



# County of Fresno

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

DATE: October 3, 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  
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, Interim 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;  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
Fresno County Fire Protection District, Attn: [FKU.Prevention-Planning@fire.ca.gov](mailto:FKU.Prevention-Planning@fire.ca.gov)

FROM: Alyce Alvarez, Planner  
Development Services and Capital Projects Division

SUBJECT: **Variance No. 4153 and Environmental Review No. 8430**

APPLICANT: James Maxey

DUE DATE: **October 18, 2024**

This project was originally routed with slightly different parcel configuration. The revised application proposes to allow a reduction in the property a reduction in the property development standards to allow the for the creation of a substandard 7-acre parcel from an existing 21.51-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District. If approved, a condition will be placed for a Property Line Adjustment between the remainder 14.51-acres and APN 314-120-65s for the creation of two 24.60-acre parcels.

The subject parcel is located on the north side of King Canyon Road, approximately 1.7-miles from the City of Sanger. (APN: 314-120-52s) (ADDRESS: 10386 E. Kings Canyon Road). (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 **October 18, 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, Alyce Alvarez, 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) 600-9669, or email [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

AA

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*Activity Code (Internal Review): 2377*

Enclosures

# EXISTING PARCELS

E Tulare Ave

E Tulare Ave

E Tulare Ave

N McCall Ave

**34.68 +/- Ac.**

**21.51 +/- Ac.**

E Kings Canyon N

E Kings Canyon N

E Kings Canyon N

180



**PROPOSED PARCELS  
WITH VARIANCE  
AND PROPERTY LINE ADJUSTMENT (PLA)**

E Tulare Ave

E Tulare Ave

E Tulare Ave

N McCall Ave

**24.60 +/- Ac.**

**24.60 +/- Ac.**

**7.00 +/- Ac.**

E Kings Canyon N

E Kings Canyon N

E Kings Canyon N

180



## VARIANCE APPLICATION FINDINGS

Dumax Properties, LLC./Mr. James Maxey  
June 25, 2024

### **Owner/Applicant:**

Dumax Properties, LLC.  
c/o Mr. James Maxey  
4671 E. Edgar Ave.  
P.O. Box 12051  
Fresno, CA 93776  
jmaxey@jdfood.com

### **Representative:**

Dirk Poeschel Land Development Services, Inc.  
c/o Mr. Dirk Poeschel, AICP  
923 Van Ness Ave., Suite 200  
Fresno, CA 93721

### **Property Location:**

Generally located on the north side of SR 180 east of McCall Ave.

### **APNs:**

APN 314-120-65s, 314-120-52s

### **Existing General Plan Land Use Designation/Zoning:**

Agriculture/AE-20 (Exclusive Agriculture, with 20-acre minimum)

### **Request:**

Grant a Variance to allow the creation of a 7+/- acre parcel in the AE-20 Zone District.

### **Background:**

Reference is made to the site plan of the subject property and its improvements prepared by the applicant. The subject 21.51+/- acre parcel is a legal parcel owned by Dumax Properties, LLC. The 7+/- acres proposed for creation has been developed with a mobile office, metal storage building, three shade structures, three green houses, two water wells (one for agriculture and the other for domestic water) and a septic system. The 7+/- acres is currently being utilized as a wholesale plant nursery for growing plants and trees to sell for domestic landscaping distribution. Horticulture is an allowed use in the AE (Exclusive Agricultural) zone district. The remainder 13.87+/- acres of the 21.51+/- acre parcel is planted with almonds.

The applicant also owns the 34.68+/- acre parcel immediately north of the subject 21.51+/- acre parcel. As a condition of the proposed Variance, the applicant will adjust the parcel lines between the 21.51+/- acre parcel and his 34.68 +/- acre parcel creating two, 24.60+/- acre parcels. In addition, the sale of the seven-acre nursery site will be subject to a voluntary deed restriction between the seller and the buyer that no home be built on that parcel unless allowed by the Fresno County Zoning Ordinance thereby eliminating any potential conflict between residential and agricultural uses.

The subject parcel is not enrolled in the Williamson Act.

**Finding 1:**

***There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zone classification.***

The project is located in an area characterized by a substantial number of parcels smaller than the required 20-acre minimum lot size. Of the 47 parcels identified on Exhibit 4 the *Existing Land Use Map (VA 4153)*, 36 parcels are 20 acres or less in size with 19 parcels being under 10 acres or less in size.

As described above, the applicant will adjust the parcel lines between the 21.51+/- acre parcel and his 34.68 +/- acre parcel creating two, 24.60+/- acre parcels. In addition, the sale of the seven-acre nursery site will be subject to a voluntary deed restriction between the seller and the buyer that no home be built on that parcel unless allowed by the Fresno County Zoning Ordinance thereby eliminating any potential conflict between residential and agricultural uses.

All of the proposed uses are allowed in the AE-20 zone district.

**Finding 2:**

***Would this variance grant a special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located?***

The applicant has a right to be granted the same ability to use his property as others have under the same AE-20 zone district in the vicinity of the subject property. As stated above, the applicant will continue to use the subject properties for allowed agricultural uses.

The proposed Variance will allow the existing agricultural uses of the subject properties to remain as it has for many years.

The purpose of the Variance is to allow the nursery to finance improvements making the use more productive. No public policy or social good is enhanced by prohibiting the applicant from owning the parcel on which the nursery is located.

**Finding 3:**

***If granted, would the requested variance be detrimental to the public welfare or injurious to property or improvements in the area to which the property is located?***

Granting of the Variance will not be detrimental to the public welfare or injurious to property or improvements in the vicinity. As stated above, it is the intention of the applicant, if this Variance is approved, to create two, 24.60+/- acre parcels. In addition, the sale of the seven-acre nursery site will be subject to a voluntary deed restriction between the seller and the buyer that no home be built on that parcel unless allowed by the Fresno County Zoning Ordinance thereby eliminating any potential conflict between residential and agricultural uses.

No new wells are required to implement the subject Variance. Further, the subject parcel is not within a water-short area so the potential for impacts to neighboring wells is minimal.

The minimum acreage requirement of the AE-20 zone district is intended to prohibit parcellation that creates potential conflicts between residential agricultural activities. However, as voluntarily conditioned, no such conflicts between residential and agricultural uses will occur. Also, creation of the nursery parcel will allow that individual parcel owner, unincumbered by others, to finance improvements making the use more productive.

**Finding 4:**

***If granted, would the requested variance be in conflict with established general and specific plans and policies of the county?***

The purpose of the 20-acre minimum lot size is to prohibit the creation of parcels that cannot effectively produce an agricultural product and eliminate conflicts between residential and agricultural uses.

The proposed Variance will not adversely affect the agricultural viability of the two, 24.60+/- acre parcels or the existing nursery. The Variance will not result in the remaining parcels diminishing in agriculture productivity. Further, the proposed Variance will allow creation of the nursery parcel which will allow that individual parcel owner, unincumbered by others, to finance improvements making the use more productive.

The project is consistent with General Plan Goal LU-A as it does not promote the *long-term conservation of productive agricultural lands and...does accommodates agriculturally related activities that support the viability of agriculture and further the County's economic development goals*. The project is also consistent with General Plan Policy LU-A.6 requiring the County to maintain twenty (20) acres as the minimum permitted parcel size in areas designated for Agriculture, *...as the project helps ensure the viability of agricultural operations. No change in agricultural operations will occur*. In fact, the proposed Variance will allow creation of the nursery parcel which will allow that individual parcel owner, unincumbered by others, to finance improvements making the use more productive.

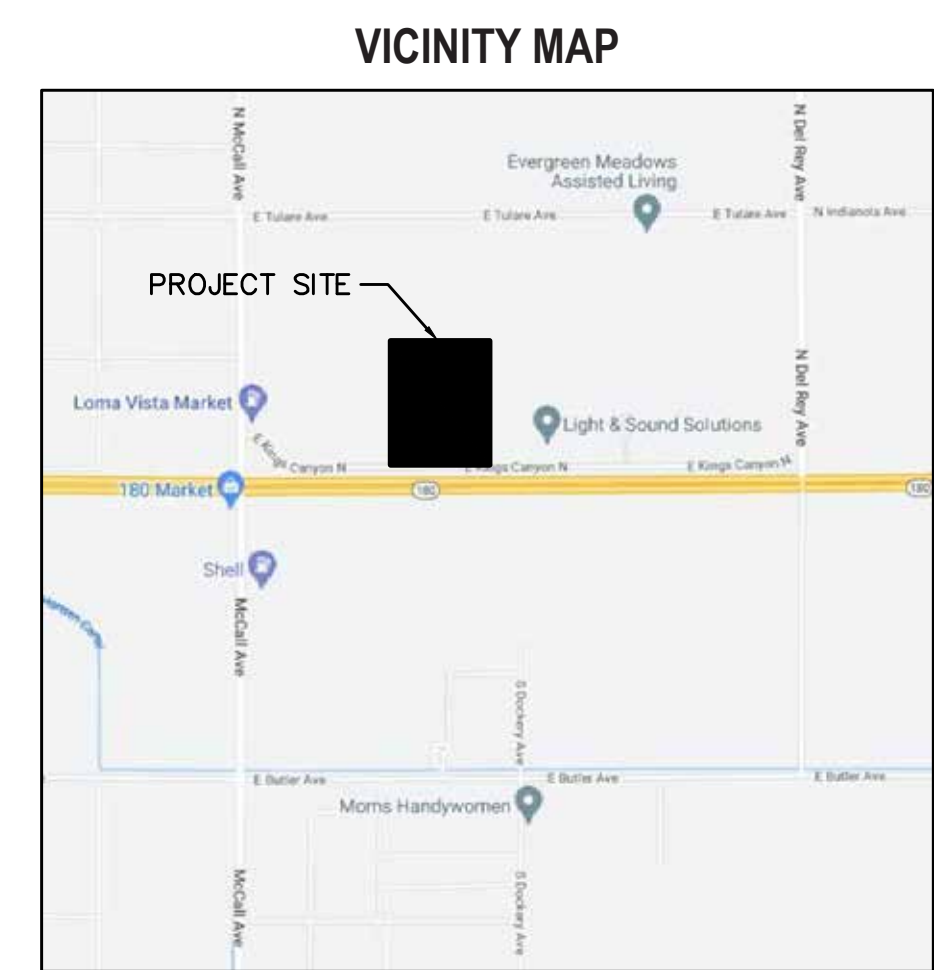
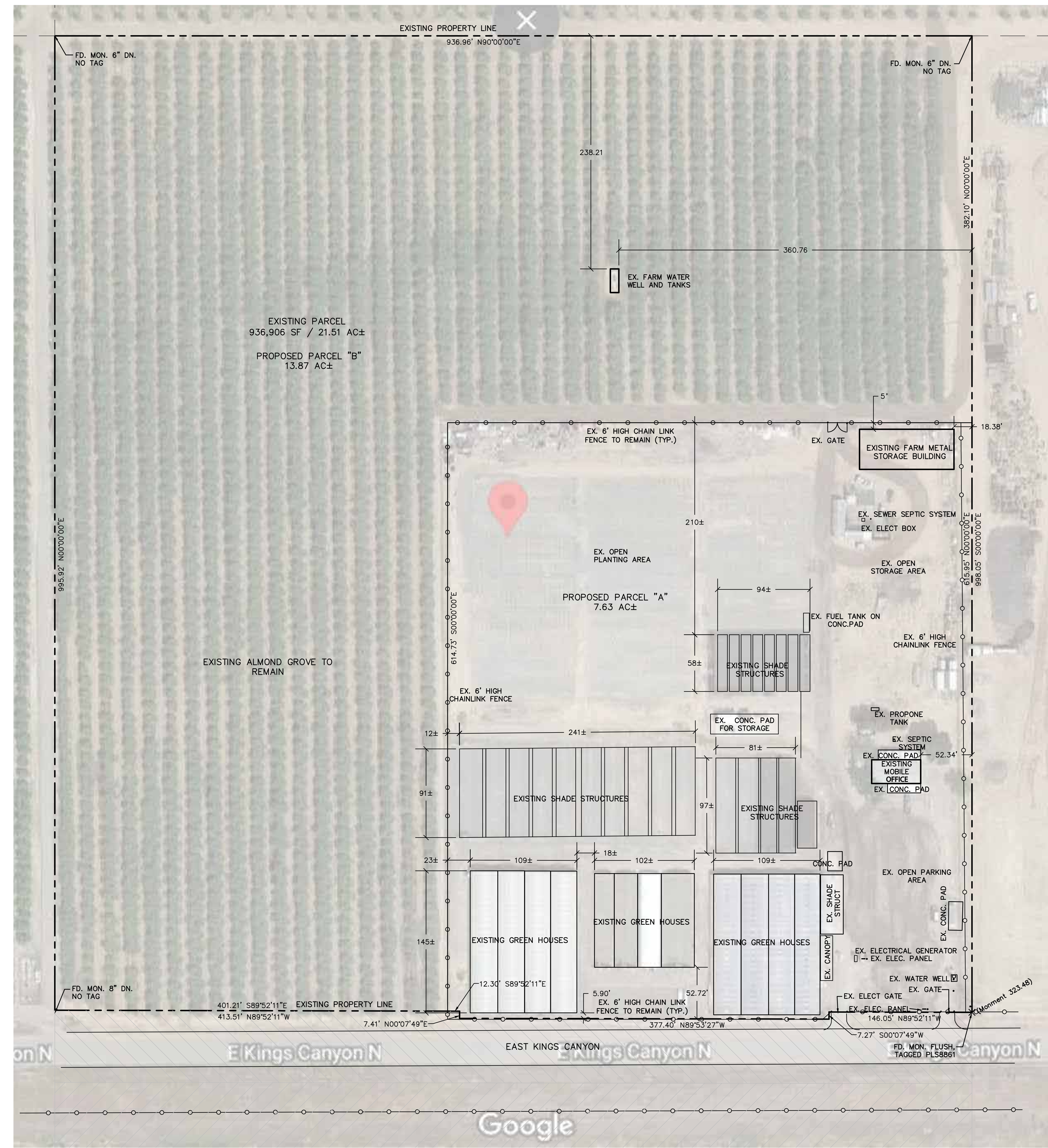
The project is also consistent with General Plan Policy LU-A.7: because it *does not set a precedent for parcellation of farmland into smaller parcels which are economically less viable farming units* as the seven acre parcel is presently economically viable as a nursery. The Variance will not allow additional single-family homes on the proposed 7+/- acre parcel which could conflict with normal agricultural practices on adjacent properties.

The project is consistent with General Plan LU-A.12 as it protects *agricultural activities from encroachment of incompatible land uses and consistent with General Plan Policy LU-A.14: as the project is not converting productive ag land to a non-agricultural use.* Further, the existing nursery is an allowed use in the Exclusive Agricultural Zone District.

For these reasons, the proposed Variance will not conflict with the policies of the Fresno County General Plan.

