



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: November 8, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner; Dominique Navarette
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Sheriff's Office, Attn: Captain Ryan Hushaw, Kevin Lolkus, Lt. Brandon
Purcell, Kathy Curtice, Adam Maldonado
CA Dept. of Forestry & Fire Protection/ Fresno County Fire Protection
District/Cal Fire Fresno County Fire District, Attn: Diane Rodriguez

FROM: Arianna Brown, Planner
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3876 and Environmental Review No. 8642

APPLICANT: Sean Eriksen

DUE DATE: **November 22, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing an Amendment Application to rezone existing 8.74-acre and 2.8-acre parcels from AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to R-R (Rural Residential) Zone District minimum 5-acre parcel with a conditional Property Line Adjustment. Rezone is in accordance with the section of the General Plan LU-E.24 Reno, Garonne, Willow Bluff Rural Residential Area Designation.

The subject parcels are located on the eastside of Friant Road across from the Cemex Friant Concrete Plant north of Willow Ave and west of Willow Bluff. Site is approximately 1.2 miles north from the City of Fresno (APNS: 300-070-31 & 300-070-70) (Sup. Dist. 5).

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **November 22, 2024**. Any comments received after this date may not be used.

If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Arianna Brown, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email arbrown@fresnocountyca.gov

AB
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Activity Code (Internal Review): 2369

Enclosures



Fresno County Department of Public Works and Planning

Date Received:	AA 3876
	(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
 Development Services and Capital Projects Division
 2220 Tulare St., 6th Floor
 Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
 Street Level
 Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shoot/Dog Leash Law Boundary Other _____
- General Plan Amendment/Specific Plan/SP Amendment
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

Willow Bluff Lane residential land development involving APNs 300-070-70 and 300-070-31. Requesting a Re-Zone to RR5, followed by a Property Line Adjustment to conform to the minimum 5 acres size.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: West side of Willow Bluff Road
 between North Willow Avenue and West quarter corner of Section 36, 11/20, MDBM
 Street address: not known

APN: 300-070-70 Parcel size: 3.12 acres Section(s)-Twp/Rg: S 36 - T 11 S/R 20 E

ADDITIONAL APN(s): 300-070-31 containing 8.82 acres

I, Sean Eriksen (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Sean Eriksen Owner (Print or Type)	4993 E Dakota Ave Address	Fresno City	93727 Zip	559-250-2090 Phone
Richard Shepard, Bedrock Engineering Representative (Print or Type)	PO Box 25783 Address	Fresno City	93729 Zip	559-645-4849 Phone

CONTACT EMAIL:**OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)**

Application Type / No.: AA Fee: \$ 6592.43
 Application Type / No.: Pre-App Credit Fee: \$ -262.04
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: _____ Fee: \$ _____
 PER/Initial Study No.: PER Fee: \$ 274.77
 Ag Department Review: _____ Fee: \$ _____
 Health Department Review: _____ Fee: \$ 383.00
 Received By: AS Invoice No.: 320/29 TOTAL: \$ 6,988.16

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: _____
 SEWER: Yes / No
 Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s): _____

APN # _____ - _____ - _____

Zone District: _____

APN # _____ - _____ - _____

Parcel Size: _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

over.....



**Development Services
and
Capital Projects
Division**

Pre-Application Review

Department of Public Works and Planning

NUMBER: 24-009988
 APPLICANT: SEAN ERIKSON
 PHONE: (559) 709-7874

PROPERTY LOCATION:

APN(s): 300-070-31 & 70 ALCC: No Yes # VIOLATION NO. NONE
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes:
 ZONE DISTRICT: AL-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
 LOT STATUS:

Zoning: () Conforms; (x) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No Yes ZM# Initiated In process

Map Act: (x) Lot of Rec. Map; () On '72 rolls; () Other ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: CLOVIS UNIFIED PERMIT JACKET: No Yes

FMFCD FEE AREA: () Inside / (x) Outside District No.: FLOOD PRONE: No Yes

PROPOSAL VARIANCE TO ALLOW REDUCING 2.4 +/- ACRES FROM AN EXISTING 8.74 ACRE LOT (APN 300-070-31) TO 6.34 ACRES AND ENLARGE APN 300-070-70 FROM 2.80 ACRES TO 5.2+/- ACRES IN THE AL-20 ZONE DISTRICT. IF APPROVED A MAPPING PROCEDURE IN THEIR CREATION.

COMMENTS:

ORD. SECTION(S): 808-.2.040 BY: ALBERT AGUILAR DATE: REV 10/2/24

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Rural Residential
 COMMUNITY PLAN:
 REGIONAL PLAN:
 SPECIFIC PLAN:
 SPECIAL POLICIES: LU-E.24
 SPHERE OF INFLUENCE:
 ANNEX REFERRAL (LU-G17/MOU):

PROCEDURES AND FEES:

() JGPA: () MINOR VA:
 () JAA: 6592.43 () HD: 383.00
 () JGPA: () JAG COMM:
 () JDR: () ALCC:
 () JVA: () IS/PER*: 274.77
 () JAT: () Viol. (35%):
 () JTT: () Other:
 () PLA: Filing Fee: \$

COMMENTS: A.A. Rezone from AL-20 to R-R/S w/PLA to meet acreage requirements
 () TPM: Pre-Application Fee: -\$254.41 262.04
 () TPMW: Total County Filing Fee: 6988.16

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - One (1) Copy (folded to 8.5"x11") *PDF COPY PREFERRED
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of
- Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,916.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: Arianna Brown DATE: 10/17/24
 PHONE NUMBER: (559) 600 - 4245

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**
- COVENANT
 - MAP CERTIFICATE
 - PARCEL MAP
 - FINAL MAP
 - FMFCD FEES
 - ALUC or ALCC
 - SITE PLAN REVIEW
 - BUILDING PLANS
 - BUILDING PERMITS
 - WASTE FACILITIES PERMIT
 - SCHOOL FEES
 - OTHER (see reverse side)


PLU # 113 Fee: \$254.41
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt
 Email to:
richard@bedrockeng.com

