a distance of 17.68 feet; thence North 0°17'44" West, a distance of 175.00 feet; thence North 45°17'44" West, a distance of 17.68 feet; thence North 0°17'44" West, a distance of 50.00 feet; thence North 44°42'16" East, a distance of 17.68 feet, thence North 0°17'44" West, a distance of 218.50 feet; thence North 89°42'16" East, a distance of 25.00 feet; thence South 0°17'44" East, a distance of 635.00 feet; thence South 89°42'16" West, a distance of 25.00 feet to the TRUE POINT OF BEGINNING.



T-4229  
15-AA-684  
91-160

AUG 01 1991

RECORDING REQUESTED BY

91093209

AND WHEN RECORDED MAIL TO

Name City Clerk  
City of Fresno  
Address 2328 Fresno Street  
City & State Fresno California 93721

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN

EASEMENT NO. 2

A portion of Lot 105 of J. C. FORKNER FIG GARDENS SUBDIVISION NO 2 recorded in Volume 8, page 66 of Plats, Fresno County Records, described as follows.

BEGINNING at a point on the East line of said Lot 105, a distance of 275 00 feet South from the Northeast corner of said Lot 105. thence South 0°40'16" West, along the East line of said Lot 105, a distance of 120 36 feet; thence South 89°42'16" West, a distance of 173 60 feet to the intersection with a non-tangent curve concave to the Southeast whose radius point bears South 62°54'31" East; thence North-easterly along said curve, having a radius of 50.00 feet, through a central angle of 62°36'47", an arc distance of 54.64 feet; thence North 89°42'16" East, a distance of 92 78 feet; thence North 44°14'38" East, a distance of 21 04 feet; thence North 1°13'57" West a distance of 78 78 feet; thence South 88°10'24" East, a distance of 25 00 feet to the POINT OF BEGINNING.

T-4229  
15-AA-688  
91-160



Dated 7/27 1991

Per R. [Signature] - [Signature]

CORPORATE ACKNOWLEDGMENT

State of California  
County of Fresno

} SS

On this the 25th day of July 1991 before me

Janet L. Ayello  
the undersigned Notary Public personally appeared

Robert A. McCaffrey  
XX personally known to me  
proved to me on the basis of satisfactory evidence  
to be the person(s) who executed the within instrument as  
President or on behalf of the corporation therein  
named and acknowledged to me that the corporation executed it  
WITNESS my hand and official seal:



Janet L. Ayello  
Notary's Signature

[Signature]

AUG 01 1991

STATE OF CALIFORNIA )  
 )  
 ) ss.  
COUNTY OF FRESNO )

On 15<sup>th</sup> day of August in the year 1991, before me, Cindy Hamby, personally appeared Robert Bana, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as Asst City Manager of the CITY OF FRESNO and acknowledged to me that the CITY OF FRESNO executed it.

JACQUELINE L. KYLE, Clerk  
CITY CLERK

By Cindy Hamby  
Deputy

**CERTIFICATE OF ACCEPTANCE (Official)**  
In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed hereby is accepted by the undersigned officers on behalf of the Council of the City of Fresno, pursuant to authority conferred by Resolution No. 70-006 of the Council, adopted October 22, 1970 and the grantee consents to the recording thereof by its duly authorized officer.  
City Administrator  
By Robert H. Bair  
07-31 19 91

Director of Public Works  
By Steven D. Neill  
7-30-91

APPROVED AS TO DESIGN AND CONSTRUCTION  
City Design Engineer  
By Steven D. Neill  
7-26-91  
STEVEN D. NEILL  
REGISTERED PROFESSIONAL ENGINEER  
NO. 33385  
EXP. 6-30-94  
STATE OF CALIFORNIA  
CIVIL ENGINEER