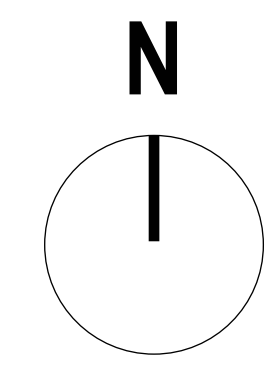
[https://dplds.sharepoint.com/shared documents/current clients/maxey, james - variance - 24-01/variance findings.docx](https://dplds.sharepoint.com/shared%20documents/current%20clients/maxey,%20james%20-%20variance%20-%2024-01/variance%20findings.docx)





APN: 314-120-52s  
 Address: 10386 E. Kings Canyon Rd. Sanger, CA 93657  
 Site Area: 21.51 ± Ac. Existing Parcel  
 Proposed Parcel Area: 7.00 ± Ac.  
 Existing Use: Agriculture  
 General Plan Designation: Agriculture  
 Zoning: AE-20 (Exclusive Agricultural, 20 acre min.)  
 Source of Water: Existing Domestic & Agricultural Well  
 Source of Sewer: Existing Septic  
 Source of Gas: Propane Tank  
 Sources of Electricity: Electric Panel  
 Solid Waste: Waste Management Company  
 Storm Drainage:  
 Site Owner: Dumax Properties, LLC  
 Applicant: James Maxey  
 Applicant Representative:  
 Dirk Poeschel  
 Land Development Services, Inc.  
 923 Van Ness Avenue, Suite 200  
 Fresno, CA 93721  
 (559) 445-0374

FG	FINISH GRADE	DI	BEARING AND DISTANCE PER SAID REFERENCED TITLE REPORT
FL	FLOW LINE	PP	DRAIN INLET
GB	GRADE BREAK	OH	POWER POLE
IE	INVERT ELEVATION	OH	OVER HEAD
EG	EXISTING GRADE	SMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	W.M.	WATER METER
HP	HIGH POINT	SD	STORM DRAIN
TF	TOP OF FOOTING	FDC	FIRE DEPT. CONNECTION
FEN	FENCE	BFP	BACK FLOW PREVENTOR
CB	CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BW	BACK OF WALK		
LIP	EDGE OF SWALE OR GUTTER	(E)	EXISTING
TC	TOP OF CURB	WV	WATER VALVE
TG	TOP OF GRATE	T	TELEPHONE
TW	TOP OF WALL	TP	TRANSFORMER PAD
FS	TOP OF SLAB	EB	ELECTRICAL BOX
(E)	EXISTING	GV	GAS VALVE
H	WALL HEIGHT	UR	UTILITY RISER
RD	ROOF DRAIN	UB	UTILITY BOX
C/P	CONCRETE MEETS PAVEMENT	UV	UTILITY VALVE
C	CONCRETE	U V	UTILITY VALVE
G	GUTTER	CLEAN OUT	PIPE CLEAN OUT
PAD	DIRT PAD	G S	GAS SERVICE TO BUILDING
FF	FINISHED FLOOR	⊗	WATER VALVE
D	DIRT	WM	WATER METER
P	FINISHED PAVEMENT ELEVATION	⊕	FIRE HYDRANT
SLB	STREET LIGHT BOX	⊙	TREE
SW	SIDEWALK	→	DIRECTION OF FLOW
		⊙	STORM DRAIN MANHOLE
		⊙	SANITARY SEWER MANHOLE



NOTE:  
 THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT TO BE USED AS A BUILDING PLAN OR FOR ANY OTHER PURPOSE. DIMENSIONS ARE DERIVED FROM RECORD DATA BASE. ACCURACY IS ASSUMED TO BE CORRECT BUT IS NEITHER EXPRESSED NOR IMPLIED. THIS DRAWING SHALL REMAIN THE PROPERTY OF DIRK POESCHEL LAND DEVELOPMENT SERVICES, INC. AND SHALL NOT BE USED OR DUPLICATED FOR ANY REASON, WITHOUT WRITTEN PERMISSION.

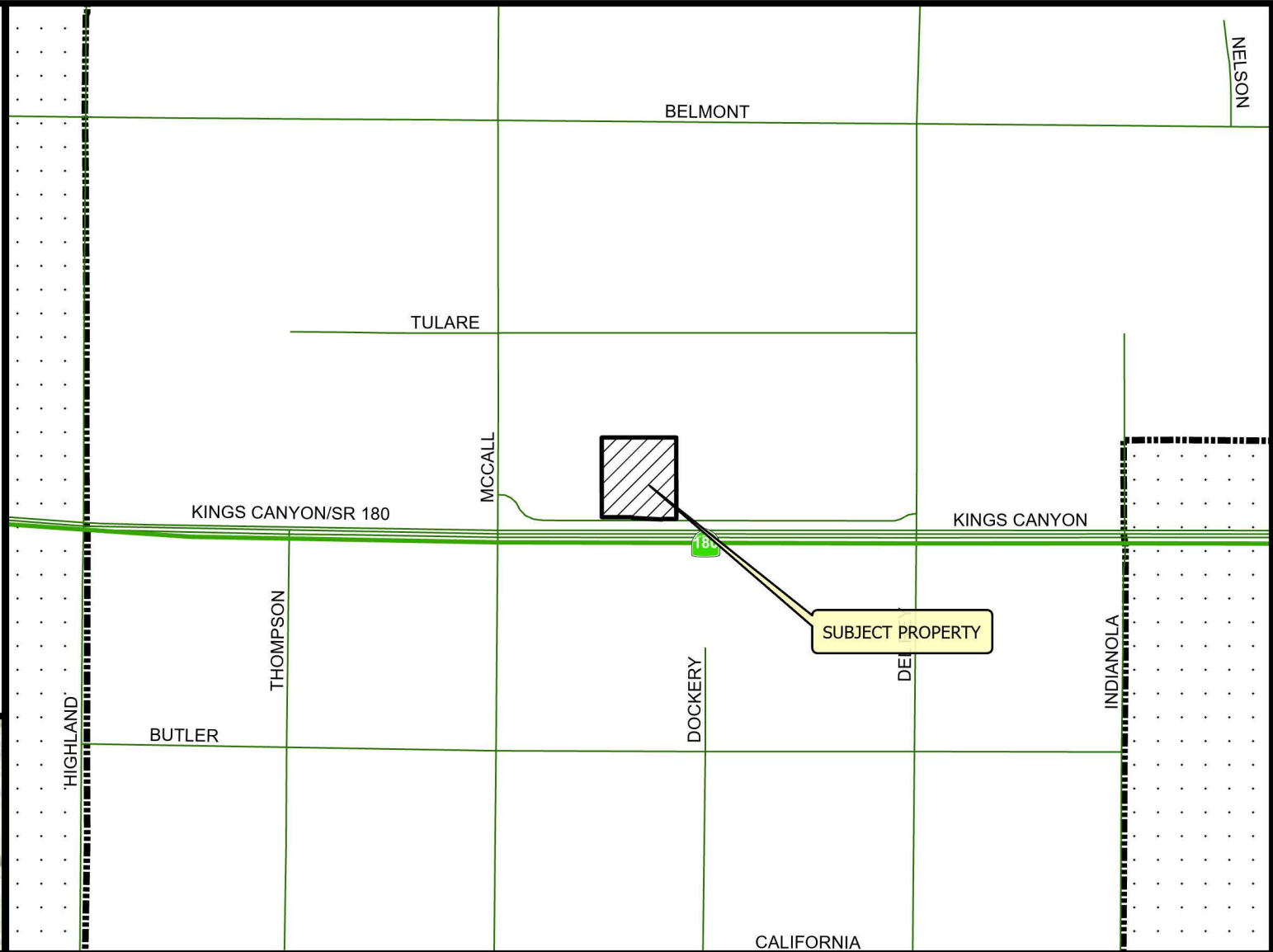
DIRK POESCHEL  
 Land Development Services, Inc.  
 923 Van Ness Avenue #200, Fresno, California 93721  
 559 / 445-0374 Fax: 559 / 445-0551

**SITE PLAN**  
 Dumax Properties, LLC  
 10386 E. Kings Canyon Rd.  
 Sanger, CA 93657

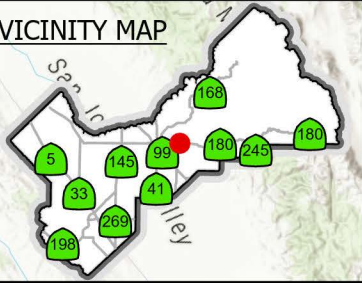
DRAWN BY: M. Spera  
 PROJECT NO:  
 DRAWN:  
 REVISED:  
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 SHEET NO.: 1  
 OF 1 SHEETS

**Legend**

 Subject Property



**VICINITY MAP**

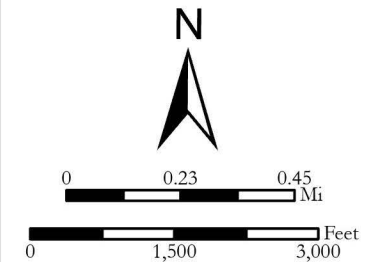


# LOCATION MAP








## VA4153

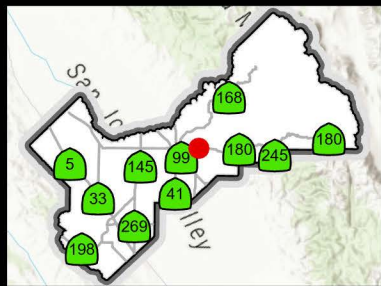
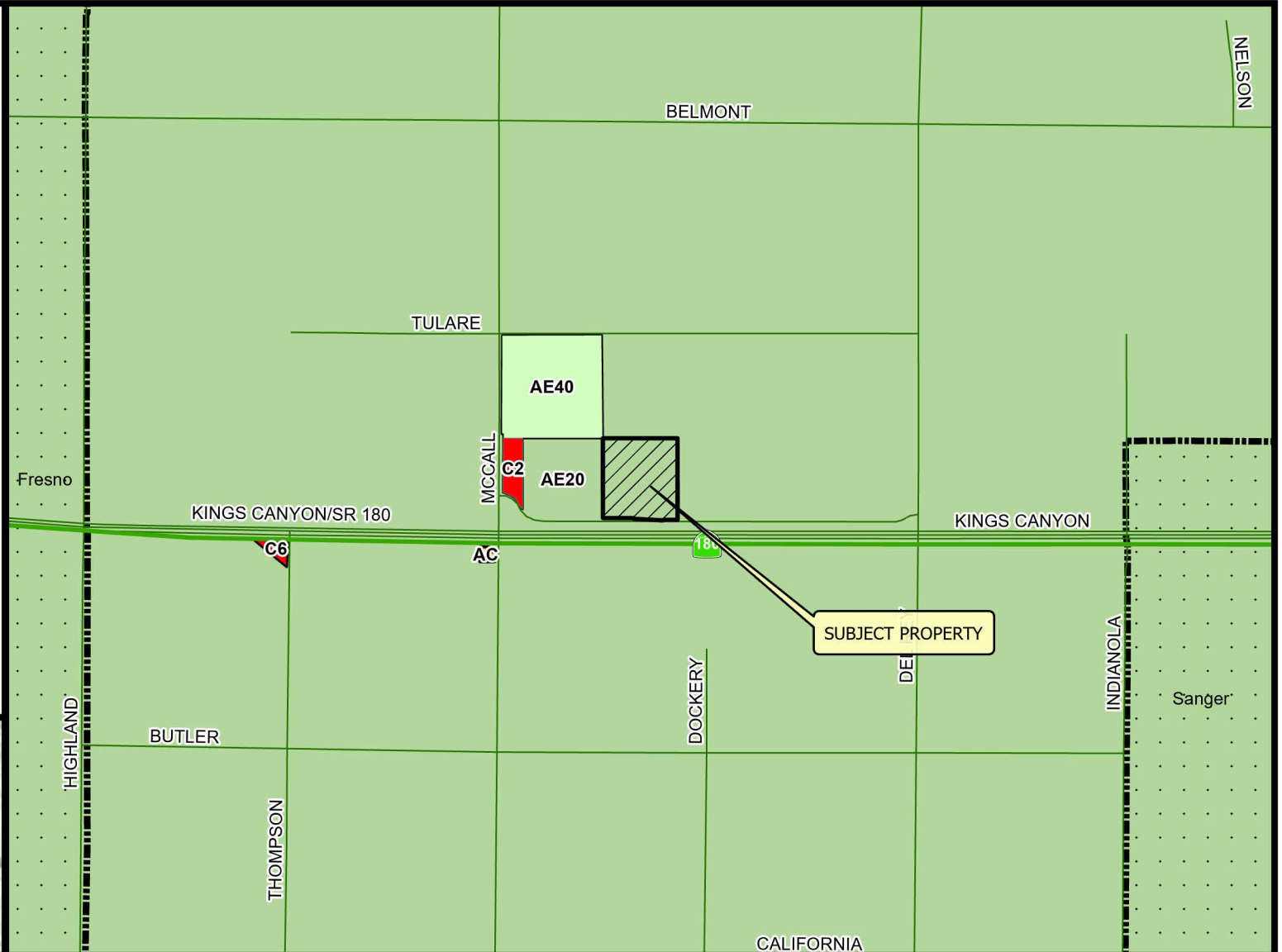
## 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuvang  
On Date : 7/20/2023



**Legend**

-  Subject Property
-  City Sphere of Influence
-  C6
-  AC
-  AE20
-  AE40
-  C2

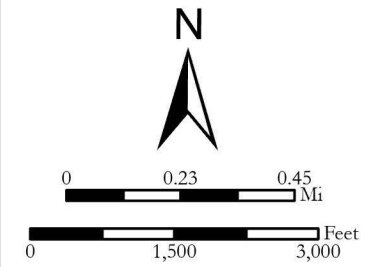


# Existing Zoning Map

VA4153  
STR 5 - 14S / 22E

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuvang  
 On Date : 7/20/2023







Fresno County Department of Public Works and Planning

Date Received: (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services 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 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST: Amend VA 4153 to allow the creation of a 7+/- acre parcel in the AE-20 Zone District, as well as adjust the parcel lines between a 21.51+/- acre parcel and a 34.68 +/- acre parcel creating two, 24.60 +/- acre parcels.

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: North side of E. Kings Canyon Rd between McCall Ave and Del Rey Ave Street address: 10386 E. Kings Canyon Rd.

APN: 314-120-65s, Parcel size: 56.19 ac Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s): 314-120-52s

I, Maria (for D.P.) (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Dumax Properties, LLC, James Maxey, and Dirk Poeschel Land Development Services Inc.