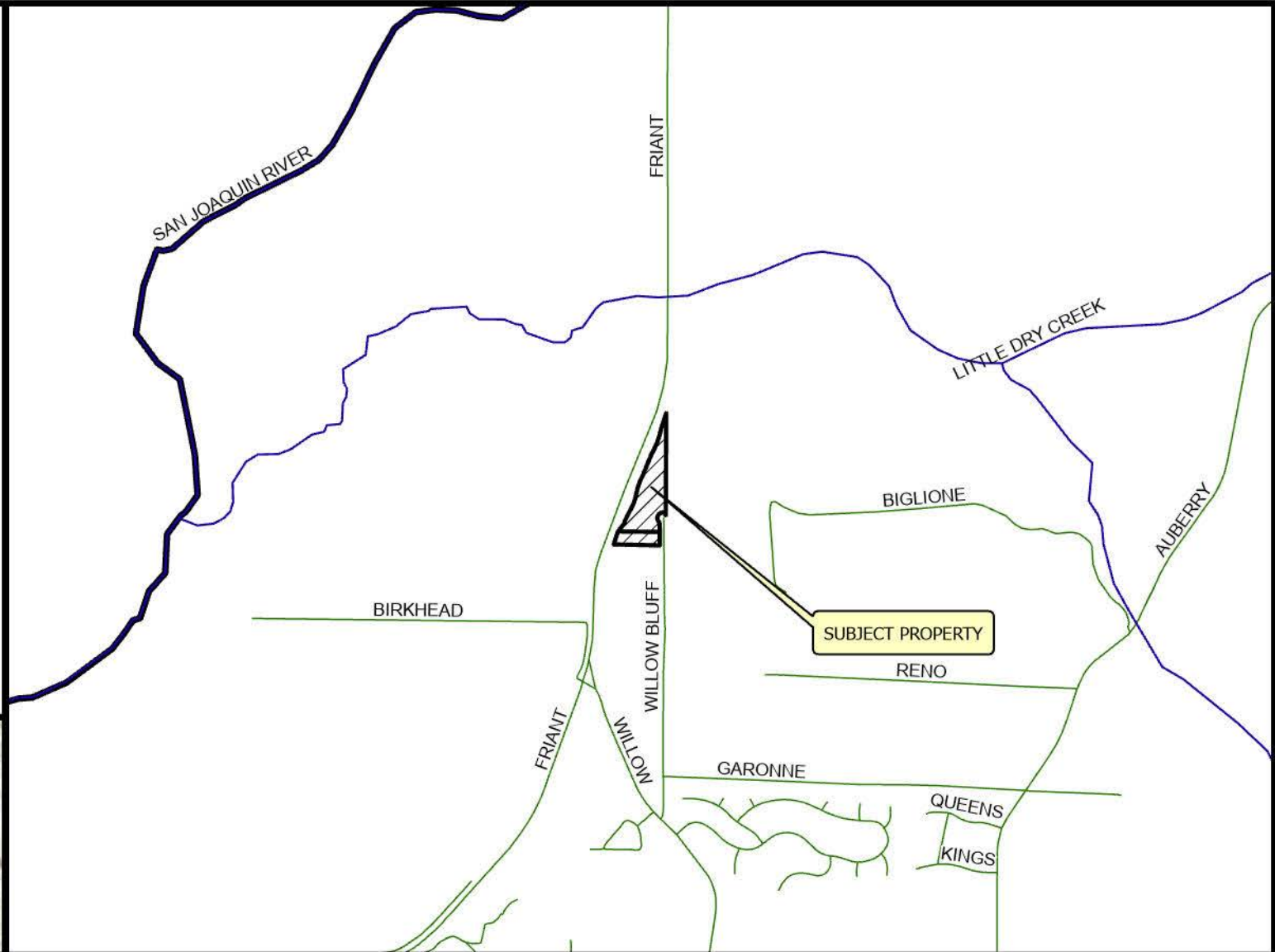
Mail to:
 BEDROCK ENGINEERING
 RICHARD SHEPARD
 HIGHWAY 41
 ADERA, CA 93636

OVER.....

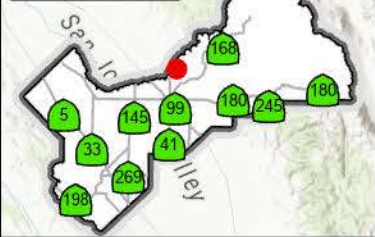
(559) 209-1051 Richard
(559) 260-8465 Shepard

Legend

 Subject Property



VICINITY MAP

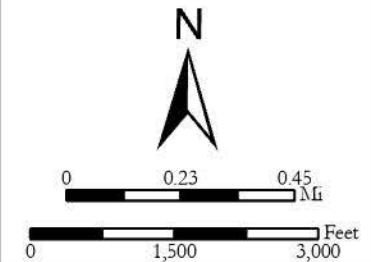


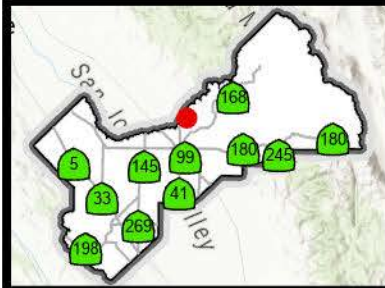
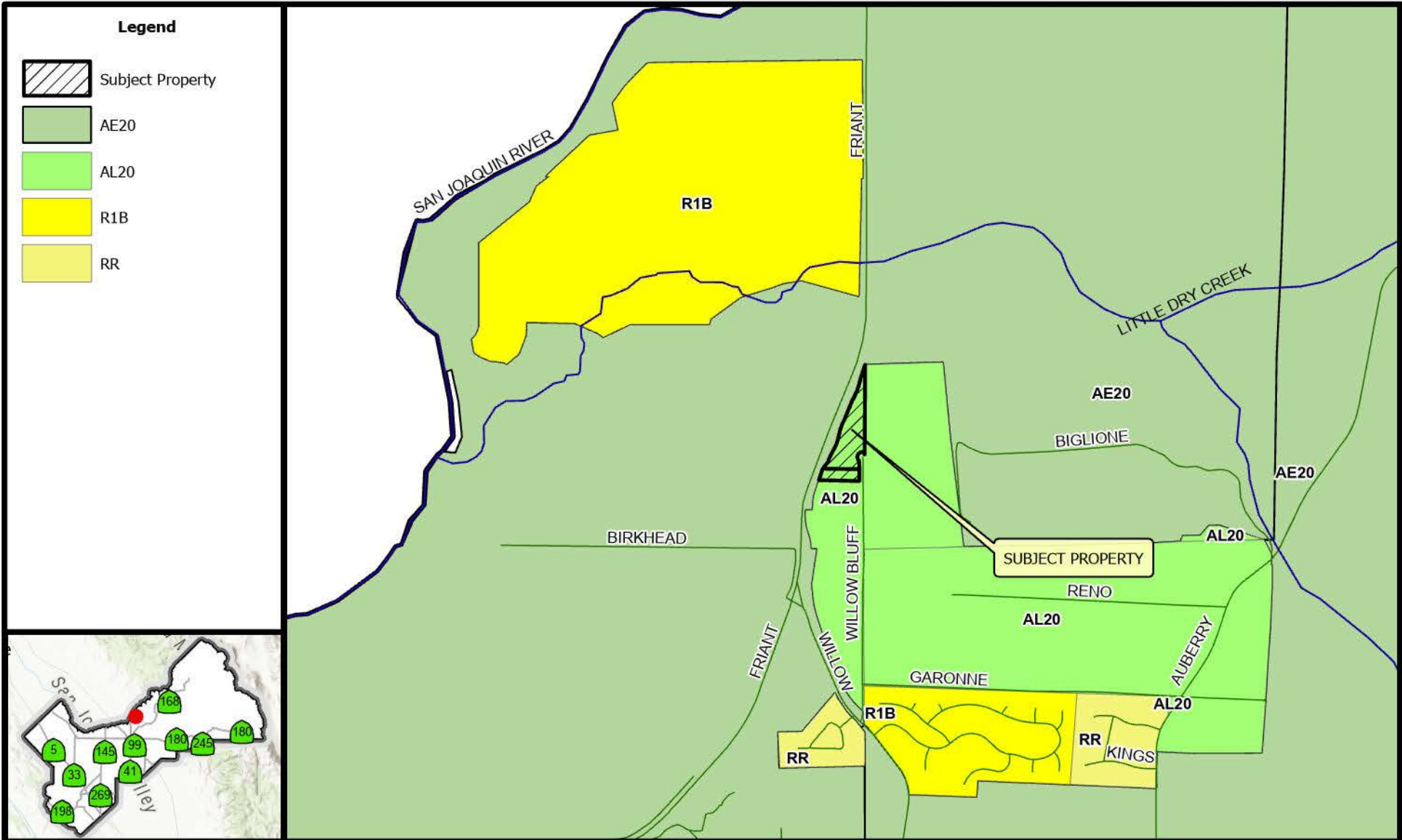
LOCATION MAP