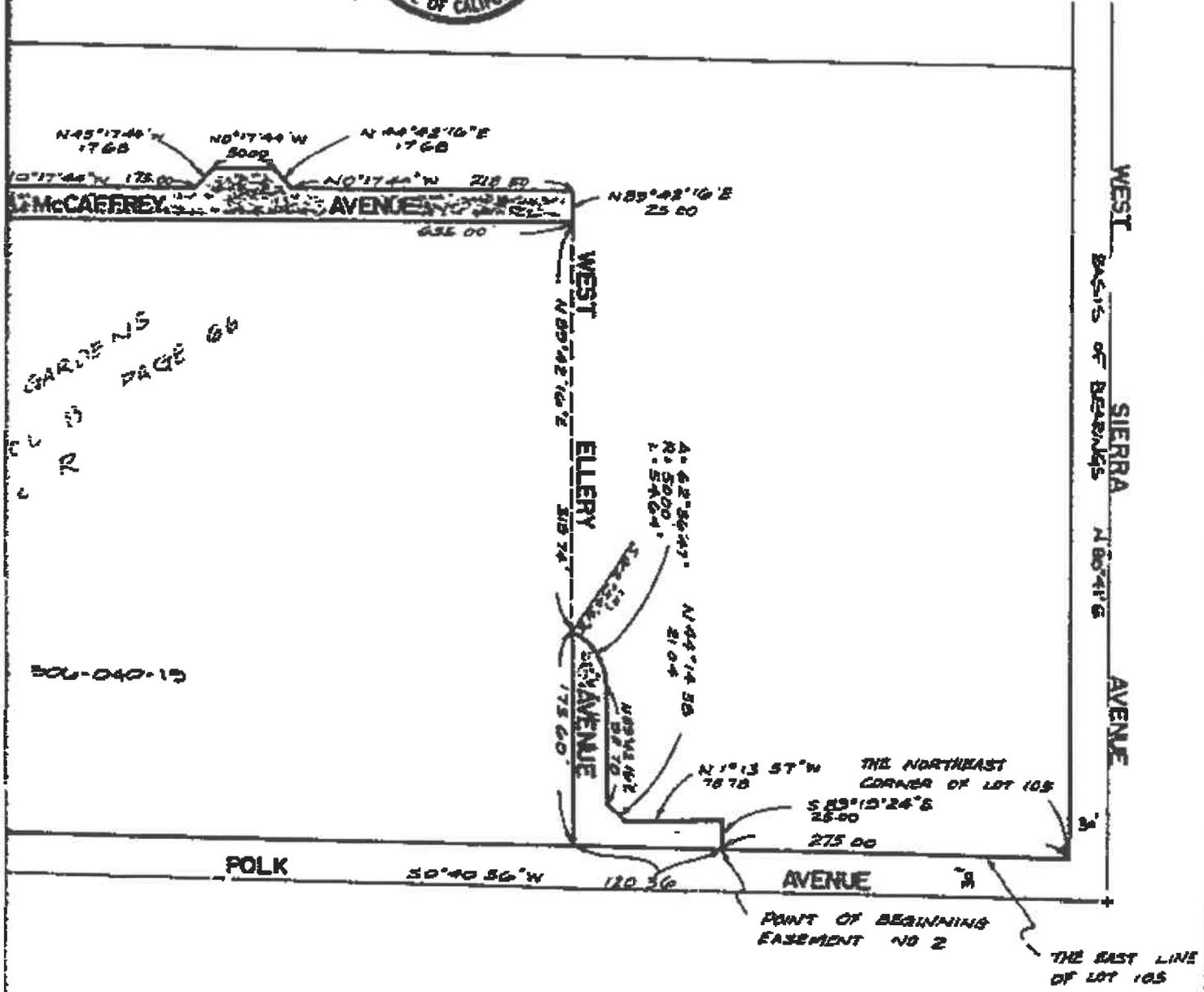
**CERTIFICATE OF ACCEPTANCE (Council)**  
In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed by this instrument to the City of Fresno, a municipal corporation, is hereby accepted by order of the Council of the City of Fresno made on the date hereafter set forth and the grantee consents to the recording thereof by its duly authorized officer.  
Date of Council order \_\_\_\_\_ 19 \_\_\_\_  
City Clerk  
By \_\_\_\_\_ Date \_\_\_\_\_

**NO FEE**  
This document is official business of the City of Fresno and entitled to free recording under Sections 21182 and 21382 of the Government Code.  
City Clerk  
By Cindy Hamby, Deputy  
APPROVED AS TO FORM  
City Attorney  
[Signature]  
[Signature] 19 91

91093209



N  
SCALE: 1" = 100'



E. SOUTHWEST  
1.13 S, RISE,  
AS BEARING  
MAP OF J.C.  
RECORDED IN VOL  
5, F.C.R.

ACT NO. FILE NO 9871	CITY OF FRESNO	DEPT. OF PUBLIC WORKS
REF 8 REV TRACT 4-229 91-16C	A PORTION OF LOT 105 OF J.C. FORMER FIG GARDENS SUBDIVISION NO. 2, RECORDED IN VOL 8, PAGE 68 OF PLATS, FRESNO COUNTY RECORDS TO BE DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET EASEMENT PURPOSES	APPROVED CONST. ENG. CITY DES. OFFICE ENG.
		DR BY: IN NAM CH BY: C.E.A. DATE: 7/18/91 SCALE: AS NOTED
		SHEET NO 1 OF 1 SHEET 15-AA-688

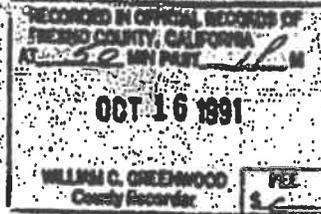


FRESNO COUNTY RECORDERS OFFICE

RECORDING REQUESTED BY

Recording Requested by  
City Clerk, Fresno, California  
Address: 2326 Fresno Street  
Return to City Clerk, Fresno