CONTACT EMAIL: maria@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

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
APN # - -
APN # - -
APN # - -
APN # - -

Related Application(s):
Zone District:
Parcel Size:

**REQUIRED FINDINGS NECESSARY FOR GRANTING A  
CONDITIONAL USE PERMIT APPLICATION  
AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING  
OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING  
ORDINANCE SECTION 877**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING  
OF A DIRECTOR REVIEW AND APPROVAL APPLICATION  
AS SPECIFIED IN ZONING ORDINANCE SECTION 872**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

**REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE  
FRESNO COUNTY PUBLIC WORKS AND PLANNING  
DEPARTMENT**

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

**General Requirements**

1. The plan must be drawn on a sheet having the following minimum dimensions:
  - 18" x 24" for CUPs and SPRs
  - 8.5" x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

**Specific Information to be Shown**

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
  - All dimensions of the site (or sites)
  - All dimensions of buildings and structures (including height).
  - All dimensions of off-street parking and loading areas.
  - The distance of all buildings and structures from property lines.
  - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.



Trustee Sale No. 128125-1  
Loan No. 1158708-9001  
Title Order No. 95306065  
APN 314-120-52

the highest bidder at said sale, became the purchaser of said property for the amount bid being \$437,000.00 in lawful money of the United States, or by credit bid of the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

Date: December 17, 2014

MORTGAGE LENDER SERVICES, INC.

  
\_\_\_\_\_  
Marsha Townsend, Chief Financial Officer

State of California  
County of Sacramento

On 12/17/14 before me, Tara S. Campbell, Notary Public, personally appeared Marsha Townsend 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.

  
\_\_\_\_\_  
Tara S. Campbell





**EXHIBIT A**

**LEGAL DESCRIPTION**

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

**THE WEST 936.96 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, FRESNO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.**

**EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE STATE OF CALIFORNIA IN THAT CERTAIN DEED RECORDED DECEMBER 10, 2007, AS DOCUMENT NO. 2007-0218321, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:**

**A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN DEED RECORDED 10-13-1994 IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, CALIFORNIA AS INSTRUMENT NO. 94159961 OF OFFICIAL RECORDS, BEING A PORTION OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'31" WEST, 9.144 METERS TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY KNOWN AS CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD); THENCE LEAVING SAID EASTERLY LINE OF SAID SECTION 5 AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD), NORTH 89°57'18" WEST, 117.397 METERS TO A POINT ON THE EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD), NORTH 89°57'18" WEST, 285.586 METERS TO A POINT ON THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'15" WEST, 67.181 METERS; THENCE LEAVING SAID WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTH 89°52'33" EAST, 285.587 METERS TO A POINT ON SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTH 00°00'15" EAST, 66.786 METERS TO THE TRUE POINT OF BEGINNING.**

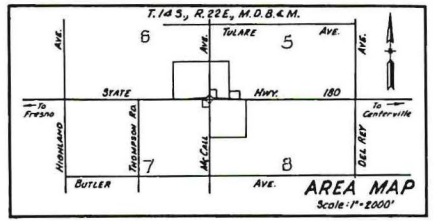
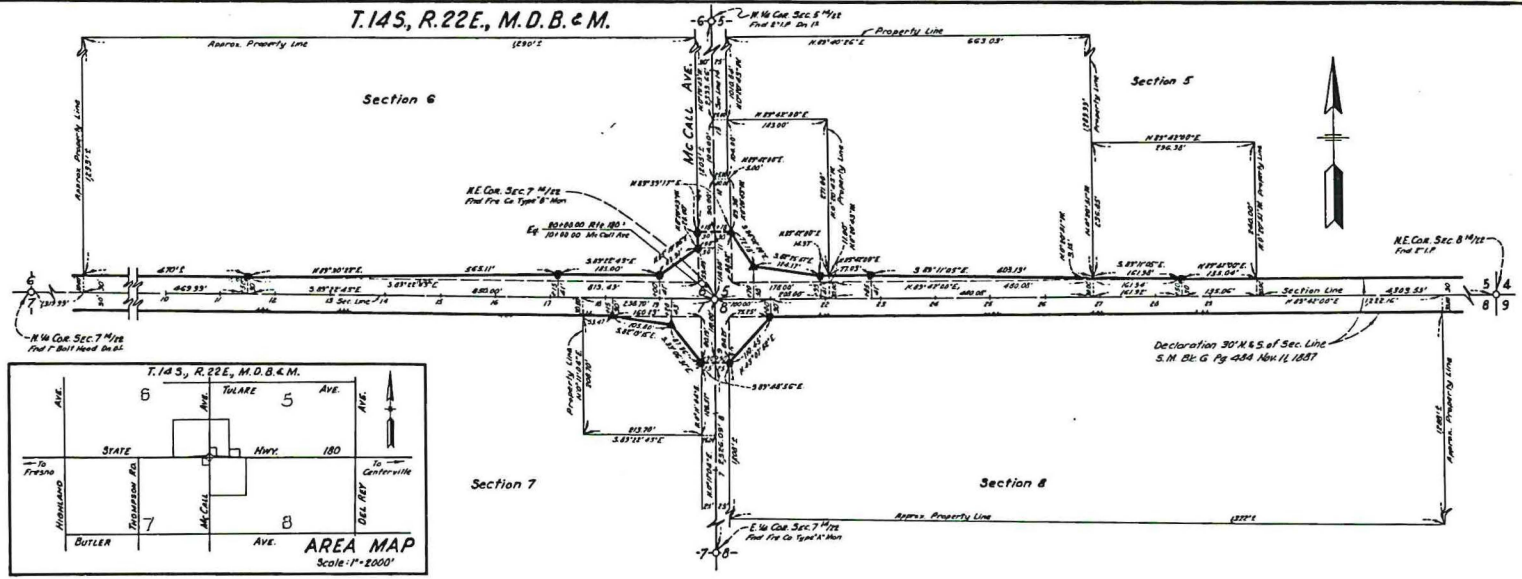
**ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS AND MINERALS BY DEED RECORDED MAY 12, 1954, IN BOOK 3444, PAGE 640, OF OFFICIAL RECORDS.**

**ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS AND MINERALS BY DEED RECORDED MAY 12, 1954, IN BOOK 3444, PAGE 644, OF OFFICIAL RECORDS.**

**ALSO EXCEPTING THEREFROM THE MOBILE HOME LOCATED THEREON.**

**Assessor's Parcel Number: 314-120-52**

6	Fre	180	68.6	1	1
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**BASIS OF BEARING:**  
 The bearing shown on the N line of Section 8 was taken from County of Fresno Construction Plans dated September, 1913 on file in the office of State of California Department of Transportation, District 6.

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyor's Act of the State of California, Department of Transportation in August, 1927.

*E. R. Reed* R.C.E. No. 15693  
 DOCUMENT NO. 127931  
 FILED THIS 10th DAY OF November, 1927  
 AT 11:55 A.M. IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FRESNO COUNTY, CALIFORNIA.  
 BY *Alvina Ariza*  
 COUNTY CLERK



Oct. 23, 1979

**LEGEND**

- ● ○ Described on Map
- △ ▲ △ Spike & Shiner
- ● ○ 1" I.P.W./Calif. D.O.T. Plug
- ■ □ TYPE "A" MON.: Conc. with Brass Cap
- ◇ ◆ ◇ TYPE "B" MON.: Conc. with Brass Cap in Handhole

STATE OF CALIFORNIA  
 BUSINESS AND TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION

**STATE HIGHWAY  
 MONUMENTATION MAP**

SHOWING MONUMENTS FOUND, SET, AND RESET

Scale: 1"=100'

Recording requested by:  
FIRST AMERICAN TITLE CO.

When Recorded Mail to :

Department of Transportation  
855 M. Street, Suite 200  
Fresno, CA 93721

State Business-No Recording Fee  
(Gov. Code 27383)

BY: *[Signature]*

Right of Way Agent

5



FRESNO County Recorder  
Robert C. Werner  
DOC- 2007-0218320

Acct 5-First American Title Insurance Company  
Monday, DEC 10, 2007 08:00:00  
Ttl Pd \$0.00 Nbr-0002660486  
DJG/R6/1-5

Space above this line for Recorder's Use

APN 314-120-29

**EASEMENT DEED**  
(INDIVIDUAL)  
ORIGINAL

District	County	Route	Post	Number
06	FRE	180	K.P.R110.86	84463-2

KUNIHICO YAMAKAWA AND ITOKO YAMAKAWA AS CO-TRUSTEE OF THE YAMAKAWA 2002 LIVING TRUST  
ESTABLISHED UNDER TRUST AGREEMENT DATED NOVEMBER 15, 2002.

\_\_\_\_\_ GRANT to the STATE OF CALIFORNIA, an  
EASEMENT for public street and utility purposes upon, over, beneath and across that certain real property in the  
unincorporated territory, County of Fresno, State of California, described as:

(SEE EXHIBIT "A" ATTACHED HERETO)

EXHIBIT "A"

ROAD EASEMENT PARCEL 84463-2

AN EASEMENT FOR ROADWAY AND ACCESS PURPOSES IN, OVER, AND TO THAT PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN DEED RECORDED 10-13-1994 IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, CALIFORNIA, AS INSTRUMENT NO. 94159961 OF OFFICIAL RECORDS, BEING A PORTION OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'31" WEST, 9.144 METERS TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY KNOWN AS CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD); THENCE LEAVING SAID EASTERLY LINE OF SAID SECTION 5 AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD), NORTH 89°57'18" WEST, 117.397 METERS TO A POINT ON THE EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'15" WEST, 66.786 METERS TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, NORTH 89°52'33" WEST, 285.587 METERS TO A POINT ON THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'15" WEST, 22.456 METERS; THENCE LEAVING SAID WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTH 89°49'29" EAST, 126.116 METERS; THENCE SOUTH 00°10'31" WEST, 2.258 METERS; THENCE SOUTH 89°50'45" EAST, 115.033 METERS; THENCE NORTH 00°10'31" EAST, 2.216 METERS; THENCE SOUTH 89°49'29" EAST, 44.438 METERS TO A POINT ON SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTH 00°00'15" EAST, 22.201 METERS TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6,120.1 SQUARE METERS (0.612 HECTARES), MORE OR LESS.

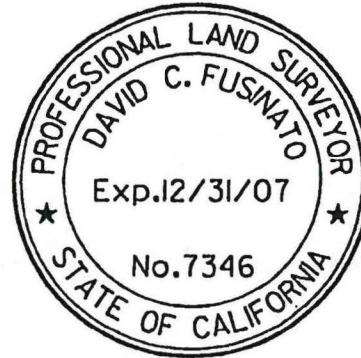
THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE CALIFORNIA COORDINATE SYSTEM NAD83 ZONE 4 AND IS BASED ON A LINE BETWEEN HPGN STATION "D CA 06 PH" AND HPGN "KAKTUS AZ MK" PER N.G.S. DATA SHEETS, I.E. SOUTH 85°46'35" EAST.



THE METRIC DISTANCES STATED HEREIN ARE GRID DISTANCES. THE COMBINED GRID FACTOR USED TO OBTAIN THESE DISTANCES IS 0.99994236 AT N.G.S. HPGN STATION "D CA 06 PH" WHICH HAS NAD83 COORDINATES OF: NORTH 654,966.181 METERS, EAST 1,947,714.702 METERS. MULTIPLY GRID DISTANCES BY 1.000057643 TO OBTAIN GROUND DISTANCES.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE: *David C. Fusinato*  
DAVID C FUSINATO, LS 7346  
LICENSE EXPIRES 12/31/07  
DATE: August 3, 2007



3

Dated this 11 day of September, 2007.



~~Kunihiko~~ The Yamakawa 2002 Living Trust established under Trust agreement dated 11-15-02  
~~Kunihiko Yamakawa~~  
KUNIHICO YAMAKAWA  
~~Itoko Yamakawa~~  
ITOKO YAMAKAWA

STATE OF CALIFORNIA

PERSONAL ACKNOWLEDGMENT

County of \_\_\_\_\_ } SS

On this the 11 day of September 2007, before me Lorayne Ann Hogan, Notary Public  
Name, Title of Officer-E.G., Jane Doe, Notary Public

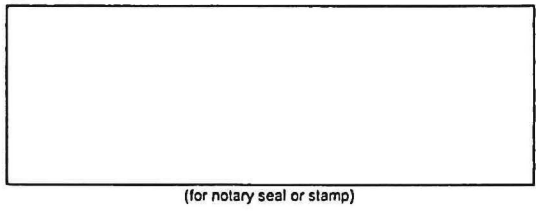
personally appeared Kunihiko Yamakawa and Itoko Yamakawa  
Name(s) of Signer(s)

- personally known to me
- 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.

Lorayne Ann Hogan  
(Notary Public's signature in and for said County and State)



THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 26TH day of SEPTEMBER, 2007

WILL KEMPTON

Director of Transportation

By Larry L. Steelman

Attorney in Fact

LARRY L. STEELMAN

SENIOR RIGHT OF WAY AGENT

4

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Fresno

On 11 Sept 2007 before me, Lorayne Ann Hogan Notary Public

personally appeared Italo Yamakawa + Kimiko Yamakawa

- 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.

Place Notary Seal Above

Signature Lorayne Ann Hogan  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Easement Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

5

Recording requested by:  
**FIRST AMERICAN TITLE CO.**  
When Recorded Mail to :

Department of Transportation  
855 M. Street, Suite 200  
Fresno, CA 93721

State Business-No Recording Fee  
(Gov. Code 27383)

BY: *Rubra A. Rey*  
Right of Way Agent

5



FRESNO County Recorder  
Robert C. Werner  
**DOC- 2007-0218321**

Acct 5-First American Title Insurance Company  
Monday, DEC 10, 2007 08:00:00  
Ttl Pd \$0.00 Nbr-0002660487  
DJG/R6/1-5

Space above this line for Recorder's Use

APN 314-120-29

**GRANT DEED**  
(INDIVIDUAL)  
**ORIGINAL**

District	County	Route	Post	Number
06	FRE	180	KP R110.86	84463-1

KUNIHICO YAMAKAWA AND ITOKO YAMAKAWA AS CO-TRUSTEE OF THE YAMAKAWA 2002 LIVING TRUST  
ESTABLISHED UNDER TRUST AGREEMENT DATED NOVEMBER 15, 2002.

\_\_\_\_\_ GRANTS to the STATE OF CALIFORNIA, all that real  
property in the unincorporated area, County of Fresno, State of California, described as:

(SEE EXHIBIT "A" ATTACHED HERETO)



EXHIBIT "A"

FEE PARCEL 84463-1

A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN DEED RECORDED 10-13-1994 IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, CALIFORNIA AS INSTRUMENT NO. 94159961 OF OFFICIAL RECORDS, BEING A PORTION OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'31" WEST, 9.144 METERS TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY KNOWN AS CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD); THENCE LEAVING SAID EASTERLY LINE OF SAID SECTION 5 AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD), NORTH 89°57'18" WEST, 117.397 METERS TO A POINT ON THE EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD), NORTH 89°57'18" WEST, 285.586 METERS TO A POINT ON THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'15" WEST, 67.181 METERS; THENCE LEAVING SAID WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTH 89°52'33" EAST, 285.587 METERS TO A POINT ON SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTH 00°00'15" EAST, 66.786 METERS TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 19,129.47 SQUARE METERS (1.913 HECTARES), MORE OR LESS.