AA3876

2024

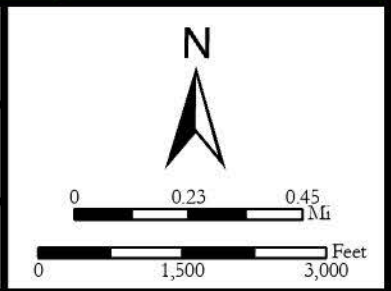
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 11/5/2024

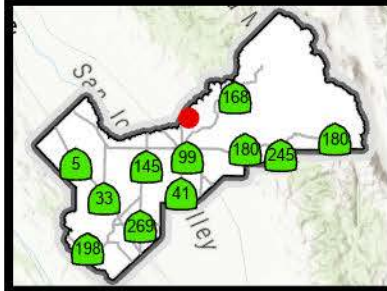
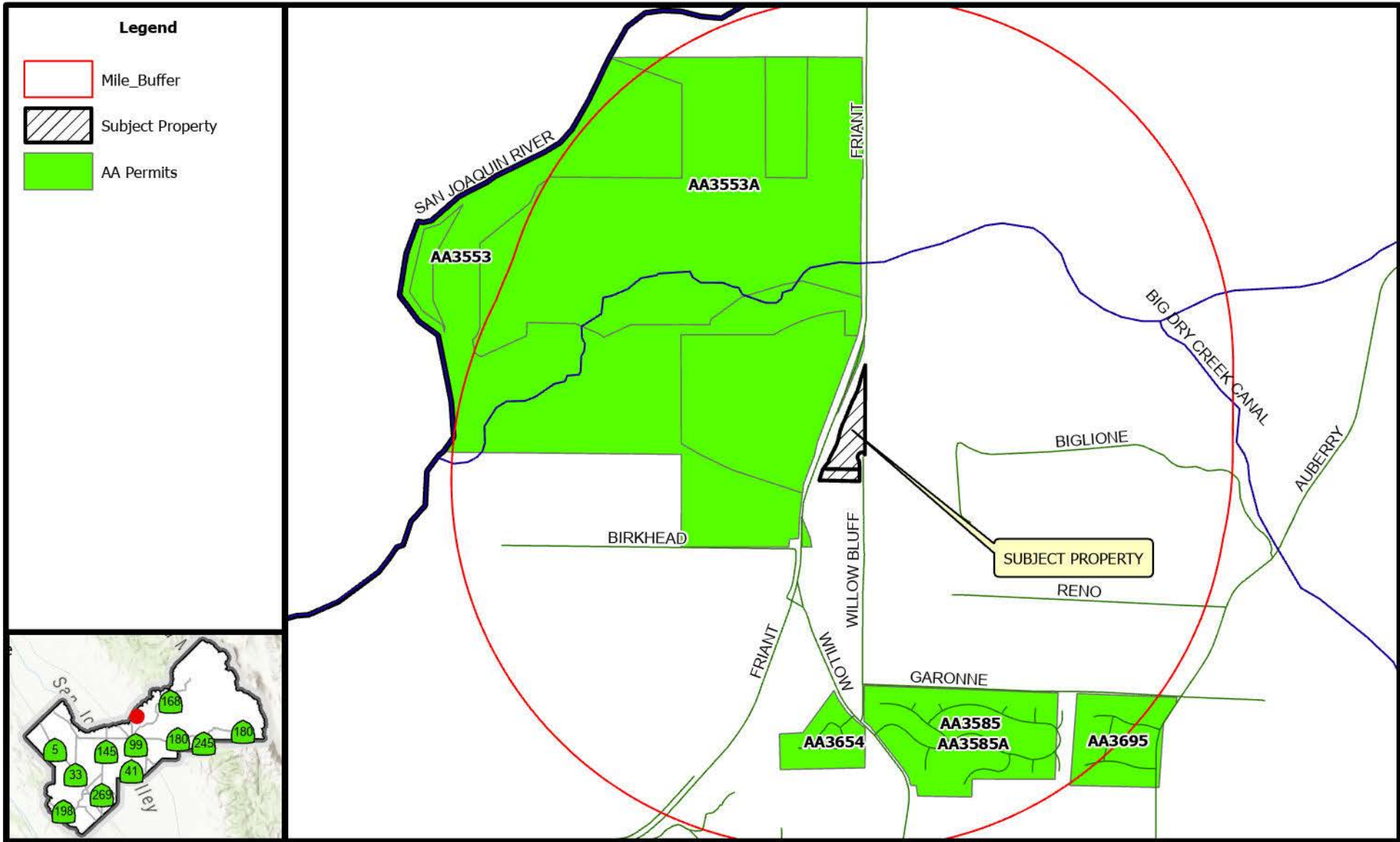