91128852



Name: City Clerk  
Address: City of Fresno  
2326 Fresno Street  
City & State: Fresno, California 93721

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 306-040-19

D-12076-91

DEED OF EASEMENT

Trend Homes, Inc., a California corporation, hereby GRANTS to the City of Fresno, GRANTEE, an easement and right-of-way for public street purposes over, under, through and across that certain parcel of land situated in the County of Fresno, State of California, described as follows:

That portion of Lot 105 of J.C. FORKNER FIG GARDENS SUBDIVISION NO. 2, recorded in Volume 8, page 66 of Plats, Fresno County Records, described as follows:

BEGINNING at a point on the East line of said Lot 105, a distance of 10.00 feet from the Northeast corner of said Lot 105; thence South 0°40'36" West, along the East line of said Lot 105, a distance of 265.00 feet; thence North 89°19'24" West, a distance of 25.00 feet; thence North 0°40'36" East, parallel with and 25.00 feet West of the East line of said Lot 105, a distance of 264.57 feet; thence North 89°41'00" East, parallel with and 10.00 feet South of the North line of said Lot 105, a distance of 25.00 feet to the POINT OF BEGINNING.

T-4343  
15-A-6187  
91-216



Dated: 8/28/91

*[Handwritten signature]*

*Karen McCaffrey, Pres: City*

CORPORATE ACKNOWLEDGMENT

State of California }  
County of Fresno } SS.

On this the 28th day of August 1991 before me,

Janet L. Ayello

the undersigned Notary Public, personally appeared

Robert A. McCaffrey and Karen McCaffrey

personally known to me

proved to me on the basis of satisfactory evidence

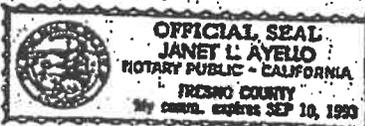
to be the person(s) who executed the within instrument as

President & Secretary or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

Janet L. Ayello

Notary's Signature



OCT 16 1991

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) SS.

91128882

On 16th day of October, in the year 1991, before me, Cindy Hamby, personally appeared Robert Baida, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as Asst. City Manager of the CITY OF FRESNO and acknowledged to me that the CITY OF FRESNO executed it.

JACQUELINE  
CITY CLERK

By Cindy Hamby



CERTIFICATE OF ACCEPTANCE (Officer)

In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed hereby is accepted by the undersigned officer, on behalf of the council of the City of Fresno, pursuant to authority conferred by Resolution No. 70-208 of said Council, adopted October 22, 1970, and the grantee consents to the recordation thereof by its duly authorized officer.

Chief Administrative Officer  
By: Robert H. Baida  
10-09 19 91

Director of Public Works  
By: Steven D. Neill  
11-8-91 19

APPROVED AS TO DESCRIPTION  
City Design Engineer  
By: Steven D. Neill



11-3-91  
Joseph A. Sullivan

CERTIFICATE OF ACCEPTANCE (Council)

In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed by this instrument to the City of Fresno, a municipal corporation, is hereby accepted by order of the Council of the City of Fresno made on the date hereafter set forth and the grantee consents to the recordation thereof by its duly authorized officer.

Date of Council order: \_\_\_\_\_ 19 \_\_\_\_\_  
City Clerk  
By: \_\_\_\_\_ Date \_\_\_\_\_

NO FEE

This document is official business of the City of Fresno and entitled to free recordation under Sections 6103 and 67003 of the Government Code.