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE DESCRIBED PROPERTY IN AND TO EXISTING CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD).

THE AFOREMENTIONED FEE PARCEL CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS, APPURTENANT TO THE GRANTOR'S REMAINING PROPERTY, IN AND TO SAID FREEWAY.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE CALIFORNIA COORDINATE SYSTEM NAD83 ZONE 4 AND IS BASED ON A LINE BETWEEN HPGN STATION "D CA 06 PH" AND HPGN "KAKTUS AZ MK" PER N.G.S. DATA SHEETS, I.E. SOUTH 85°46'35" EAST.

SHEET 1 OF 2



THE METRIC DISTANCES STATED HEREIN ARE GRID DISTANCES. THE COMBINED GRID FACTOR USED TO OBTAIN THESE DISTANCES IS 0.99994236 AT N.G.S. HPGN STATION "D CA 06 PH" WHICH HAS NAD83 COORDINATES OF: NORTH 654,966.181 METERS, EAST 1,947,714.702 METERS. MULTIPLY GRID DISTANCES BY 1.000057643 TO OBTAIN GROUND DISTANCES.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE: *Steven M. Howell*  
STEVEN M. HOWELL, LS 5758  
LICENSE EXPIRES 6/30/04  
DATE: October 4, 2001



3

Dated this 11 day of September, 2007.

The Yamakawa 2002 Living Trust  
Established under Trust Agreement dated 11-15-02



Kunihiko Yamakawa  
KUNIIHIKO YAMAKAWA  
Itoko Yamakawa  
ITOKO YAMAKAWA

STATE OF CALIFORNIA

PERSONAL ACKNOWLEDGMENT

County of \_\_\_\_\_ } SS

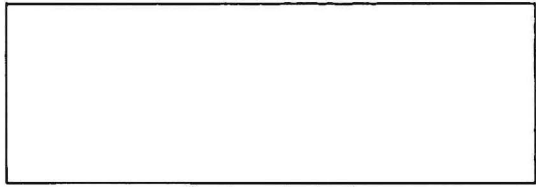
On this the 11 day of September, 2007, before me, Lorayne Ann Hogan - Notary Public  
Name, Title of Officer-E.G., "Jane Doe, Notary Public"

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

- personally known to me
- 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.



\_\_\_\_\_  
(Notary Public's signature in and for said County and State)

(for notary seal or stamp)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 26TH day of SEPTEMBER, 2007

\_\_\_\_\_  
WILL KEMPTON  
Director of Transportation  
By Larry L. Steelman  
Attorney in Fact  
LARRY L. STEELMAN  
SENIOR RIGHT OF WAY AGENT

4

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Fresno

On 11, Sept 2007 before me, Lorayne Ann Hogan - Notary Public

personally appeared Italo Jimenez + Konrad Jimenez

- 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.

Place Notary Seal Above

Signature [Signature]  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Erent Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

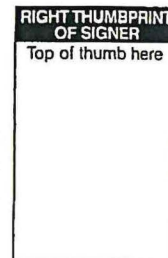
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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



Signer Is Representing: \_\_\_\_\_

5

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE  
SHOWN BELOW, MAIL TAX STATEMENT TO

Name Mr. & Mrs. Kunihiko  
Street Address Yamakawa  
1352 W. Menlo  
City & State Fresno, CA. 93711  
Zip

Title Order No. \_\_\_\_\_ Excerpt No. 451588-MT

94159961



CHICAGO TITLE

RECORDED IN OFFICIAL RECORDS OF  
FRESNO COUNTY, CALIFORNIA  
AT \_\_\_\_\_ MIN PAST \_\_\_\_\_ M  
OCT 13 1994  
WILLIAM C. GREENWOOD  
County Recorder

T 355 Legal (2-94)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 156.20

unincorporated area  City of \_\_\_\_\_

Parcel No. Ptn 314-120-26

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ELLWOOD W. JOHNSTON, as Trustee under Declaration of Trust dated May 8, 1975; and  
MARY LOU PAULSON, as Trustee of the Mary Lou Paulson Family Trust U/D/T dated 12/27/90;  
hereby GRANT(S) to

KUNIHICO YAMAKAWA and YOKO YAMAKAWA,  
husband and wife, as community property,

the following described real property in the  
county of Fresno, state of California:

AS DESCRIBED AT EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

\*which is incorrectly shown of record as 12/27/70.

Dated July 29, 1994

STATE OF California } S.S.  
COUNTY OF Clark

On August 8, 1994 before me,

Adrienne Smith  
a Notary Public in and for said County and State, personally appeared  
Mary Lou Paulson

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 this instrument, the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal  
Signature Adrienne Smith

Ellwood W. Johnston, Trustee  
Ellwood W. Johnston, as Trustee

Mary Lou Paulson, Trustee  
Mary Lou Paulson, as Trustee



ADRIENNE SMITH  
Notary Public - Nevada  
Clark County  
My appt. exp. Feb. 10, 1997

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_

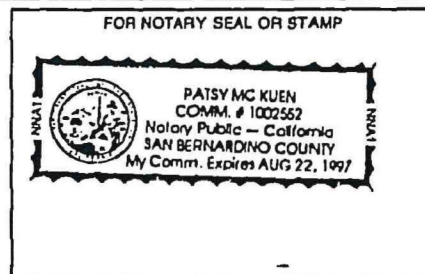
STATE OF CALIFORNIA, }  
COUNTY OF San Bernardino } S.S.

On August 11, 1994, before me, Patsy McKuen  
a Notary Public in and for said County and State, personally  
appeared Ellwood W. Johnston

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.

Signature Patsy McKuen



STATE OF CALIFORNIA, }  
COUNTY OF \_\_\_\_\_ } S.S.

On \_\_\_\_\_, before me, \_\_\_\_\_  
a Notary Public in and for said County and State, personally  
appeared \_\_\_\_\_

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.

Signature \_\_\_\_\_



EXHIBIT "A"  
DESCRIPTION

Page 1

Order No. 451588 JB

The West 936.96 feet of the South half of the East half of the Southwest quarter of Section 5, Township 14 South, Range 22 East, Mount Diablo Base and Meridian, Fresno County, California, according to the Official Plat thereof.

Excepting therefrom an undivided one-fourth interest in and to all oil, gas and mineral rights, together with all easements and rights of egress and ingress reasonably necessary or convenient for the full exercise of such reserved rights, as reserved in the Deed from Leonard P. LeBlanc, H. E. Leonard and Mario Pagliasso, the duly appointed, qualified and acting Executors and Executrix, respectively, of the Estate of H. B. Leonard, also known as Hubert B. Leonard, also known as Hubert Benjamin Leonard, deceased, to Cheslie D. Saroyan, et al, dated April 27, 1954, recorded May 12, 1954, in Book 3444, Page 640, Official Records.

ALSO EXCEPTING therefrom an undivided one-fourth interest in and to all oil, gas and minerals rights, together with all easements and rights of egress and ingress reasonably necessary or convenient for the full exercise of such reserved rights, as reserved in the deed from Ena Deyo Leonard to Cheslie D. Saroyan and Amie Saroyan, husband and wife, as to an undivided one-half interest, and Nicklos Allen Draklich and Betty Draklich, husband and wife, as to undivided one-half interest, dated April 26, 1954, recorded May 12, 1954, in Book 3444, Page 644, Official Records.

84



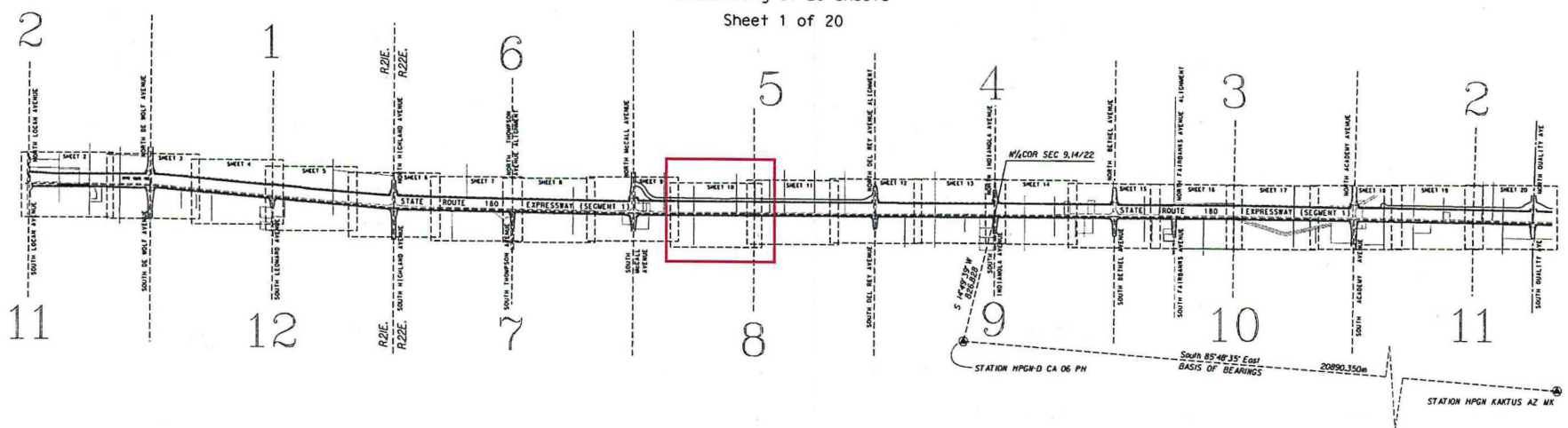
# Record of Survey

for Department of Transportation

State Route 180  
Fresno County, California

Portions of Sections 1, 2, 11 and 12, T.14 S., R.21 E.,  
and Sections 2 through 11, T.14 S., R.22 E., M.D.B. & M.

Consisting of 20 Sheets  
Sheet 1 of 20



### BASIS OF BEARINGS

THE BEARINGS SHOWN ON THESE MAPS ARE ON THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 4. THE BEARING BETWEEN STATIONS HPGH-D CA 06 PH and HPGH KARTUS AZ MK, IS TAKEN TO BE SOUTH 85°48'35" EAST, ACCORDING TO THE RECORD OF SURVEY RECORDED IN BOOK 45, PAGES 33 AND 34, FRESNO COUNTY RECORDS.

### SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FROM OCTOBER, 2001 TO MARCH, 2012.



*David C. Fusinato*  
DAVID C. FUSINATO, L.S. 7346  
EXPIRES 12-31-2021

### COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS 10th DAY OF March, 2020.



STEVEN E. WHITE, DIRECTOR  
DEPARTMENT OF PUBLIC WORKS AND PLANNING  
BY *Kevin W. Neuring*  
KEVIN WAENRING, P.L.S. 8200,  
DEPUTY COUNTY SURVEYOR

### RECORDER'S STATEMENT

DOCUMENT NO. 2020-0034636  
FILED THIS 10 DAY OF MARCH, 2020,  
AT 10:44 A.M. IN BOOK 64 OF RECORD OF SURVEYS, AT  
PAGE 103 AT THE REQUEST OF CALIFORNIA DEPARTMENT  
OF TRANSPORTATION.

FEE: \$ 0

PAUL OCTOS, CPA  
FRESNO COUNTY RECORDER

*Paul Octos*  
DEPUTY COUNTY RECORDER

### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

PS 14-063



85

# Record of Survey

for Department of Transportation

State Route 180  
Fresno County, California

T.14 S., R.21 E., M.D.B.& M.

Sheet 2 of 20

All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.



C 1/4 COR SEC 2, 14/21  
Found 1 1/2" Iron Pipe down 1.5'  
tagged REC 12406, per Corner  
Record No. 6937 on file with  
the Fresno County Surveyor

PM-7505

Bk 54 Pg 44

CALIMYRNA

COLONY

Section 2

RS Bk 2

Pg 72

Lot 29

N 1/4 COR SEC 11, 14/21  
Found Caltrans Brass Disk per Corner  
Record No. 8037 on file with the  
Fresno County Surveyor.

STATE ROUTE 180 EXPRESSWAY

"A" LINE (SEGMENT 1)

E. KINGS CANYON ROAD (ROUTE 180)

LOCAN

Lot 3

Section 11

COLONY

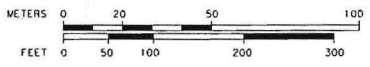
Lot 2

RS Bk 5 Pg 56

### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- - - - - Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post
- ( ) Record Data per Record of Survey recorded in Book 62, Pages 1-16, Record of Surveys, Fresno County Records

For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721. Ph (559) 445-6566



### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

Bearings are on CCS 83 - Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

SEE SHEET No. 3

RS 16-003

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.  
Non-Order Search  
Doc: FRR 64-94  
Page 2 of 20  
Requested By: akantik, Printed: 5/23/2023 1:07 AM



# Record of Survey

for Department of Transportation  
State Route 180  
Fresno County, California  
T.14 S., R.21 E., M.D.B.& M.  
Sheet 3 of 20

All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

CALIMYRNA

COLONY

Lot 29

Lot 30

RS Bk 2 Pg 72

Section 2

Section 1

STATE ROUTE 180

EXPRESSWAY (SEGMENT 1)

E. KINGS CANYON ROAD (ROUTE 180)

LOCAN

COLONY

Lot 2

Lot 1

Section 11

Section 12

RS Bk 5 Pg 56

W 1/4 COR SEC 1, 14/21  
Found 2" Iron Pipe, down 0.2',  
tag unreadable, per Corner  
Record No. 6933, on file with  
the Fresno County Surveyor

NW COR SEC 12, 14/21  
Found Scott McKay Monument,  
down 0.4', per Corner Record  
No. 6936, on file with the  
Fresno County Surveyor

W 1/4 COR SEC 12, 14/21  
Found 3/4" Iron Pipe, tagged  
LS 2737, per Corner Record  
No. 4776, on file with the  
Fresno County Surveyor

9m wide North Utility  
Corridor Easement  
See State of California Record  
Maps for recording Information

9m wide North Utility  
Corridor Easement  
See State of California Record  
Maps for recording Information

SEE SHEET No. 2

SEE SHEET No. 4

### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

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Ph (559) 445-6566

### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post
- ( ) Record Data per Record of Survey recorded in Book 62, Pages 1-16, Record of Surveys, Fresno County Records



Bearings are on CCS 83 - Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

# Record of Survey

for Department of Transportation  
 State Route 180  
 Fresno County, California  
 T.14 S., R.21 E., M.D.B.& M.