Existing Zoning Map

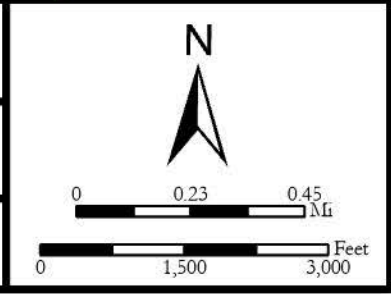
AA3876	2024
STR 35 & 36# - 11S / 20E	
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division Person Prepared by : mdo On Date : 11/5/2024	





Existing Zoning Map

AA3876 STR 35 & 36# - 11S / 20E	2024
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division Person Prepared by : mdo On Date : 11/5/2024	



LEGEND:

 Ag Contract Land

LEGEND

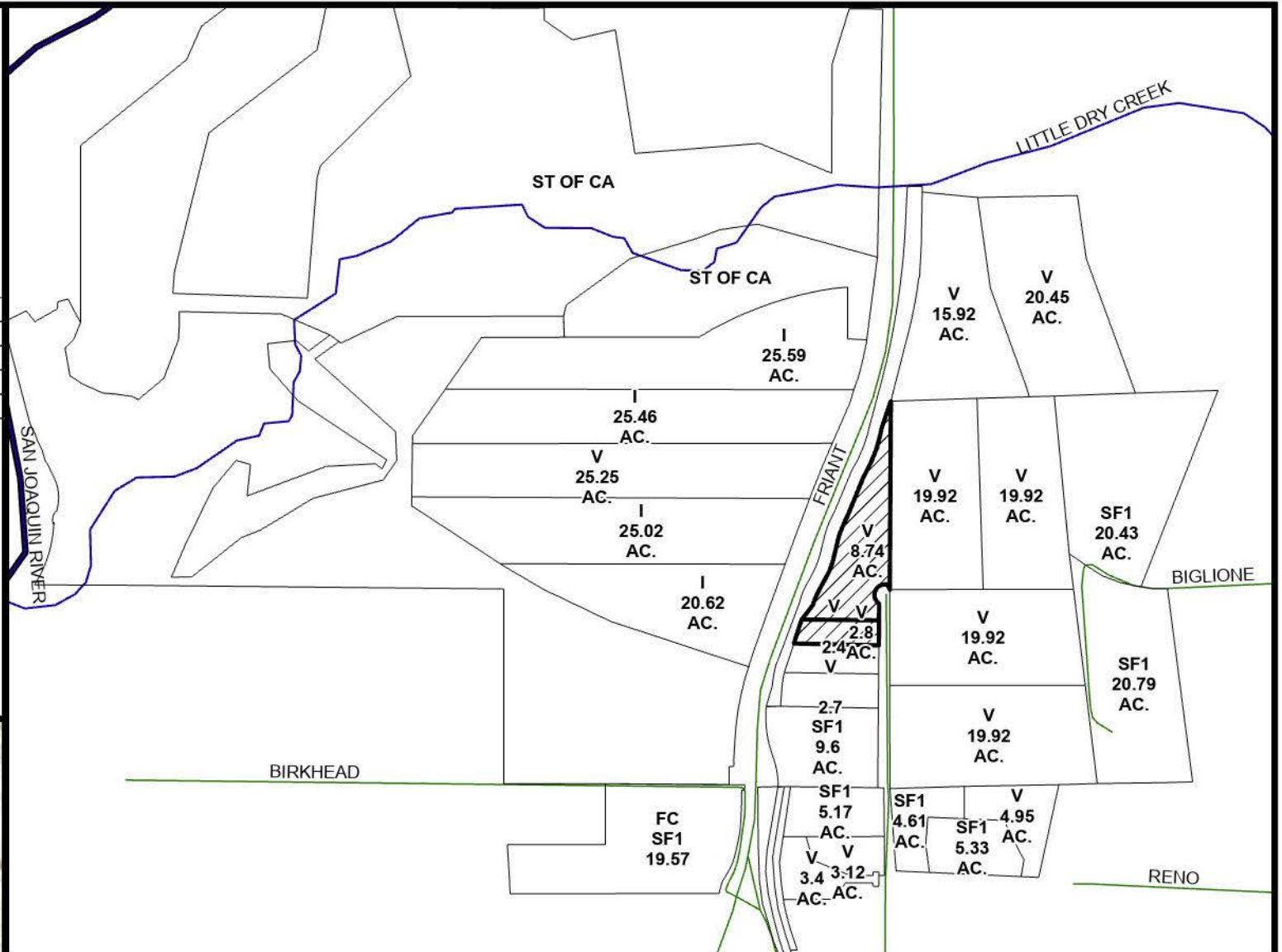
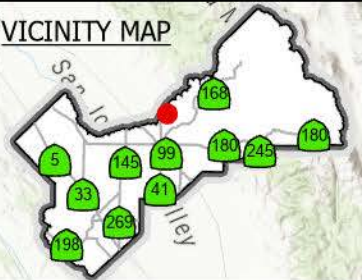
V - VACANT