City Clerk  
By: Cindy Hamby

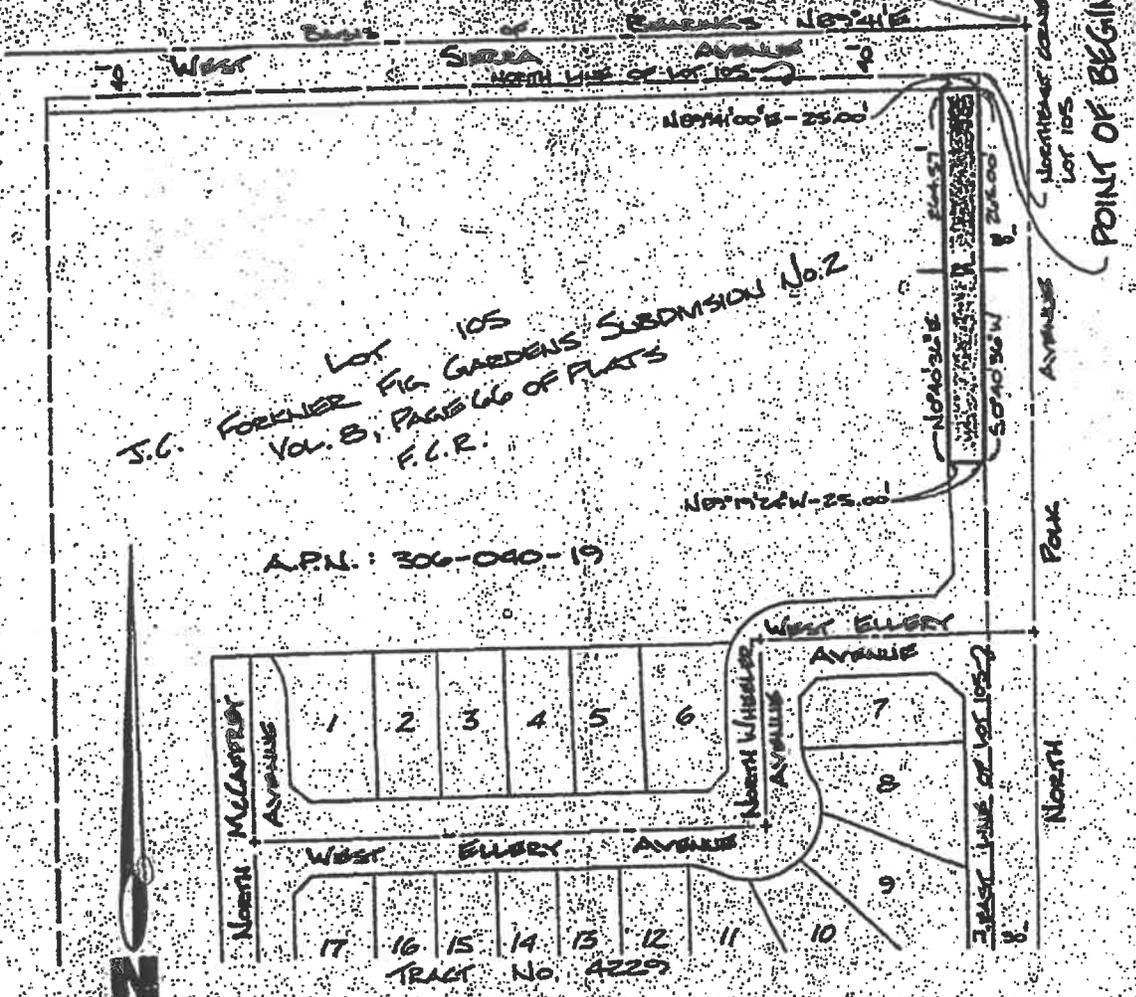
APPROVED AS TO FORM  
City Attorney

By: Joseph A. Sullivan  
October 9, 19 91

OCT 16 1991

91128892

THE CORNER 1/4 CORNER OF SECTION 5, T.13S., R.19E., M.P. 3.4M.



LOT 105  
 J.C. FORMER FIG GARDENS SUBDIVISION No. 2  
 Vol. 8, PAGE 66 OF PLATS  
 F.C.R.

A.P.N.: 306-040-19

**N**  
 SCALE: 1"=100'

**NOTE:**

SHADED AREA INDICATES AREA TO BE DEDED TO THE CITY OF FRESNO PUBLIC STREET BASEMENT PURPOSES.

**BASIS OF BEARINGS:**

THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, T.13S., R.19E., M.P. 3.4M. TAKEN AS BEARING N 87° 41' 6\"/>

**RECORD OWNER:**

A.P.N.: 306-040-19  
 TREND HOMES  
 P.O. BOX 10260  
 FRESNO, CA. 95755  
 (209) 224-1175



**PREPARED BY:**

GIANNETTA ENGINEERING  
 2125 FRESNO ST. #208  
 FRESNO, CA. 95721  
 (209) 224-5591

ACCT. NO. FILE NO.	CITY OF FRESNO	DEPARTMENT OF PUBLIC WORKS
EXC & CON. TRACT 4343 SI-216	A PORTION OF LOT 105 OF J.C. FORMER FIG GARDENS SUBDIVISION No. 2, RECORDED IN VOL. 8, PAGE 66 OF PLATS, F.C.R., TO BE DEDED TO THE CITY OF FRESNO FOR PUBLIC STREET BASEMENT PURPOSES	CONTR. PRICE CITY PRICE DR. BY (CONV.) CH. BY: AAA DATE: 10-1-91 SCALE: AS NOTED
		OFFICE PRICE. SHEET NO. 1 OF 1 SHEET 15-A-6187

FRESNO COUNTY RECORDERS OFFICE

OCT 16 1991

98020554

10

Recording Requested by  
City Clerk, Fresno, California  
Fresno Govt. Code 6103  
Return to City Clerk, Fresno

RECORDED IN OFFICIAL RECORDS OF  
FRESNO COUNTY, CALIFORNIA  
A: 30 APR 1998

-----SPACE ABOVE FOR RECORDER'S USE-----

APN 506-130-04  
506-060-30

FEB 11 1998

ZONING CONTRACT NO. R-97-23

FRESNO COUNTY, CALIFORNIA  
WILLIAM C. GREENE, County Recorder

BY DEPUTY RECORDER

FEE  
\$

This Zoning Contract is made by and between the CITY OF FRESNO, hereafter "City" and  
TREND HOMES, INC., A California Corporation hereafter "Owner".