Sheet 4 of 20



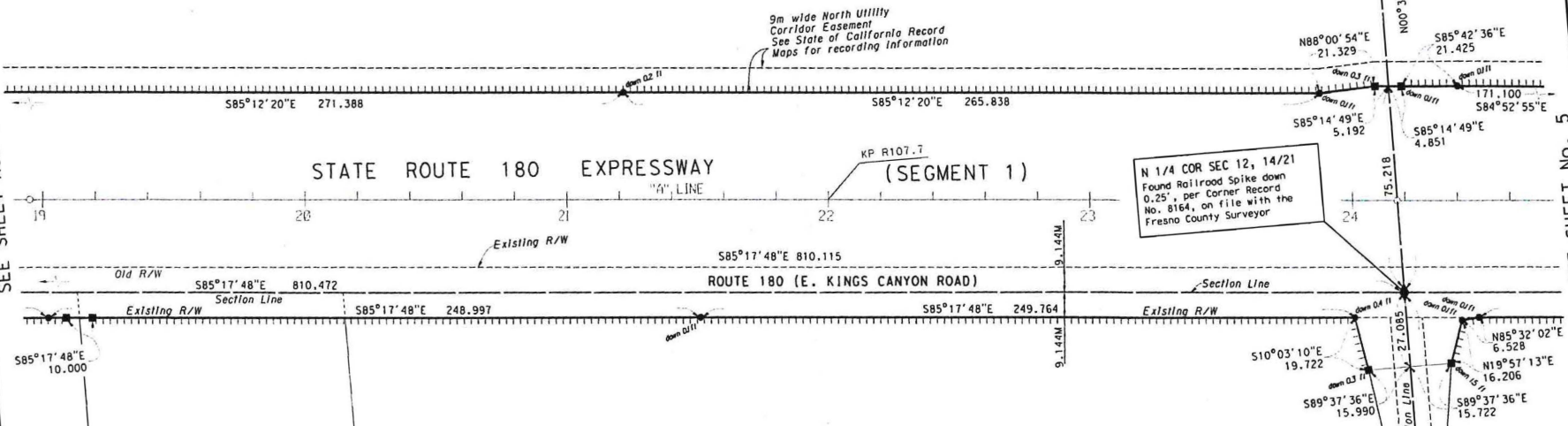
All distances are in meters unless otherwise noted.  
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Bearings are on CCS 83, Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

C 1/4 COR SEC 1, 14/21  
 Found 3/4" Iron Pipe, up 0.2', no tag. Record Monument is 1.5" Iron Pipe, LS 3920, per Corner Record No. 2101, on file with the Fresno County Surveyor

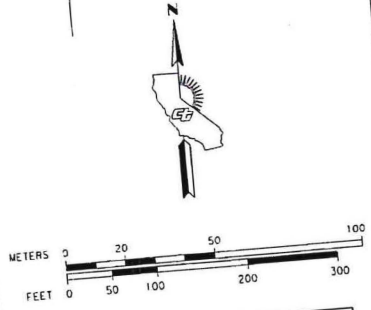
N 1/4 COR SEC 12, 14/21  
 Found Railroad Spike down 0.25', per Corner Record No. 8164, on file with the Fresno County Surveyor

C 1/4 COR SEC 12, 14/21  
 Found 2" Iron Pipe, Brass Tag LS 2737, per Corner Record No. 4870, on file with the Fresno County Surveyor



SEE SHEET No. 3

SEE SHEET No. 5



For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post 1 + Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721, Ph (559) 445-6566

- LEGEND**
- Set 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - ◆ Section corner found as described on map
  - Right of Way Line for State Highway or County Road
  - New Right of Way Line as established per this survey
  - ||||| New Access Control Line as established per this survey
  - KP State Route Kilometer Post

**STATEMENT OF PURPOSE**  
 The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue.  
 It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

Non-Order Search

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# Record of Survey

for Department of Transportation

State Route 180  
Fresno County, California

T.14 S., R.21 E., M.D.B.& M.

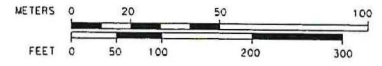
Sheet 5 of 20

Section 1

Section 12



All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.



C 1/4 COR SEC 1, 14/21  
Found 3/4" Iron Pipe, up 0.2',  
no tag. Record Monument is  
1.5" Iron Pipe, LS 3920, per  
Corner Record No. 2101, on  
file with the Fresno County  
Surveyor

N 1/4 COR SEC 12, 14/21  
Found Railroad Spike down  
0.25', per Corner Record  
No. 8164, on file with the  
Fresno County Surveyor

C 1/4 COR SEC 12, 14/21  
Found 2" Iron Pipe, Brass Tag  
LS 2737, per Corner Record  
No. 4870, on file with the  
Fresno County Surveyor

- LEGEND**
- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - ◆ Section corner found as described on map
  - - - Right of Way Line for State Highway or County Road
  - New Right of Way Line as established per this survey
  - New Access Control Line as established per this survey
  - KP State Route Kilometer Post

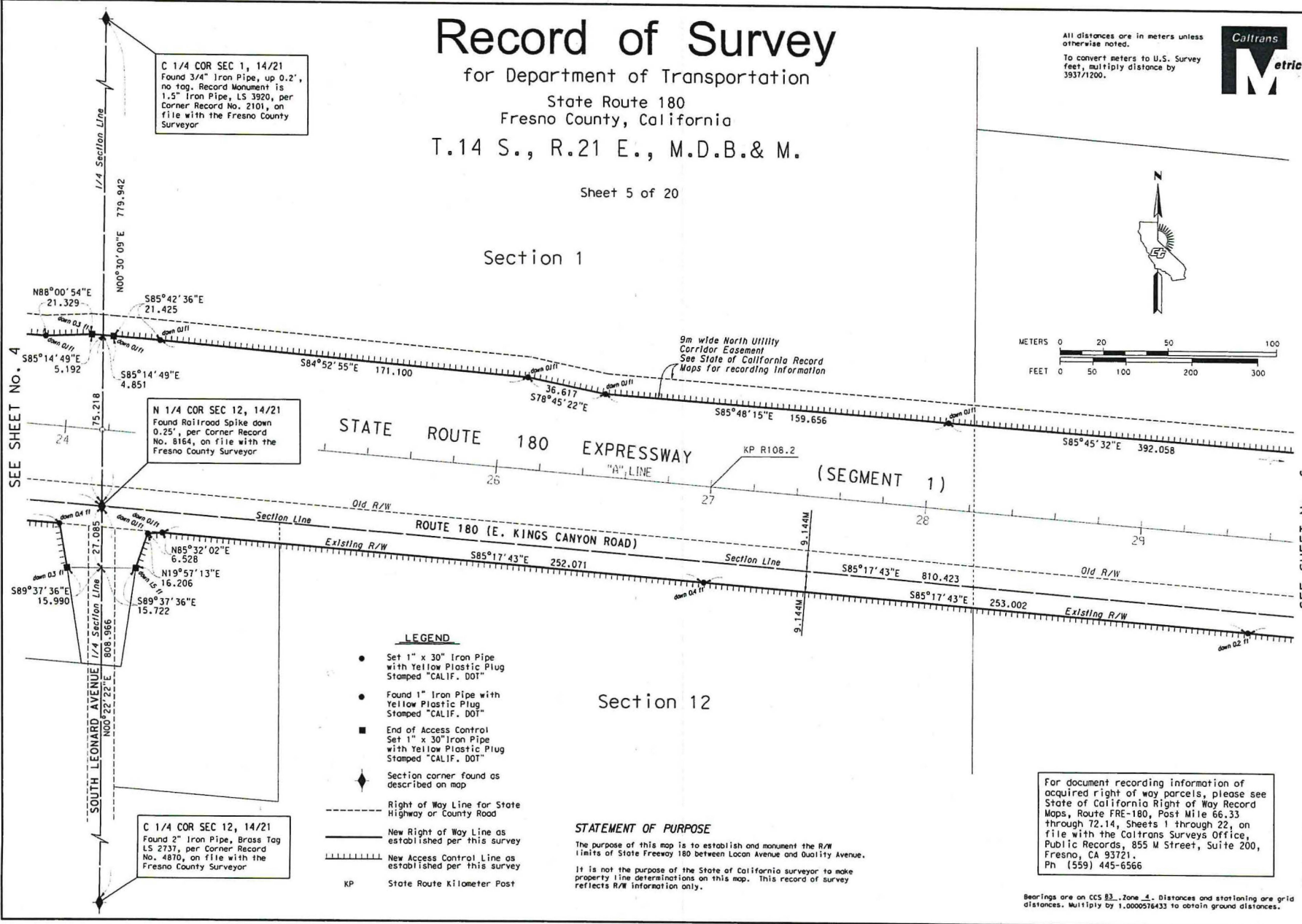
**STATEMENT OF PURPOSE**

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue.

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For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721.  
Ph (559) 445-6566

Bearings are on CCS 83...Zone 1. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.



SEE SHEET No. 6

RS 10-063

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.  
 Non-Order Search  
 Doc: FR.R 64-94  
 Page 5 of 20  
 Requested By: akarthik, Printed: 5/23/2023 1:07 AM



# Record of Survey

for Department of Transportation

State Route 180  
Fresno County, California

Sheet 6 of 20

T.14 S., R.22 E., M.D.B.& M.

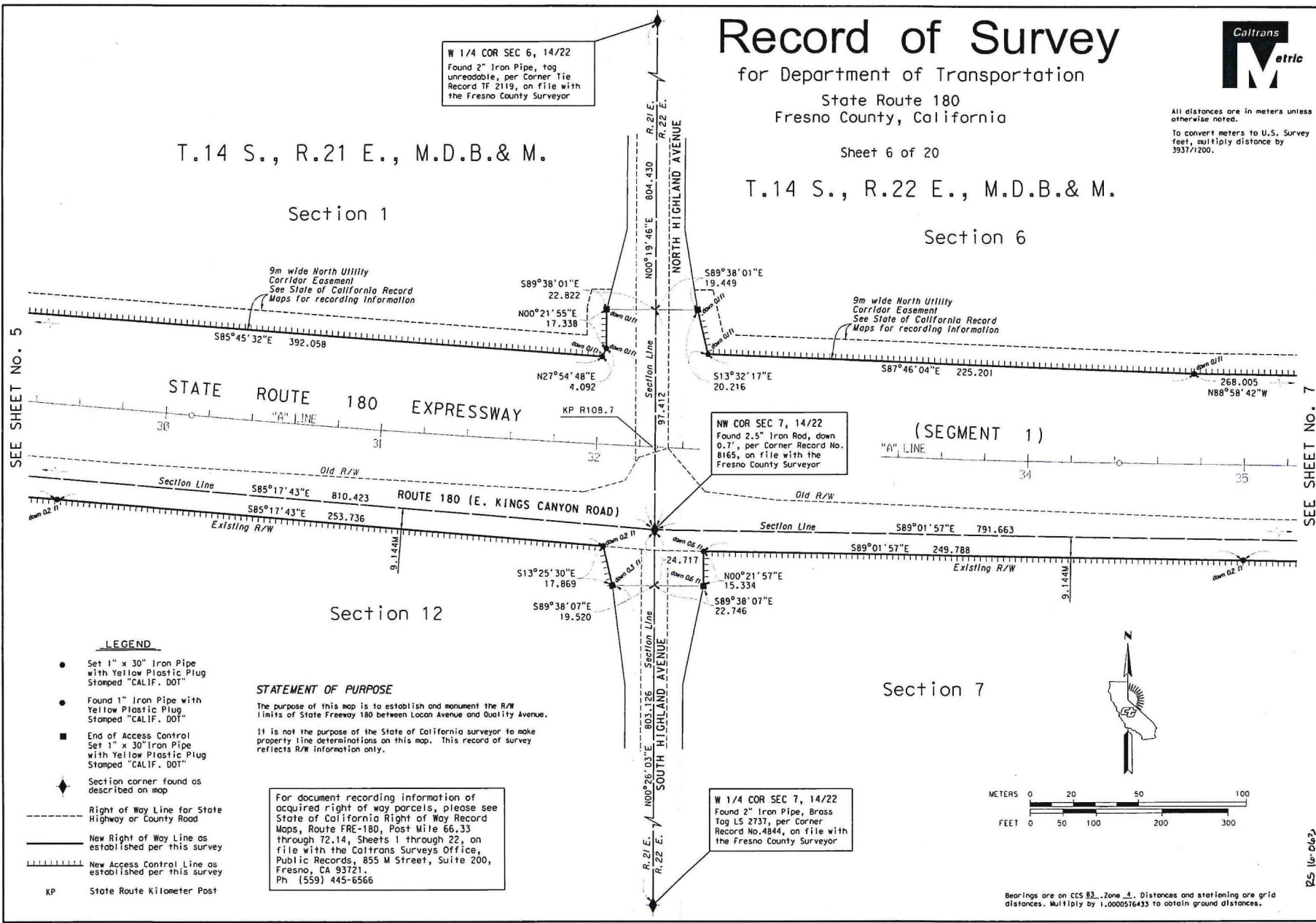
Section 6

All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

W 1/4 COR SEC 6, 14/22  
Found 2" Iron Pipe, top unreadable, per Corner Tie Record TF 2119, on file with the Fresno County Surveyor

T.14 S., R.21 E., M.D.B.& M.

Section 1



(SEGMENT 1)

NW COR SEC 7, 14/22  
Found 2.5" Iron Rod, down 0.7', per Corner Record No. 8165, on file with the Fresno County Surveyor

W 1/4 COR SEC 7, 14/22  
Found 2" Iron Pipe, Brass Top LS 2737, per Corner Record No. 4844, on file with the Fresno County Surveyor

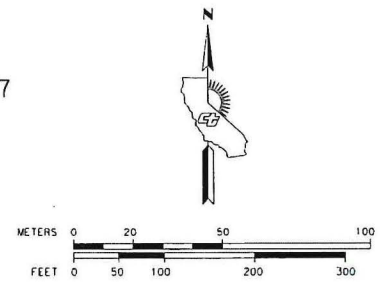
### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- XP State Route Kilometer Post

### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue.  
It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721. Ph (559) 445-6566



Bearings are on CCS 83...Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

SEE SHEET NO. 7

PS 16-067

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.  
Non-Order Search  
Doc: FRR:R 64-94  
Page 6 of 20  
Requested By: akarthik, Printed: 5/23/2023 1:07 AM



# Record of Survey

for Department of Transportation  
State Route 180  
Fresno County, California  
T.14 S., R.22 E., M.D.B.& M.