FC - FIELD CROP

I - INDUSTRIAL

SF# - SINGLE FAMILY RESIDENCE

VICINITY MAP

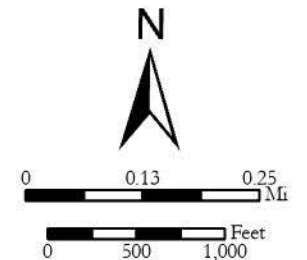


Existing Land Use Map

AA3876

2024

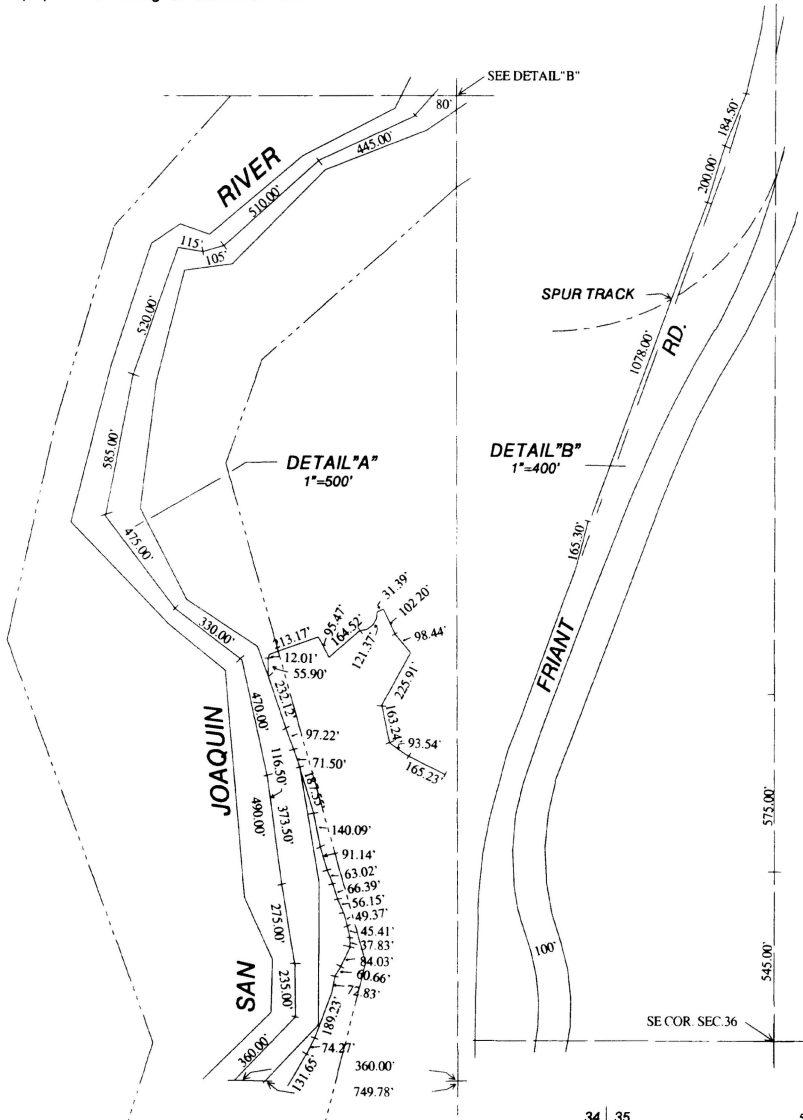
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 11/5/2024



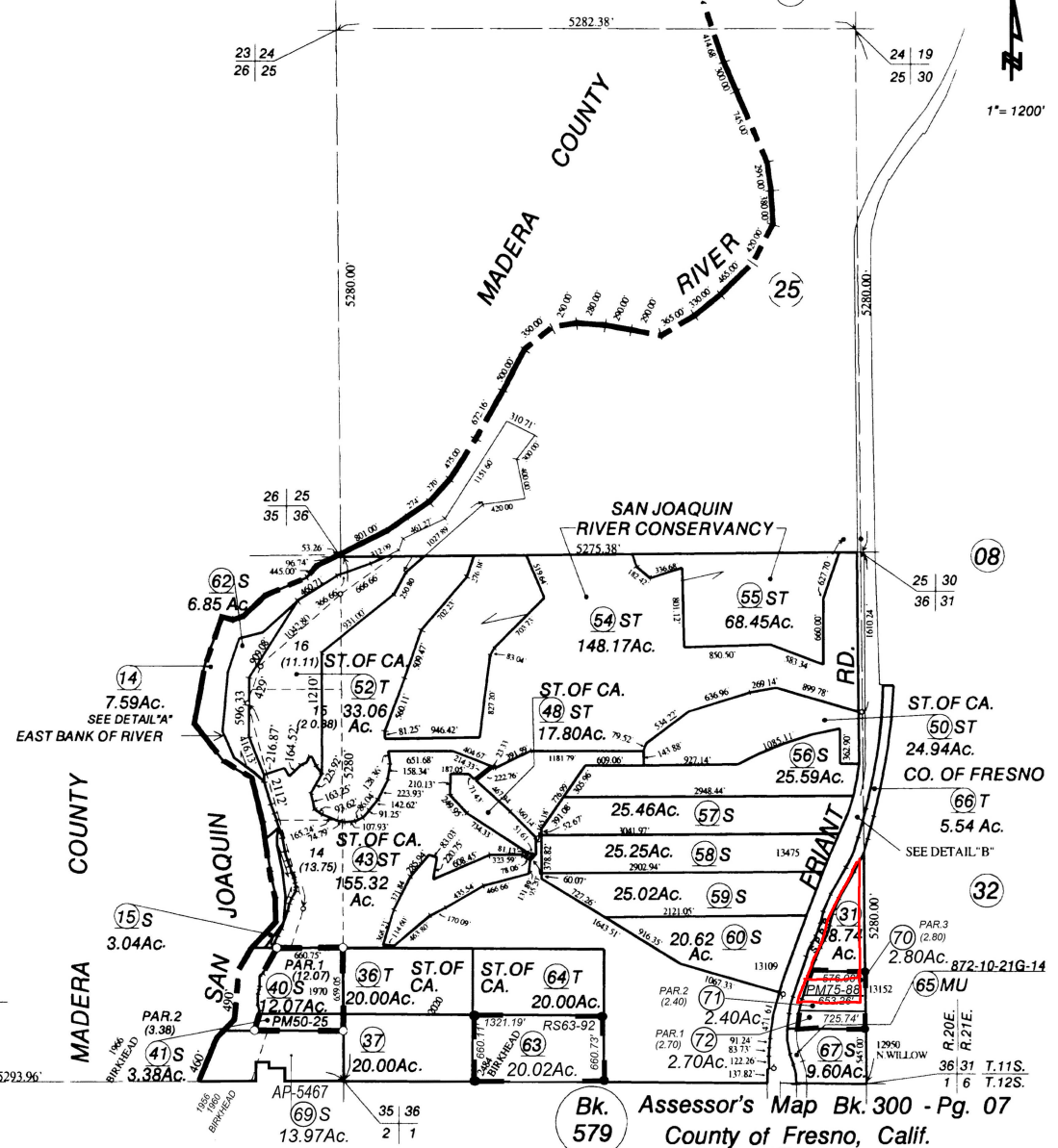
--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

04

1" = 1200'



Agricultural Preserve
 Parcel Map No. 7340, Bk.75 - Pgs. 25&26
 Parcel Map No. 8198, Bk.75,- Pgs.88&89
 Record of Survey - Bk.63, Pg.92



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

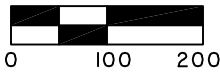
Bk. 579
 Assessor's Map Bk. 300 - Pg. 07
 County of Fresno, Calif.