RECITALS

- A. The Owner owns real property situated in the City of Fresno, County of Fresno, State of California, hereafter referred to as the "Subject Property" and more particularly described in Ordinance No. 97-68 hereafter referred to as the "Ordinance", attached and incorporated by reference as EXHIBIT "A"; and,
- B. The Owner, pursuant to Rezoning Application No. R-97-23, has applied to the City for a district amendment changing the zone district classification for the Subject Property; and,
- C. The Fresno City Council on November 18, 1997, adopted said Ordinance reclassifying the zone district of the Subject Property subject to the execution of a Zoning Contract within the time period, form and manner provided in Section 12-403-K and L of the Fresno Municipal Code; and,
- D. The Owner hereby warrants that any and all parties having record title interest in the Subject Property which may ripen into a fee have subordinated to this instrument and that all such instruments of subordination, if any, are attached hereto and made a part of this instrument; and,
- E. The Owner desires to enter into a Zoning Contract to obtain effective zoning pursuant to said Section 12-403-K.

In consideration of the foregoing:

- 1. The Owner agrees that the Subject Property shall be held, conveyed, encumbered, used, occupied, developed, maintained and improved in accordance with the conditions provided in EXHIBIT "A".

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Zoning Contract No. R-97-23

Page 2

2. The conditions of this zoning contract are intended to benefit the public and public properties. Accordingly, the City shall have the right to enforce this contract by any legal or equitable means against the Owner and such person or persons in actual possession of the Subject Property who directly or who through any agent violate the terms hereof. All obligations of the Owner under this contract shall inure solely to the benefit of the City. There are no third party beneficiaries of such obligations nor shall the right of the City be transferrable in any manner to any person other than to a successor municipal corporation whose geographic boundaries include the Subject Property.
3. Owner agrees that, in the event of failure to comply with the conditions set forth in this contract, Owner will not object to the redesignation of the Subject Property to a land use zone district which the Council of the City determines is proper without compliance with such conditions. In such event, Owner waives any right to have any uses or improvements installed subsequent to the change of land use zone district herein requested considered, or treated as non-conforming uses or improvements after such redistricting.
4. The provisions of this contract shall be deemed independent and severable and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof. Whenever the context so requires, any gender includes the other genders, the singular includes the plural, and the plural includes the singular.
5. The foregoing conditions shall remain in full force and effect until such time as the City, pursuant to the district amendment procedure of the Fresno Municipal code, finds the enforcement of such conditions is no longer equitable.

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Zoning Contract No. R-97-23  
Page 3

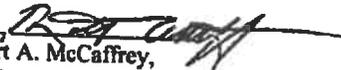
6. The foregoing shall burden the Subject Property and constitute a covenant running with the land in favor of and for the benefit of the City and its property; be enforceable by the City by any legal or equitable means; and shall be binding upon the successors, assigns, transferees, and heirs of the Owner.

CITY OF FRESNO,  
a Municipal Corporation

OWNER

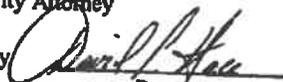
TREND HOMES, INC. a  
California Corporation

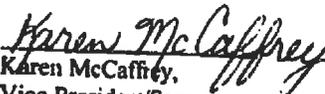
By   
Alvin P. Solis, Director  
Development Department

By:   
Robert A. McCaffrey,  
President

APPROVED AS TO FORM:

HILDA CANTU-MONTOY  
City Attorney

By   
Deputy

By:   
Karen McCaffrey,  
Vice President/Secretary

(Attach Notary Acknowledgment)

DEB:fg:el:WP61:K:\Common\msc\R9723.ZC

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FEB 11 1998

EXHIBIT "A"

ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO  
PROPOSED AND INITIATED BY \_\_\_\_\_  
MOVED BY Mathys SECONDED BY Briggs

BILL NO. B-73

ORDINANCE NO. 97-68

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF FRESNO HERETOFORE ADOPTED BY ARTICLES 1 TO 4.5 INCLUSIVE, CHAPTER 12, OF THE FRESNO MUNICIPAL CODE, BEING THE ZONING ORDINANCE OF THE CITY OF FRESNO

WHEREAS, pursuant to the provisions of Article 4, Chapter 12, of the Fresno Municipal Code, the Director of the Development Department of the City of Fresno found the proposed rezoning in conformance with adopted plans and policies of the City and recommended to the Council of the City of Fresno an amendment to the Zoning Ordinance which changes the real property described hereinbelow from one zone to another.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed rezoning is in the best interests of the City of Fresno. The Council finds in accordance with their own independent judgment that with the implementation of the mitigation measures defined within the Initial Study for Environmental Assessment No. A-97-15, and R-97-23, there is no substantial evidence in the record that the rezoning may have a significant effect on the environment, and the mitigated negative declaration prepared for this project is hereby approved. The above mitigation measures shall be incorporated in the project, implemented and monitored as specified in the monitoring checklist for Environmental Assessment No. A-97-15, and R-97-23. The Initial Study for Environmental Assessment

Adopted 11/18/97  
Approved 11/18/97  
Efforts See Sect 6

97-68  
4

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**Ordinance Amending Official Zone Map**

**R-97-23**

**Page 2**

No. A-97-15, and R-97-23 and monitoring checklist are incorporated into this ordinance and compliance therewith is made a condition of this rezoning.