Sheet 7 of 20

Section 6

Section 7

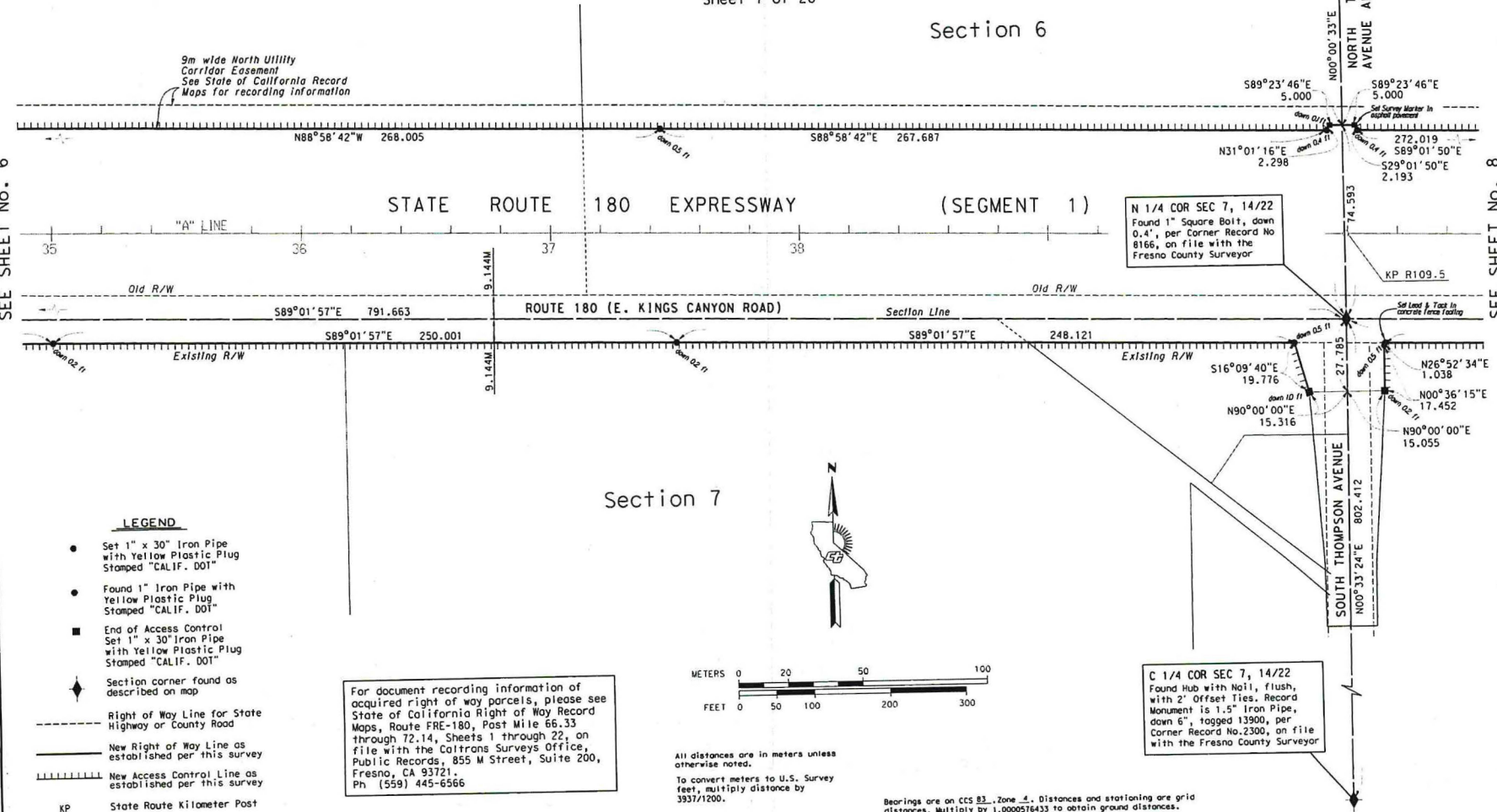
### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

C 1/4 COR SEC 6, 14/22  
Found 2" Iron Pipe, down 0.5',  
Brass Tag LS 2931, per Corner  
Tie Record IF 2120, on file with  
the Fresno County Surveyor

N 1/4 COR SEC 7, 14/22  
Found 1" Square Bolt, down  
0.4', per Corner Record No  
8166, on file with the  
Fresno County Surveyor

C 1/4 COR SEC 7, 14/22  
Found Hub with Nail, flush,  
with 2" Offset Ties. Record  
Monument is 1.5" Iron Pipe,  
down 6", tagged 13900, per  
Corner Record No.2300, on file  
with the Fresno County Surveyor



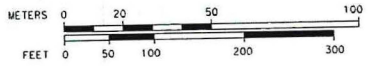
SEE SHEET No. 6

SEE SHEET No. 8

### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug, Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- - - - - Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post

For document recording information of acquired Right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721. Ph (559) 445-6566



All distances are in meters unless otherwise noted. To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

Bearings are on CTS 83, Zone 2. Distances and stationing are grid distances. Multiply by 1.000076433 to obtain ground distances.

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To convert meters to U.S. feet, multiply distance by 3937/1200.

# Record of Survey

for Department of Transportation  
State Route 180  
Fresno County, California  
T.14 S., R.22 E., M.D.B.& M.

Sheet 8 of 20

Section 6

Section 7

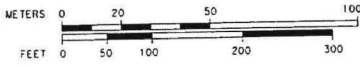
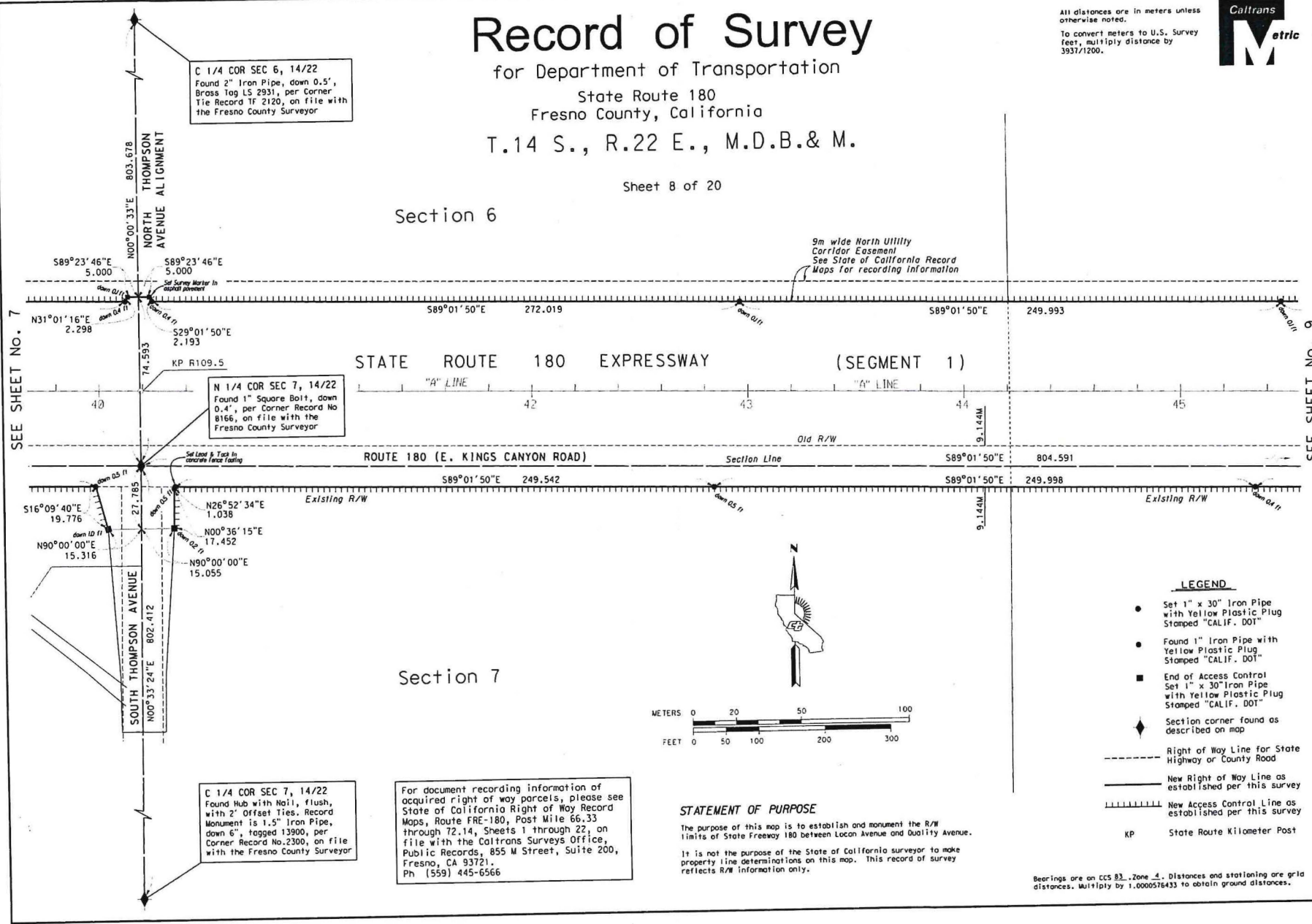
C 1/4 COR SEC 6, 14/22  
Found 2" Iron Pipe, down 0.5',  
Bross Tag LS 2931, per Corner  
Tie Record TF 2120, on file with  
the Fresno County Surveyor

N 1/4 COR SEC 7, 14/22  
Found 1" Square Bolt, down  
0.4', per Corner Record No  
B166, on file with the  
Fresno County Surveyor

C 1/4 COR SEC 7, 14/22  
Found Hub with Nail, flush,  
with 2' Offset Ties. Record  
Monument is 1.5" Iron Pipe,  
down 6", tagged 13900, per  
Corner Record No.2300, on file  
with the Fresno County Surveyor

For document recording information of  
acquired right of way parcels, please see  
State of California Right of Way Record  
Maps, Route FRE-180, Post Mile 66.33  
through 72.14, Sheets 1 through 22, on  
file with the Caltrans Surveys Office,  
Public Records, 855 M Street, Suite 200,  
Fresno, CA 93721.  
Ph (559) 445-6566

9m wide North Utility  
Corridor Easement  
See State of California Record  
Maps for recording information



### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locon Avenue and Quality Avenue.

It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug, Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post

Bearings are on CCS 83, Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

SEE SHEET No. 9

RS 10-065

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Non-Order Search Doc: FRIR 64-94  
Page 8 of 20  
Requested By: skarthik, Printed: 5/23/2023 1:07 AM



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To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

# Record of Survey

for Department of Transportation  
State Route 180  
Fresno County, California  
T.14 S., R.22 E., M.D.B.& M.

Sheet 9 of 20

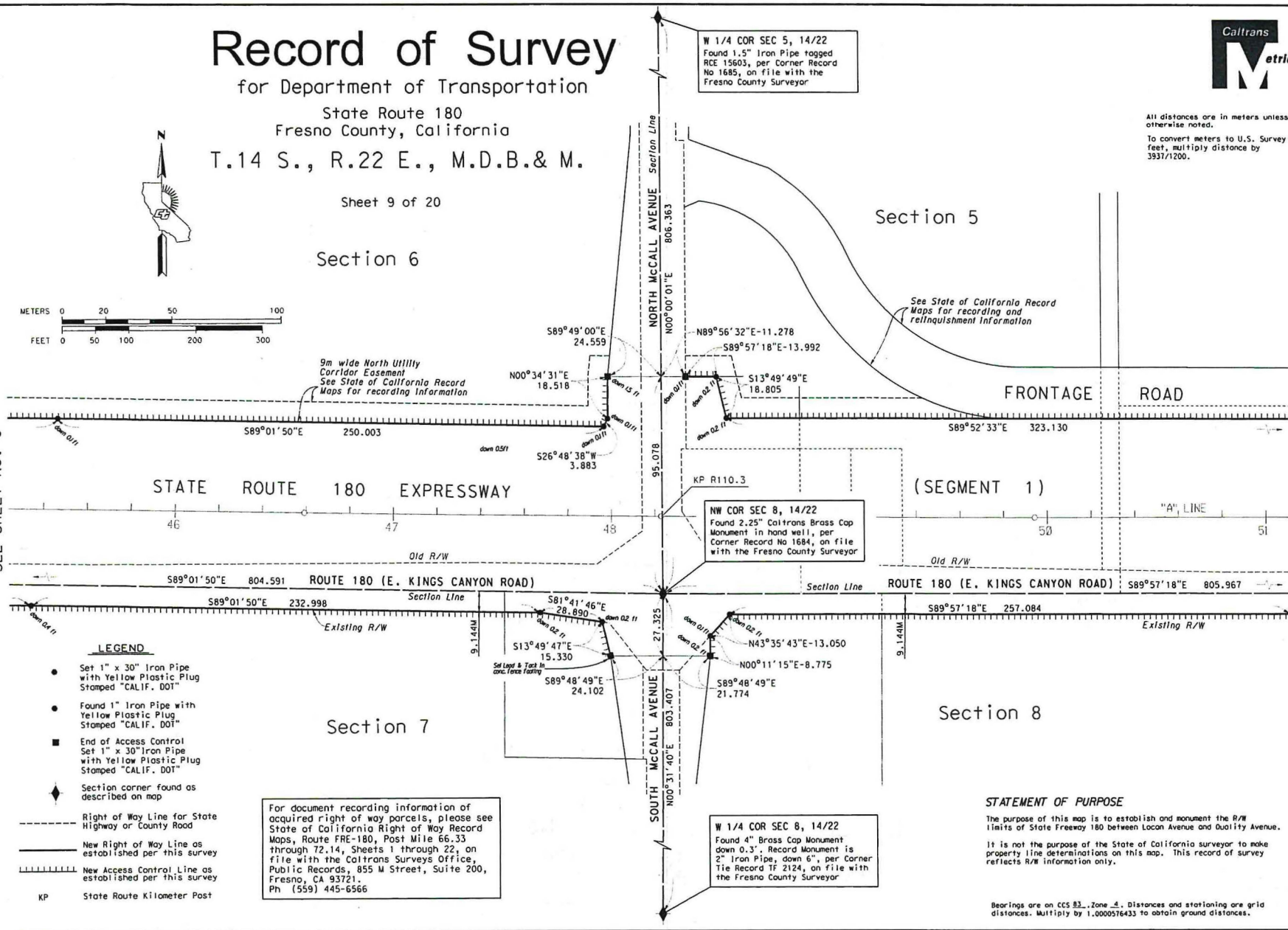
Section 6

Section 5



SEE SHEET No. 8

SEE SHEET No. 10



W 1/4 COR SEC 5, 14/22  
Found 1.5" Iron Pipe tagged  
RCE 15603, per Corner Record  
No 1685, on file with the  
Fresno County Surveyor

NW COR SEC 8, 14/22  
Found 2.25" Caltrans Brass Cap  
Monument in hand well, per  
Corner Record No 1684, on file  
with the Fresno County Surveyor

W 1/4 COR SEC 8, 14/22  
Found 4" Brass Cap Monument  
down 0.3'. Record Monument is  
2" Iron Pipe, down 6", per Corner  
Tie Record IF 2124, on file with  
the Fresno County Surveyor

For document recording information of  
acquired right of way parcels, please see  
State of California Right of Way Record  
Maps, Route FRE-180, Post Mile 66.33  
through 72.14, Sheets 1 through 22, on  
file with the Caltrans Surveys Office,  
Public Records, 855 M Street, Suite 200,  
Fresno, CA 93721.  
Ph (559) 445-6566

- LEGEND**
- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - ◆ Section corner found as described on map
  - - - - - Right of Way Line for State Highway or County Road
  - New Right of Way Line as established per this survey
  - ||||| New Access Control Line as established per this survey
  - KP State Route Kilometer Post

**STATEMENT OF PURPOSE**  
The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue.  
It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.  
Bearings are on CCS 83, Zone 4. Distances and stationing are grid distances. Multiply by 1.000516433 to obtain ground distances.