AMENDMENT APPLICATION SITE PLAN

EAST LINE OF THE POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD, PER "FRIANT RD BASE MAP.DWG", A SUMMARY OF WHICH IS ON FILE WITH THE FRESNO COUNTY SURVEYOR'S OFFICE. AMONG OTHER REASONS, THAT DRAWING WAS COMPILED FOR THE PURPOSE OF ESTABLISHING RIGHT-OF-WAY TAKES FOR THE WIDENING OF NORTH FRIANT ROAD. THE WESTERLY LINES OF THIS SUBJECT PROPERTY ARE ESTABLISHED COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE FRIANT ROAD WIDENING, WHICH IS THE BEST APPROXIMATION OF THE EASTERLY LINE OF THE OLD 100' WIDE POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.



SCALE: 1"=200'



CONSTRUCTION CENTERLINE OF NORTH FRIANT ROAD

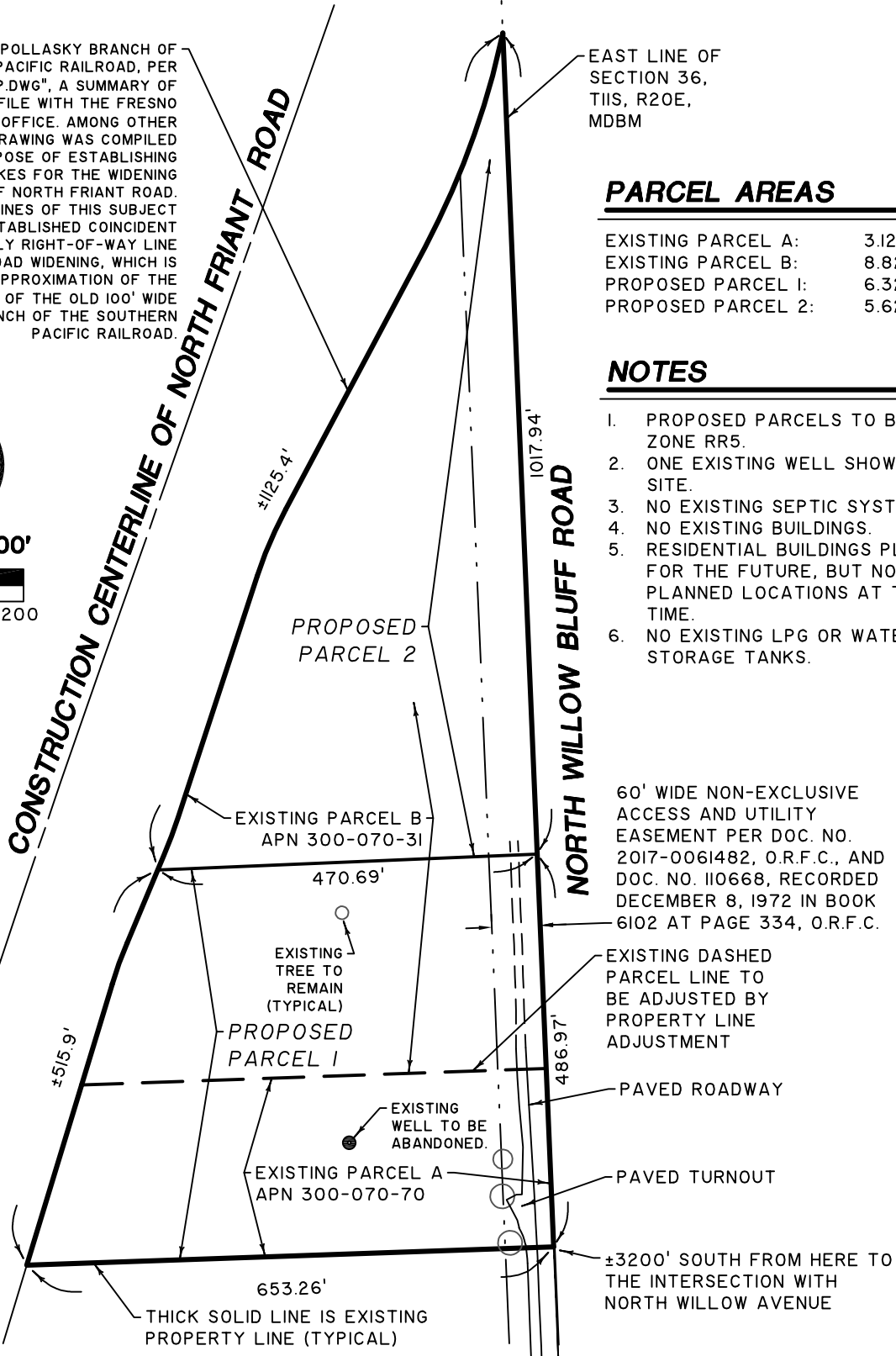
EAST LINE OF SECTION 36, T11S, R20E, MDBM

PARCEL AREAS

EXISTING PARCEL A:	3.12 ACRES
EXISTING PARCEL B:	8.82 ACRES
PROPOSED PARCEL 1:	6.32 ACRES
PROPOSED PARCEL 2:	5.62 ACRES

NOTES

1. PROPOSED PARCELS TO BE ZONE RR5.
2. ONE EXISTING WELL SHOWN ON SITE.
3. NO EXISTING SEPTIC SYSTEMS.
4. NO EXISTING BUILDINGS.
5. RESIDENTIAL BUILDINGS PLANNED FOR THE FUTURE, BUT NO PLANNED LOCATIONS AT THIS TIME.
6. NO EXISTING LPG OR WATER STORAGE TANKS.



60' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT PER DOC. NO. 2017-0061482, O.R.F.C., AND DOC. NO. 110668, RECORDED DECEMBER 8, 1972 IN BOOK 6102 AT PAGE 334, O.R.F.C.

EXISTING DASHED PARCEL LINE TO BE ADJUSTED BY PROPERTY LINE ADJUSTMENT

PAVED ROADWAY

PAVED TURNOUT

±3200' SOUTH FROM HERE TO THE INTERSECTION WITH NORTH WILLOW AVENUE

BEDROCK ENGINEERING
 A solid foundation for your next project
 Land Surveying • Civil Engineering • Utility Locating

Mail: P.O. Box 25783
 Fresno, Ca 93729
 Office: 10878 Highway 41
 Madera, Ca 93636
 voice: 559.645.4849
 fax: 559.645.4869
 www.bedrockeng.com

DATE: OCTOBER 31, 2024
 DRAWN BY: RCS
 CHECKED BY: JLL
 PROJECT NO: 24-8191
 DRAWING NAME: 24-8191 AA APP PLAT
 SHEET NO. **1**
 SHEET 1 OF 1 SHEET(S)

Operational Statement for Amendment Application

Reference 24-009988 Pre-Application Package – APNs 300-070-31 and 300-070-70
Request for Re-zone to RR5 followed by Property Line Adjustment

Prepared October 31, 2024.