**SECTION 2.** The zone district of the real property described hereinbelow, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno is reclassified from the AE-5/UGM to the R-P/UGM/cz zone district:

That portion of Lot 105 of J.C. Forkner Fig Garden Subdivision No. 2, recorded in Volume 8, page 66 of Plats, Fresno County Records, lying North of Trend Homes No. 23, Tract No. 4229, recorded in Volume 52, pages 81 and 82 of Plats, Fresno County Records and East of TREND HOMES No. 24, Tract No. 4343, recorded in Volume 53, pages 51, 52, and 53 of Plats, Fresno County Records.

**SECTION 3.** The zone district of the real property described hereinbelow, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno is reclassified from the AE-5/UGM to the R-1/UGM/cz zone district:

Lots 317 and 318 of J.C. Forkner Fig Garden Subdivision No. 3, recorded in Volume 8, page 79 of Plats, Fresno County Records and the portion of vacated West Sierra Avenue, adjacent thereto.

EXCEPTING THEREFROM that portion thereof lying within Hampton Court No. 6, Tract No. 4145, recorded in Volume 51, pages 7 and 8 of Plats, Fresno County Records.

ALSO EXCEPTING THEREFROM that portion of said Lot 318 described as follows:

BEGINNING at the Southwest corner of Lot 24 of said Hampton Court No. 6, Tract No. 4145, recorded in Volume 51, pages 7 and 8 of Plats, Fresno County Records; thence North  $89^{\circ}39'11''$  East, along the South line of Lots 24 and 25 of said Hampton Court No. 6, distance of 130.76 feet; thence South  $0^{\circ}20'49''$  East, a distance of 92.28 feet thence south  $89^{\circ}39'11''$  west, parallel with the South line of said lots 24 and 25, a distance of 129.30 feet to the East right of way line of North Polk Avenue as per the deed recorded June 6, 1990, as Document No. 90065616, Fresno County Records; thence North  $1^{\circ}15'04''$  West, along said East right of way, a distance of 92.29 feet to the point of beginning.

**SECTION 4.** This ordinance shall be conditioned upon the record owner of the real property subject to this reclassification providing the following street dedications to streets adjacent to the subject property:

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Ordinance Amending Official Zone Map

R-97-23

Page 3

1. **North Polk Avenue:** Within the limits of the subject property, dedication of an easement for street right-of-way along the entire frontage of sufficient size to accommodate a bus bay and transition in accordance with Public Works Standard Drawing P-61 (at the northeast and southeast corners of North Polk and West Sierra Avenues.)
2. **West Sierra Avenue (southwest corner):** Within the limits of the subject property, dedication of a seven-foot wide easement for street right of way along the entire frontage to accommodate a 94-foot collector street together with right turn lane and transition: in accordance with Public Works Standard Drawing P-61.
3. Dedicate sufficient right of way at the southwest and the northeast corners of North Polk and West Sierra Avenues for future installation of a wheelchair ramp conforming to Public Works Standard P-28.
4. Deed documents shall be prepared at no expense to the City. The owner is responsible to secure the services of a licensed State Land Surveyor or Civil Engineer to provide the City with legal descriptions, drawings and associated documentation in the form and manner provided in Section 12-403-K-4 and the payment of a deed technical check and recordation processing fee for each document.
5. Deed documents offering the dedication of the required public easements shall be submitted to the City in a technically correct form within One Hundred twenty (120) days following Council approval of the zone district amendment. In the event such deed documents are not timely delivered, the approval of the zone district amendment shall lapse.

SECTION 5. This ordinance shall be conditioned upon the record owners of the property described in Sections 2 and 3 executing and causing to be recorded a covenant running with the land guaranteeing the following conditions on the subject property (Conditions 1-7 are advisory only and will be implemented with the processing of a special permit on the subject property):

1. All loading and storage areas shall be screened from view of adjoining property zoned or planned for residential uses, by a combination of landscape planting and a solid masonry wall. Loading space shall be located not less than 150 feet from the boundary of said residential property; however, the proximity of loading areas may be reduced to not less than 40 feet from the boundary of residential property if the Director of the Development Department or the Planning Commission find that additional screening and noise attenuating methods have been designed to adequately protect adjoining residential property. All storage shall be within an enclosed structure. Outdoor storage is expressly prohibited.