This map/data is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.  
Non-Order Search Doc: FRR-64-84  
Page 9 of 20  
Requested By: skarthik, Printed: 5/23/2023 1:07 AM



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# Record of Survey

for Department of Transportation  
State Route 180  
Fresno County, California  
T.14 S., R.22 E., M.D.B.& M.

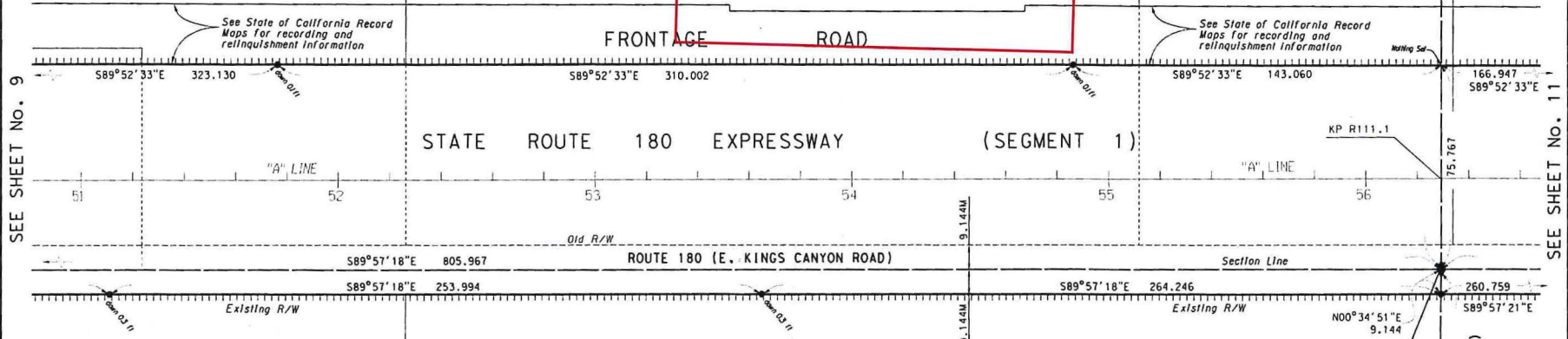
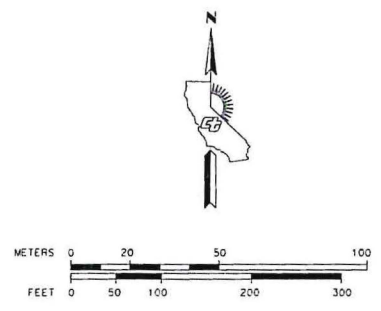
Sheet 10 of 20

Section 5

C 1/4 COR SEC 5, 14/22  
Found Nail with 2' Offset Ties.  
Record Monument is 3/4" Iron  
Pipe with W. O. Gentry cap, 1"  
below road surface, per Corner  
Record No. 2299, on file with  
the Fresno County Surveyor

N 1/4 COR SEC 8, 14/22  
Found PK Nail with 2' Offsets,  
per Corner Record No 8167, on file  
with the Fresno County Surveyor

C 1/4 COR SEC 8, 14/22  
Found 4" Brass Cap Monument  
down 0.3'. Record Monument is  
1.5" Iron Pipe, down 7", per Corner  
Tie Record TF 2123, on file with  
the Fresno County Surveyor



SEE SHEET No. 9

SEE SHEET No. 11

### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post

For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721. Ph (559) 445-6566

### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locon Avenue and Quality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

All distances are in meters unless otherwise noted. To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

Bearings are on CCS 83, Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.  
Non-Order Search  
Doc: FR-R 64-94  
Page 10 of 20  
Requested By: akarthik, Printed: 5/23/2023 1:07 AM

RS 16-063

94



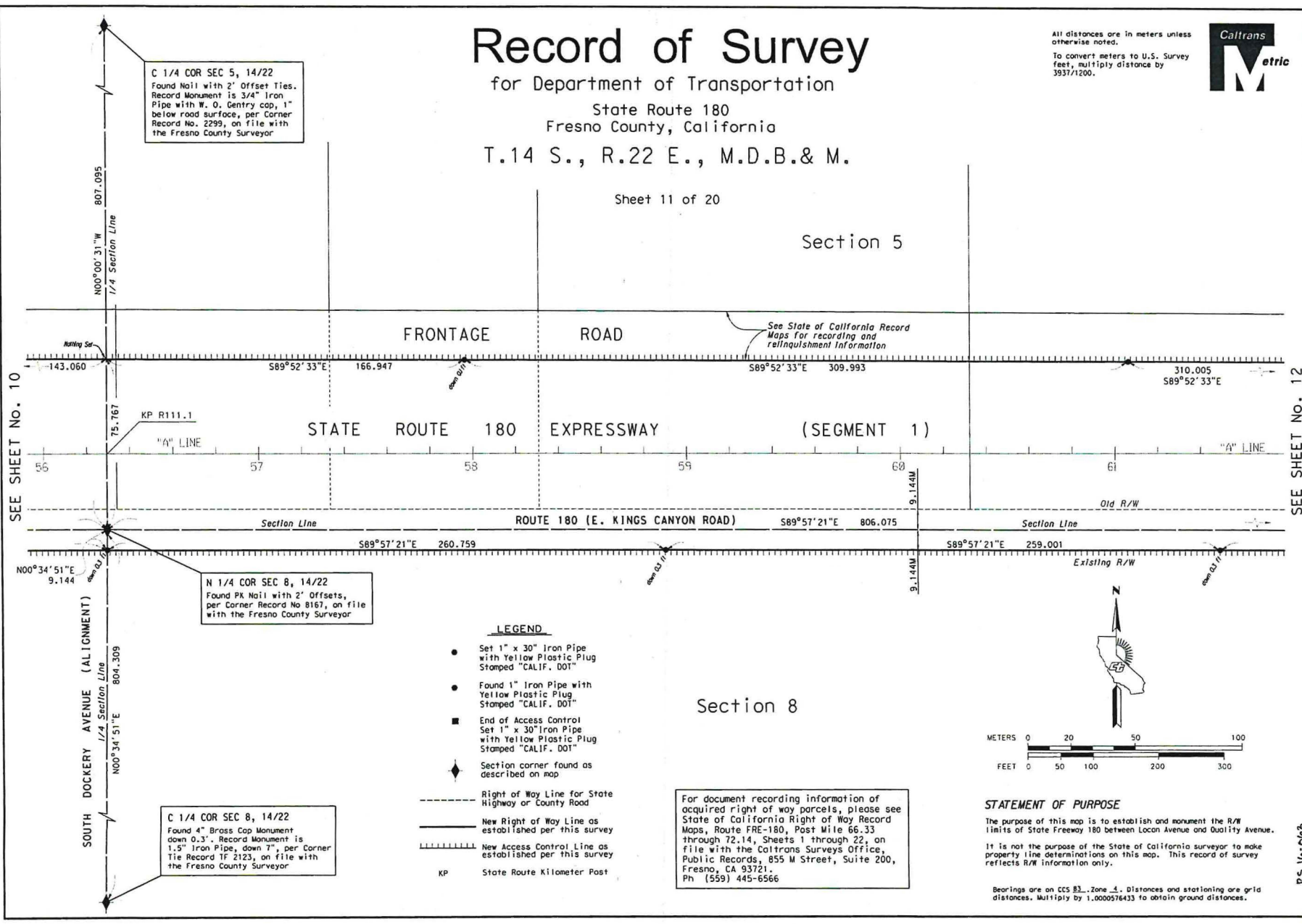
All distances are in meters unless otherwise noted. To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

# Record of Survey

for Department of Transportation  
State Route 180  
Fresno County, California  
T.14 S., R.22 E., M.D.B. & M.

Sheet 11 of 20

Section 5



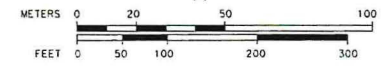
C 1/4 COR SEC 5, 14/22  
Found Nail with 2' Offset Ties.  
Record Monument is 3/4" Iron  
Pipe with W. O. Gentry cap, 1"  
below road surface, per Corner  
Record No. 2299, on file with  
the Fresno County Surveyor

N 1/4 COR SEC 8, 14/22  
Found PK Nail with 2' Offsets,  
per Corner Record No 8167, on file  
with the Fresno County Surveyor

C 1/4 COR SEC 8, 14/22  
Found 4" Brass Cap Monument  
down 0.3'. Record Monument is  
1.5" Iron Pipe, down 7", per Corner  
Tie Record TF 2123, on file with  
the Fresno County Surveyor

- LEGEND**
- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - ◆ Section corner found as described on map
  - Right of Way Line for State Highway or County Road
  - New Right of Way Line as established per this survey
  - ||||| New Access Control Line as established per this survey
  - KP State Route Kilometer Post

For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721. Ph (559) 445-6566



**STATEMENT OF PURPOSE**  
The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locon Avenue and Quality Avenue.  
It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.  
Bearings are on CCS 83... Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

SEE SHEET No. 12

RS 10-0163

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.  
Non-Order Search  
Doc: FRR:R 64-94  
Page 11 of 20  
Requested By: akantik, Printed: 5/23/2023 1:07 AM

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# Record of Survey

for Department of Transportation

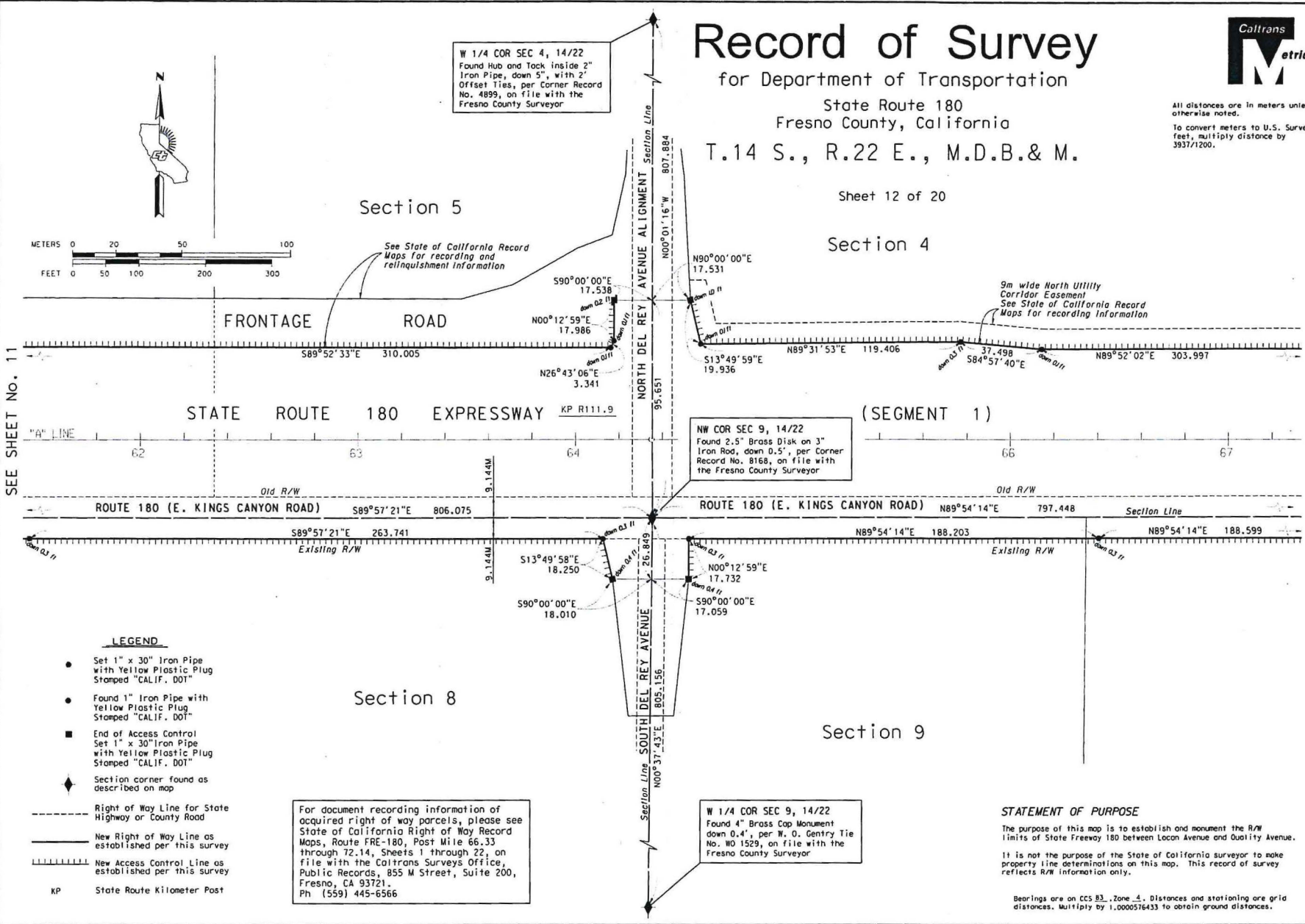
State Route 180  
Fresno County, California

T.14 S., R.22 E., M.D.B.& M.

Sheet 12 of 20

Section 4

All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

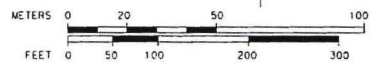


W 1/4 COR SEC 4, 14/22  
 Found Hub and Tack inside 2"  
 Iron Pipe, down 5", with 2"  
 Offset Ties, per Corner Record  
 No. 4899, on file with the  
 Fresno County Surveyor

NW COR SEC 9, 14/22  
 Found 2.5" Brass Disk on 3"  
 Iron Rod, down 0.5", per Corner  
 Record No. 8168, on file with  
 the Fresno County Surveyor

W 1/4 COR SEC 9, 14/22  
 Found 4" Brass Cap Monument  
 down 0.4", per W. O. Gentry Tie  
 No. NO 1529, on file with the  
 Fresno County Surveyor

For document recording information of  
 acquired right of way parcels, please see  
 State of California Right of Way Record  
 Maps, Route FRE-180, Post Mile 66.33  
 through 72.14, Sheets 1 through 22, on  
 file with the Caltrans Surveys Office,  
 Public Records, 855 M Street, Suite 200,  
 Fresno, CA 93721.  
 Ph (559) 445-6566



SEE SHEET No. 11

SEE SHEET No. 13

### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post

### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locon Avenue and Quality Avenue.

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# Record of Survey

for Department of Transportation

State Route 180  
Fresno County, California

T.14 S., R.22 E., M.D.B.& M.