The planned Property Line Adjustment will provide a site a little over six acres for a residence on the southerly part of the overall 11.9 acres. The northerly proposed site will be a little over 5 acres, also intended for residential use. The southerly property residence will be for a family of four. The specifics of structures to be built and their locations have not yet been planned out. A traditional driveway and garage parking are planned for the southerly residence.

No buildings currently exist on the two properties, and they are unoccupied.

Access to the site will be from North Willow Avenue, approximately 3200 feet south of this property, along paved Willow Bluff Drive. Access from Willow Avenue is allowed by a Non-Exclusive Access and Utility Easement per Document No. 2017-0061482, O.R.F.C., and Document No. 110668, recorded December 8, 1972 in Book 6102 at Page 334, O.R.F.C.

No goods are to be sold on-site.

Water for these two sites will be provided by onsite wells. Gallons per day use is not currently known.

A residential fence is planned along the south line of APN 300-070-70.

The owners of the properties are:

Sean Eriksen and Nicole Eriksen, Trustees of the Sean and Nicole Eriksen Living Trust, dated February 28, 2019, and

Sean Eriksen, as his sole and separate property, as Trustee of the Sean and Nicole Eriksen Living Trust, under declaration of trust, dated February 28, 2019

Fresno County Recorder
Paul Dictos, CPA

2024-0066700

Recorded at the request of:
SIMPLIFILE, PROVO

07/26/2024 10:47 47

Titles: 1 Pages: 6

Fees: \$26.00

CA SB2 Fees:\$0.00

Taxes: \$1540.00

Total: \$1566.00

RECORDING REQUESTED BY:
Fidelity National Title Company

**When Recorded Mail Document
and Tax Statement To:**

Sean Eriksen and Nicole Eriksen, Trustees of
the Sean and Nicole Eriksen Living Trust, dated
February 28, 2019
726 Cromwell Avenue
Clovis, CA 93611

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: FFOM-2012402165

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Property Address: Vacant Land, APN
300-070-31,
Clovis, CA 93619

APN/Parcel ID(s): 300-070-31

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$1,540.00 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Annette Su, an unmarried woman as to an undivided 1/4 interest and Ruth Su, an unmarried woman as to an undivided 1/4 interest and Stacey Su, an unmarried woman as to an undivided 1/4 interest and David Su, a married man dealing with his sole and separate property as to an undivided 1/4 interest, all as tenants in common

hereby GRANT(S) to Sean Eriksen and Nicole Eriksen, Trustees of the Sean and Nicole Eriksen Living Trust, dated February 28, 2019

the following described real property in the Unincorporated Area of the County of Fresno, State of California:

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

PROPERTY COMMONLY KNOWN AS: Vacant Land, APN 300-070-31, Clovis, CA 93619

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 300-070-31

Dated: July 22, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

[Signature]
Stacey Su

Signed in Counterpart

Ruth Su
Signed in Counterpart

Annette Su
Signed in Counterpart

David Su

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Pennsylvania
County of Philadelphia

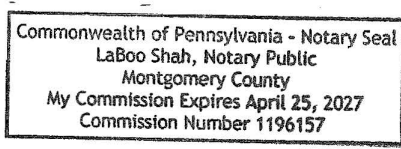
On July 23rd 2024 before me, LaBoo Shah, Notary Public,
(here insert name and title of the officer)

personally appeared Stacey Su
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he (s) / she (s) / they executed the same in his (s) / her (s) / their authorized capacity(ies), and that by his (s) / her (s) / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature LaBoo Shah



GRANT DEED
(continued)

APN/Parcel ID(s): 300-070-31

Dated: July 22, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed in Counterpart
Stacey Su

[Signature]
Ruth Su

Signed in Counterpart
Annette Su

Signed in Counterpart
David Su

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Arkansas
County of Pulaski

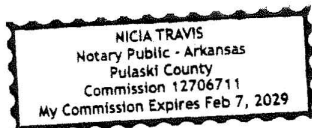
On July 24, 2024 before me, Nicia Travis, Notary Public,
(here insert name and title of the officer)

personally appeared Ruth Su,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature



GRANT DEED
(continued)

APN/Parcel ID(s): 300-070-31

Dated: July 22, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed in Counterpart
Stacey Su

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[Signature]
Annette Su

Signed in Counterpart
David Su

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State of California

County of SAN FRANCISCO

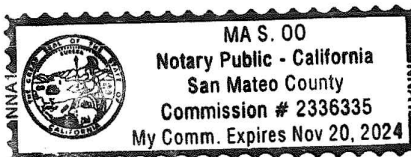
On 07-23-2024 before me, MA S. OO, Notary Public,
(here insert name and title of the officer)

personally appeared ANNETTE SU,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MA S. OO
Signature MA S. OO, NOTARY PUBLIC



GRANT DEED
(continued)

APN/Parcel ID(s): 300-070-31

Dated: July 22, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed in Counterpart

Stacey Su

Signed in Counterpart

Ruth Su

Signed in Counterpart

Annette Su

[Handwritten Signature]

David Su

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ SM Washington

County of King

On 07/23/24 before me, Jeannine Marie Shaw, Notary Public,
(here insert name and title of the officer)

personally appeared David Su,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{Washington} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]
Signature

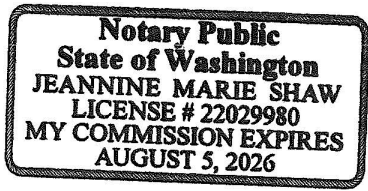


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 300-070-31

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED GOVERNMENT TOWNSHIP PLATS, WHICH LIES EAST OF POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.

EXCEPTING THE SOUTH 1120 FEET (MEASURED AT RIGHT ANGLES).

EXCEPTING AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS HERETOFORE RESERVED OF RECORD.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR ROAD PURPOSES FOR A PUBLIC OR PRIVATE STREET OR ROAD AND ALL CONVENIENT RELATED USES, INCLUDING WITHOUT LIMITATION USE BY OR FOR VEHICLES, EQUIPMENTS, PEDESTRIANS, UTILITY LINES, POLES, PIPES, SUPPORTS AND RELATED FACILITIES AND ALSO INCLUDING WITHOUT LIMITATION THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REBUILD SAID STREET, ROAD, LINE POLES, PIPES, SUPPORTS AND RELATED FACILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 60 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, WHICH LIES EAST OF POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS HERETOFORE RESERVED OF RECORDS.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 HEREINABOVE DESCRIBED.