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Ordinance Amending Official Zone Map

R-97-23

Page 4

2. Roof-mounted and detached mechanical equipment for office uses shall be screened from view and acoustically baffled, to prevent the noise level rating for the equipment from exceeding 55 Ldn, measured at the nearest property line.
3. A landscaped setback 20 feet wide containing deciduous and evergreen trees shall be planted and maintained along the property line between office uses and abutting properties zoned or planned for residential uses and along abutting local streets.
4. No office building shall be constructed within 50 feet of the property line of abutting properties zoned or planned for residential uses.
5. The following wall and berm treatment shall be required for office uses:
  - a. A solid masonry wall 6 feet in height, an earth berm 6 feet in height, or any combination of solid masonry wall and earth berm that provides a continuous barrier 6 feet in height shall be erected on or along the property line between properties zoned or planned for office uses and properties zoned or planned for residential uses;
  - b. A solid masonry wall 3-1/2 feet in height, an earth berm 3-1/2 feet in height, or any combination of solid masonry wall and earth berm that provides a continuous barrier 3-1/2 feet in height shall be erected on or along the setback line 20 feet from and parallel with the right-of-way line of abutting local streets;
  - c. Earth berms shall be planted with grass or ground cover and maintained by the property owner.
6. The provisions of the approved office district shall apply to outdoor advertising for office uses, excepting freestanding signs in a office district, wherein there shall be permitted one freestanding sign containing the name of buildings and occupants or groups thereof, and shall be not more than 125 square feet in area and not more than 25 feet in height and shall not be located within any required landscaped setback or landscaped transition setback area.
7. Within an area 100 feet wide abutting property zoned or planned for residential use, exterior area lighting for parking areas, carports, garages, access drives and loading areas for office uses shall be shielded to prevent line of sight visibility of the light source from abutting property zoned or planned for residential use.
8. An avigation easement shall be required for the portion of the site on the northeast corner of Sierra and Polk Avenues.
9. For the portion of the site on the southwest corner of Polk and Sierra Avenues, there shall be on-site mitigation of the runoff quality prior to discharge to the public drainage system. The

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Ordinance Amending Official Zone Map

R-97-23

Page 5

mitigation must reduce the pollutant load to that similar to residential uses. The specific plan and detail of the proposed mitigation must be reviewed and approved by the Fresno Metropolitan Flood District prior to implementation.

The Developer shall be required to comply with all EPA and State Water Quality Control Board Requirements for NPDES permits for discharge to the San Joaquin River. The Developer is responsible to implement mitigation features which will maintain compliance with the Local, State, and EPA standards and regulations throughout the life of the project.

- 10. Land uses with distracting lights or glare, or that have the potential to create smoke or electronic interference shall only be allowed if the characteristic cannot be reasonably avoided or located outside the Conical Zone.
- 11. No structure, tree or other object shall be permitted to exceed the height limits established in accordance with Part 77, Subpart C, of the Federal Aviation Regulations (FAR).

SECTION 6. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage, and upon compliance with the requirements of Fresno Municipal Code Section 12-403-K and L.

CLERK'S CERTIFICATE

STATE OF CALIFORNIA        )  
 COUNTY OF FRESNO         ) ss.  
 CITY OF FRESNO            )

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 18th day of November 1997, by the following vote:

Ayes:       Bredefeld, Briggs, Mathys, Ronquillo, Steitz, Quintero  
 Noes:       None  
 Absent:     Perea  
 ABSTAIN:   None  
 Dated this 11/18 1997.

APPROVED AS TO FORM:

HILDA CANTU MONTROY  
City Attorney

By  Assistant

REBECCA E. KLISCH  
City Clerk

By   
Deputy

Application No. R-97-23  
Filed by Trend Homes  
Parcel No. 560-060-30  
506-130-04

FEB 11 1998

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

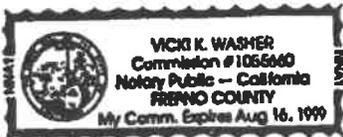
No 5190

State of California  
County of Fresno

On Jan. 16, 1998 before me, Vicki K. Washer  
DATE NAME, TITLE OF OFFICER, E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Robert A. McCaffrey & Karen McCaffrey  
NAME(S) OF SIGNER(S)

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/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.



WITNESS my hand and official seal.

*Vicki K. Washer*  
SIGNATURE OF NOTARY

**OPTIONAL SECTION**  
**CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)  
Pres. & V. Pres/Sec  
TITLE(S)
- PARTNER(S)  LIMITED  
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(ES)

**OPTIONAL SECTION**

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Zoning Contract No. R-97-23

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

9

FEB 11 1998

CLERK'S CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF FRESNO )  
CITY OF FRESNO )

On February 5th, 1998, before me, Jocelyne Gueret, personally appeared Alvin P. Solis, Director of Development Department known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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(s) the person(s), or the entity upon behalf of the City of Fresno of which the person(s) acted, executed the instrument.

WITNESS my hand and official City Seal.

REBECCA E. KLISCH  
CITY CLERK

BY: Jocelyne Gueret  
DEPUTY

FEB 11 1998

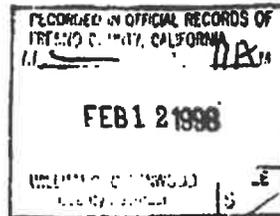
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3

ORIGINAL

Recording Requested By:  
Public Works Department  
City of Fresno  
No Fee-Govt. Code Sections  
6103 and 27383

When Recorded Mail to:  
Public Works Department  
City of Fresno  
2600 Fresno Street  
Fresno, California 93721-3923



A.P.N. 506-130-04

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF EASEMENT

PW-98-13387

TREND HOMES INC., A CALIFORNIA CORPORATION, GRANTORS, hereby GRANT, to the City of Fresno, GRANTEE, an easement and right-of-way for public street purposes over, under through and across that certain parcel of land situated in the County of Fresno, State of California, described as follows:

That portion of Lot 105 of J.C. Forkner Fig Gardens Subdivision No. 2, recorded in Volume 8, page 66 of Plat, Fresno County Records, described as follows;

BEGINNING at the Northeast corner of Lot 16 of Tract No. 4343, TREND HOMES NO. 24, recorded in Volume 53, pages 51, 52 and 53 of Plats, Fresno County Records; thence North 0°19'00" West, along the East boundary of said Tract No. 4343, a distance of 7.57 feet to the South line of that Parcel deeded to the City of Fresno March 11, 1991 as Document No. 91028255, Fresno County Records, said South line being parallel with and 10.00 feet South of the North line of said Lot 105; thence North 89°41'00" East, along said South line, a distance of 472.20 feet to the Northwest corner of that Parcel deeded to the City of Fresno October 16, 1991 as Document No. 91128882, Fresno County Records; thence South 0°40'38" West, parallel with and 25.00 feet West of the East line of said Lot 105, a distance of 30.00 feet; thence North 44°49'12" West, a distance of 21.03 feet; thence South 89°41'00" West, parallel with and 25.00 feet South of the North line of said Lot 105, a distance of 234.04 feet; thence North 89°24'27" West, a distance of 223.02 feet to the POINT OF BEGINNING.

R-97-23  
15-A-7034  
97-289

Trend Homes, Inc.

By: [Signature]

By: Karen McCaffrey



Date: 1/15/98, 1998

FEB 12 1998

1/3

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

State of California  
County of Fresno

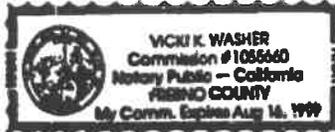
On Jan. 16, 1998 before me, Vicki K. Washer  
(DATE) (NOTARY PUBLIC)

personally appeared, Robert A. McCaffrey and  
(NAME(S) OF SIGNER(S))

Karen McCaffrey

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/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.



WITNESS my hand and official seal.

Vicki K. Washer  
SIGNATURE OF NOTARY

**OPTIONAL SECTION**

INDIVIDUAL(S)  
 CORPORATE OFFICER(S)  
Pres. & V Pres/Sec.  
(TITLE(S))

PARTNERS  Limited  
 General

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIANSHIP/CONSERVATOR

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(ES)

**FOR CITY OF FRESNO USE ONLY**

**CERTIFICATE OF ACCEPTANCE (Officer)**

In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed hereby is accepted by the undersigned officers on behalf of the Council of the City of Fresno pursuant to authority conferred by Resolution No. 92-219A of said Council, adopted June 9, 1992 and the grantee consents to the recordation thereof by its duly authorized officer.

Public Works Director

ACCEPTED:

By Eric Johnson Date 2/10/98

APPROVED AS TO DESCRIPTION:

By Danly Clark Date 2/10/98



CHECKED:

By [Signature] Date 1/12/98  
97-289-3/R-97-23/15-A-7034

**CERTIFICATE OF ACCEPTANCE (Council)**

In accordance with Section 27281 of the Government Code, this is to certify that the interest in real property conveyed by this instrument to the City of Fresno, a municipal corporation, is hereby accepted by order of the Council of the City of Fresno made on the date hereafter set forth and the grantee consents to the recordation thereof by its duly authorized officer.

Item No./Reso No. N/A

Date of Council Order N/A 1998

City Clerk

By \_\_\_\_\_ Date \_\_\_\_\_  
DEPUTY

Chief Administrative Officer

By N/A Date \_\_\_\_\_  
DEPUTY

APPROVED AS TO FORM:

City Attorney

By [Signature] Date 2/10/98  
DEPUTY

FEB 12 1998