AND

OVER THE EAST 60 FEET OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT, WHICH LIES EAST OF THE POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kim M. Herold, Esq.
McCormick, Barstow LLP
7647 North Fresno Street
Fresno, CA 93720

MAIL TAX STATEMENTS TO:

Sean Eriksen
2627 Trenton Avenue
Clovis, CA 93619

Fresno County Recorder
Paul Dictos, CPA

2024-0046293

Recorded at the request of:
CSC, LOGAN

05/24/2024 11:28 07

Titles: 1 Pages: 3

Fees: \$25.00

CA SB2 Fees: \$75.00

Taxes: \$0.00

Total: \$100.00

APN: 300-070-70

SPACE ABOVE FOR RECORDER'S USE ONLY

The Undersigned Declares:

DOCUMENTARY TRANSFER TAX: \$ NONE DUE - NOT A SALE

() computed on the consideration or full value of property conveyed, OR

() computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

(X) unincorporated area; [] City of

GRANT DEED

THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST, R & T 11930.


FOR NO CONSIDERATION: SEAN ERIKSEN, a married man as his sole and separate property

HEREBY GRANTS TO: SEAN ERIKSEN, as his sole and separate property, as Trustee of the Sean and Nicole Eriksen Living Trust, under declaration of trust, dated February 28, 2019

the following described property located in the County of Fresno, State of California and more particularly described as:

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

Dated: May 23rd, 2024


Sean Eriksen


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)

On May 23, 2024, before me, Adrianna Cuellar, a Notary Public, personally SEAN ERIKSEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public

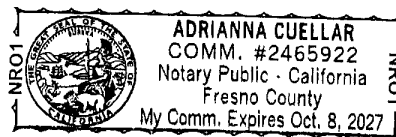


EXHIBIT A
(Legal Description)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL 3 OF PARCEL MAP NO. 8198 AS RECORDED APRIL 20, 2020 IN BOOK 75 OF PARCEL MAPS, AT PAGES 88 AND 89 OF FRESNO COUNTY RECORDS.

EXCEPTING AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS HERETOFORE RESERVED OF RECORD.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AND FOR ROAD PURPOSES FOR A PUBLIC OR PRIVATE STREET OR ROAD AND ALL CONVENIENT RELATED USES, INCLUDING WITHOUT LIMITATION, USE BY OR FOR VEHICLES, EQUIPMENT, PEDESTRIANS, UTILITY LANES, POLES, PIPES, SUPPORTS AND RELATED FACILITIES, AND ALSO INCLUDING, WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REBUILD OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

(A) THE EAST 60 FEET OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE, 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, WHICH LIES EAST OF THE POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.

(B) THE NORTH 60 FEET OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN; OVER THE WEST 60 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING NORTH OF THE RIGHT OF WAY FOR THE SAN JOAQUIN VALLEY RAILROAD COMPANY AS PROVIDED IN INSTRUMENTS RECORDED OCTOBER 2, 1891 IN BOOK "Q" PAGE 151 OF COVENANTS, AND RECORDED SEPTEMBER 29, 1893, IN BOOK 170, PAGE 39 OF DEEDS; AND A STRIP OF LAND 60 FEET WIDE, LYING ADJACENT TO THE NORTHEASTERLY LINE OF THE SAN JOAQUIN VALLEY RAILROAD COMPANY RIGHT OF WAY PROVIDED IN INSTRUMENT RECORDED OCTOBER 2, 1891 IN BOOK Q PAGE 151 OF COVENANTS, AND RECORDED SEPTEMBER 28, 1892 IN BOOK 170 PAGE 39 OF DEEDS, SAID ADJACENT STRIP OF LAND BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY, WHICH POINT IS 1,056 FEET NORTH OF THE SOUTH LINE OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND EXTENDING NORTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY NORTHWESTERLY TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

(C) THE SOUTH 40 FEET OF LOT 7, BLOCK 1, LOTS 1 AND 2 IN BLOCK 2; AND LOTS 1 AND 2, BLOCK 3, ALL IN REDWOOD PARK, AS PER MAP RECORDED IN BOOK 5 PAGE 4 OF RECORD OF SURVEYS,

RECORDS OF SAID COUNTY, IN SECTION 6, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR ROAD PURPOSES FOR A PUBLIC OR PRIVATE STREET OR ROAD AND ALL CONVENIENT RELATED USES, INCLUDING WITHOUT LIMITATION USE BY OR FOR VEHICLES, EQUIPMENTS, PEDESTRIANS, UTILITY LINES, POLES, PIPES, SUPPORTS AND RELATED FACILITIES AND ALSO INCLUDING WITHOUT LIMITATION, THE RIGHT TO CONSTRUCTIONS, MAINTAIN, REPAIR

AND/OR REBUILD SAID STREET, ROAD, LINE POLES, PIPE SUPPORTS, AND RELATED FACILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THE EAST 60 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 20 EAST, MONT DIABLO BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT TOWNSHIP PLAN, WHICH LIES EAST OF POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.

EXCEPTING THEREFROM THAT PORTION OF PARCEL ONE HEREIN ABOVE DESCRIBED.

APN: 300-070-70

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 300-070-31

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED GOVERNMENT TOWNSHIP PLATS, WHICH LIES EAST OF POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.

EXCEPTING THE SOUTH 1120 FEET (MEASURED AT RIGHT ANGLES).

EXCEPTING AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS HERETOFORE RESERVED OF RECORD.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR ROAD PURPOSES FOR A PUBLIC OR PRIVATE STREET OR ROAD AND ALL CONVENIENT RELATED USES, INCLUDING WITHOUT LIMITATION USE BY OR FOR VEHICLES, EQUIPMENTS, PEDESTRIANS, UTILITY LINES, POLES, PIPES, SUPPORTS AND RELATED FACILITIES AND ALSO INCLUDING WITHOUT LIMITATION THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REBUILD SAID STREET, ROAD, LINE POLES, PIPES, SUPPORTS AND RELATED FACILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 60 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, WHICH LIES EAST OF POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERAL RIGHTS HERETOFORE RESERVED OF RECORDS.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 HEREINABOVE DESCRIBED.

AND

OVER THE EAST 60 FEET OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT, WHICH LIES EAST OF THE POLLASKY BRANCH OF THE SOUTHERN PACIFIC RAILROAD.