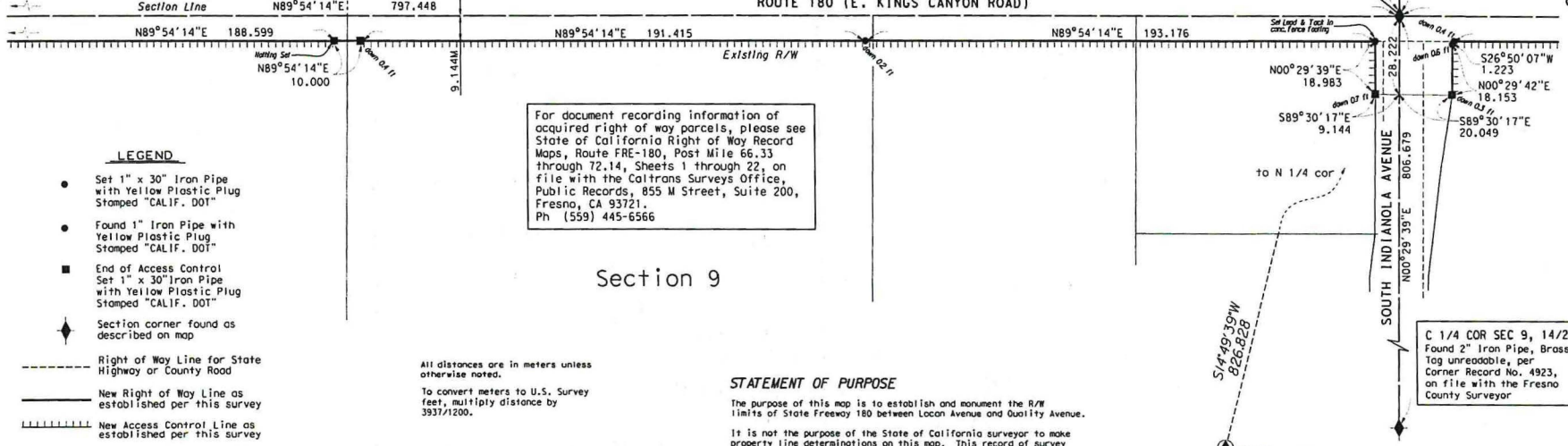
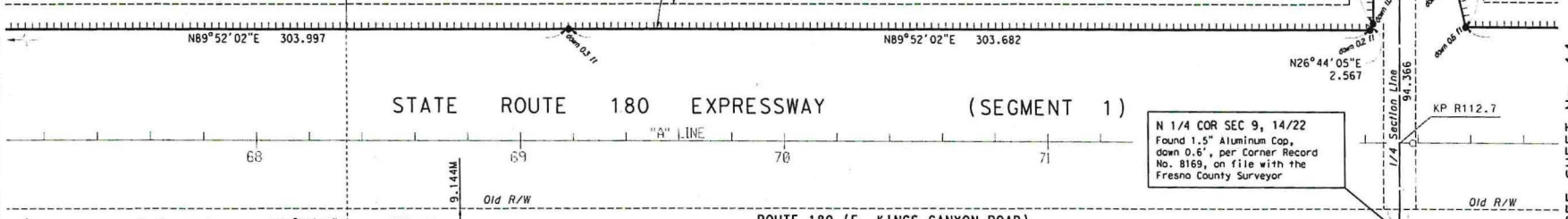
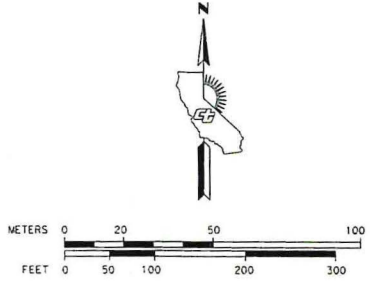
Sheet 13 of 20

Section 4

C 1/4 COR SEC 4, 14/22  
Found 1.5" Iron Pipe, Brass  
Tag LS 2737, per W. O. Gentry  
Tie No. W0 1507, on file with  
the Fresno County Surveyor

N 1/4 COR SEC 9, 14/22  
Found 1.5" Aluminum Cap,  
down 0.6', per Corner Record  
No. B169, on file with the  
Fresno County Surveyor

C 1/4 COR SEC 9, 14/22  
Found 2" Iron Pipe, Brass  
Tag unreadable, per  
Corner Record No. 4923,  
on file with the Fresno  
County Surveyor



- LEGEND**
- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - ◆ Section corner found as described on map
  - Right of Way Line for State Highway or County Road
  - New Right of Way Line as established per this survey
  - ||||| New Access Control Line as established per this survey
  - KP State Route Kilometer Post

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**STATEMENT OF PURPOSE**  
The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

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Bearings are on CCS 83...Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

SEE SHEET No. 12

SEE SHEET No. 14

STATION HPGN-D CA 06 PH South 85°48'35" East BASIS OF BEARINGS 20890.350m

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# Record of Survey

for Department of Transportation

State Route 180  
Fresno County, California

T.14 S., R.22 E., M.D.B.& M.

Sheet 14 of 20

Section 4



All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.



C 1/4 COR SEC 4, 14/22  
Found 1.5" Iron Pipe, Brass Tag LS 2737, per W. O. Gentry Tie No. WD 1507, on file with the Fresno County Surveyor

N 1/4 COR SEC 9, 14/22  
Found 1.5" Aluminum Cap, down 0.6', per Corner Record No. 8169, on file with the Fresno County Surveyor

C 1/4 COR SEC 9, 14/22  
Found 2" Iron Pipe, Brass Tag No. 4923, on file with the Fresno County Surveyor

9m wide North Utility Corridor Easement  
See State of California Record Maps for recording information

STATE ROUTE 180 EXPRESSWAY (SEGMENT 1)

ROUTE 180 (E. KINGS CANYON ROAD)

SUPPLEMENTAL MAP OF

INDIANOLA

COLONY

PLATS BK. 4 Pg. 49

### LEGEND

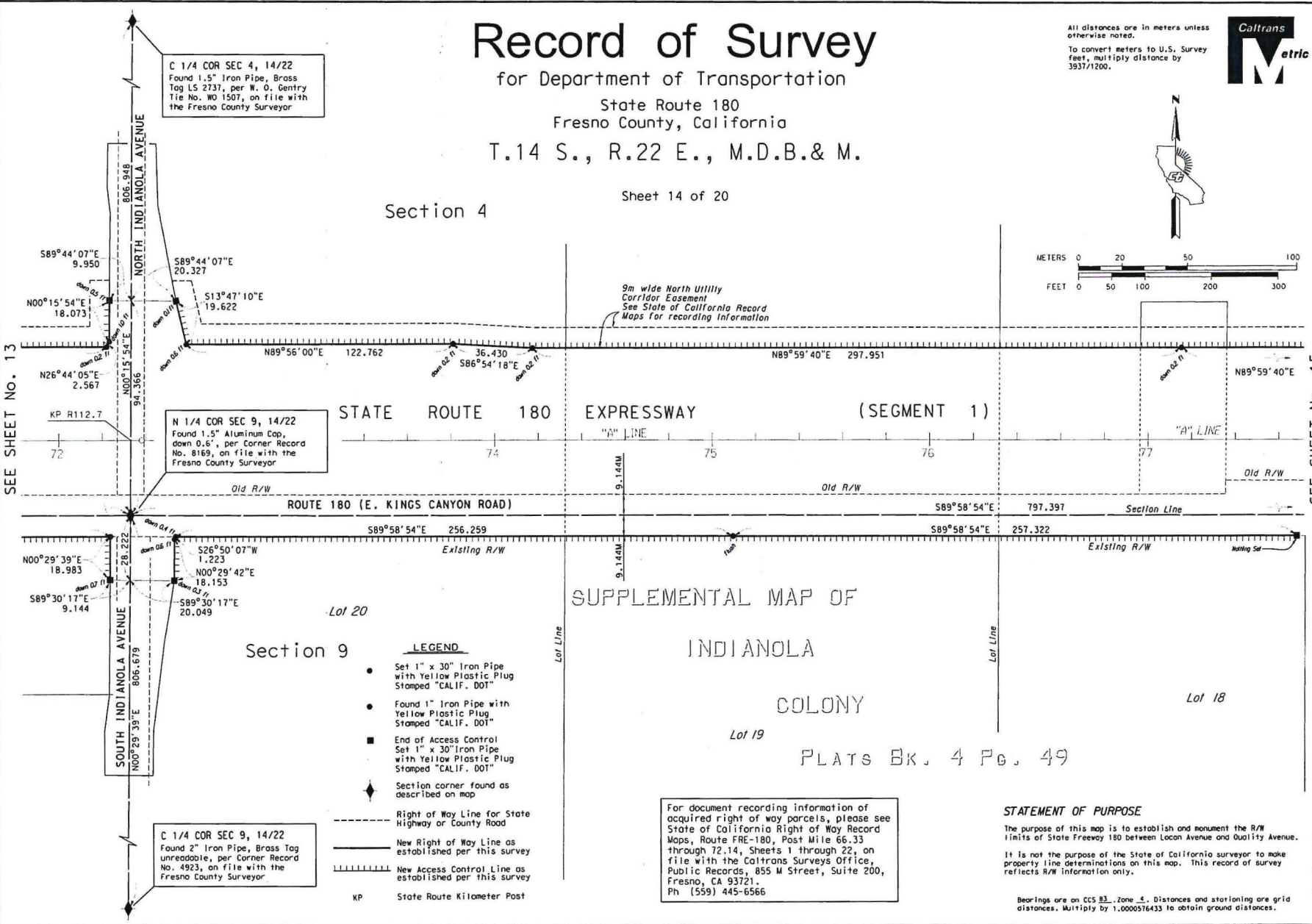
- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. 001"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. 001"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. 001"
- ◆ Section corner found as described on map
- - - Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post

For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721. Ph (559) 445-6566

### STATEMENT OF PURPOSE

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SEE SHEET No. 13

SEE SHEET No. 15

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# Record of Survey

for Department of Transportation  
 State Route 180  
 Fresno County, California  
 T.14 S., R.22 E., M.D.B. & M.



All distances are in meters unless otherwise noted.  
 To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

Sheet 15 of 20

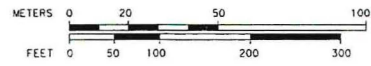
Section 3

Section 4

Non-Order Search Doc: FRR 64-84  
 Page 15 of 20  
 Requested By: skartnik, Printed: 5/23/2023 1:07 AM

SEE SHEET No. 16

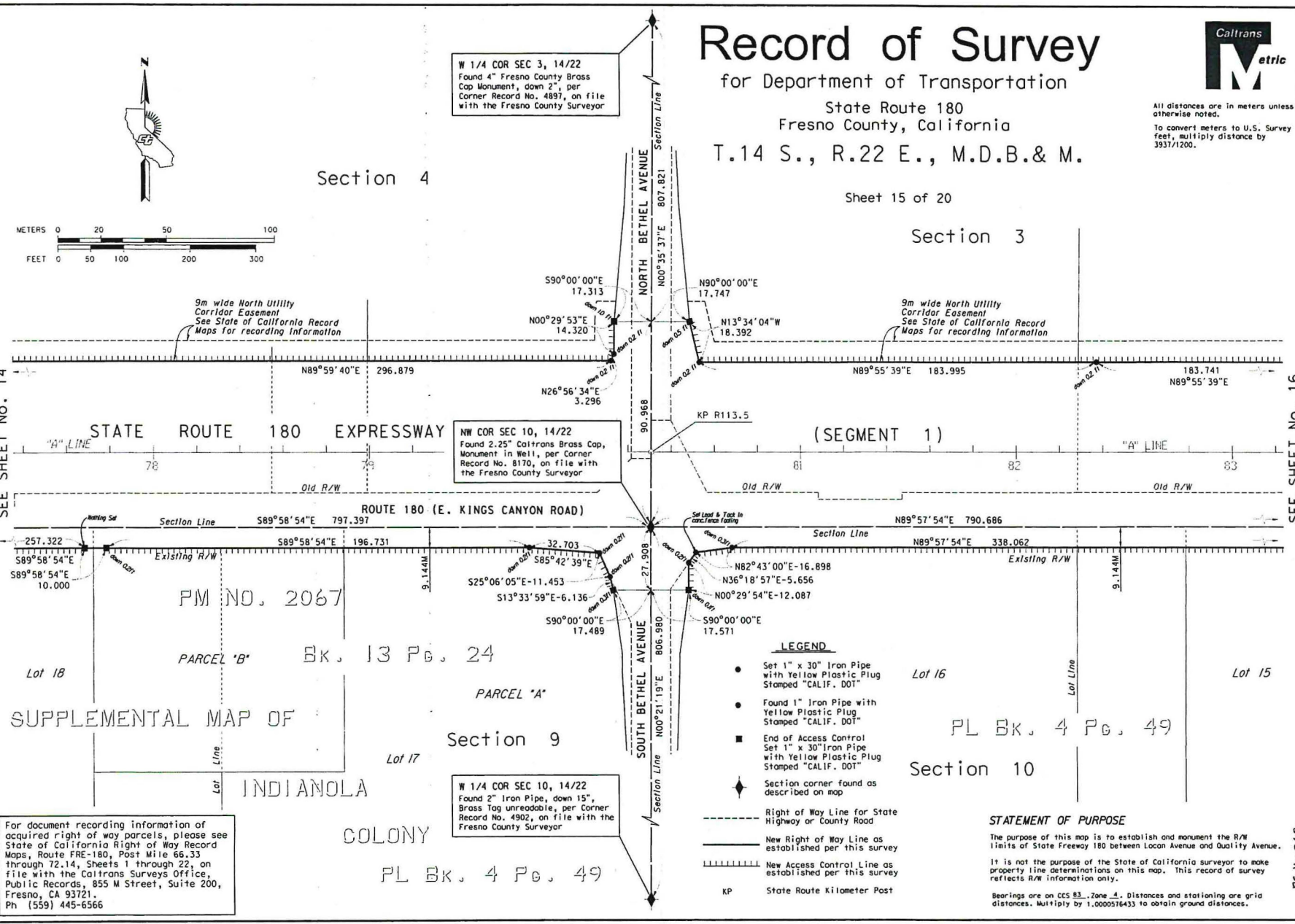
RS 10-062



W 1/4 COR SEC 3, 14/22  
 Found 4" Fresno County Brass Cap Monument, down 2", per Corner Record No. 4897, on file with the Fresno County Surveyor

NW COR SEC 10, 14/22  
 Found 2.25" Caltrans Brass Cap Monument in Well, per Corner Record No. 8170, on file with the Fresno County Surveyor

W 1/4 COR SEC 10, 14/22  
 Found 2" Iron Pipe, down 15", Brass Tag unreadable, per Corner Record No. 4902, on file with the Fresno County Surveyor



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 Ph (559) 445-6566

- LEGEND**
- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - ◆ Section corner found as described on map
  - Right of Way Line for State Highway or County Road
  - New Right of Way Line as established per this survey
  - ▬▬▬▬▬▬▬▬▬▬▬▬ New Access Control Line as established per this survey
  - KP State Route Kilometer Post

**STATEMENT OF PURPOSE**  
 The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.  
 Bearings are on CCS 83...Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.



# Record of Survey

for Department of Transportation  
State Route 180  
Fresno County, California  
T.14 S., R.22 E., M.D.B.& M.

Sheet 16 of 20

Section 3

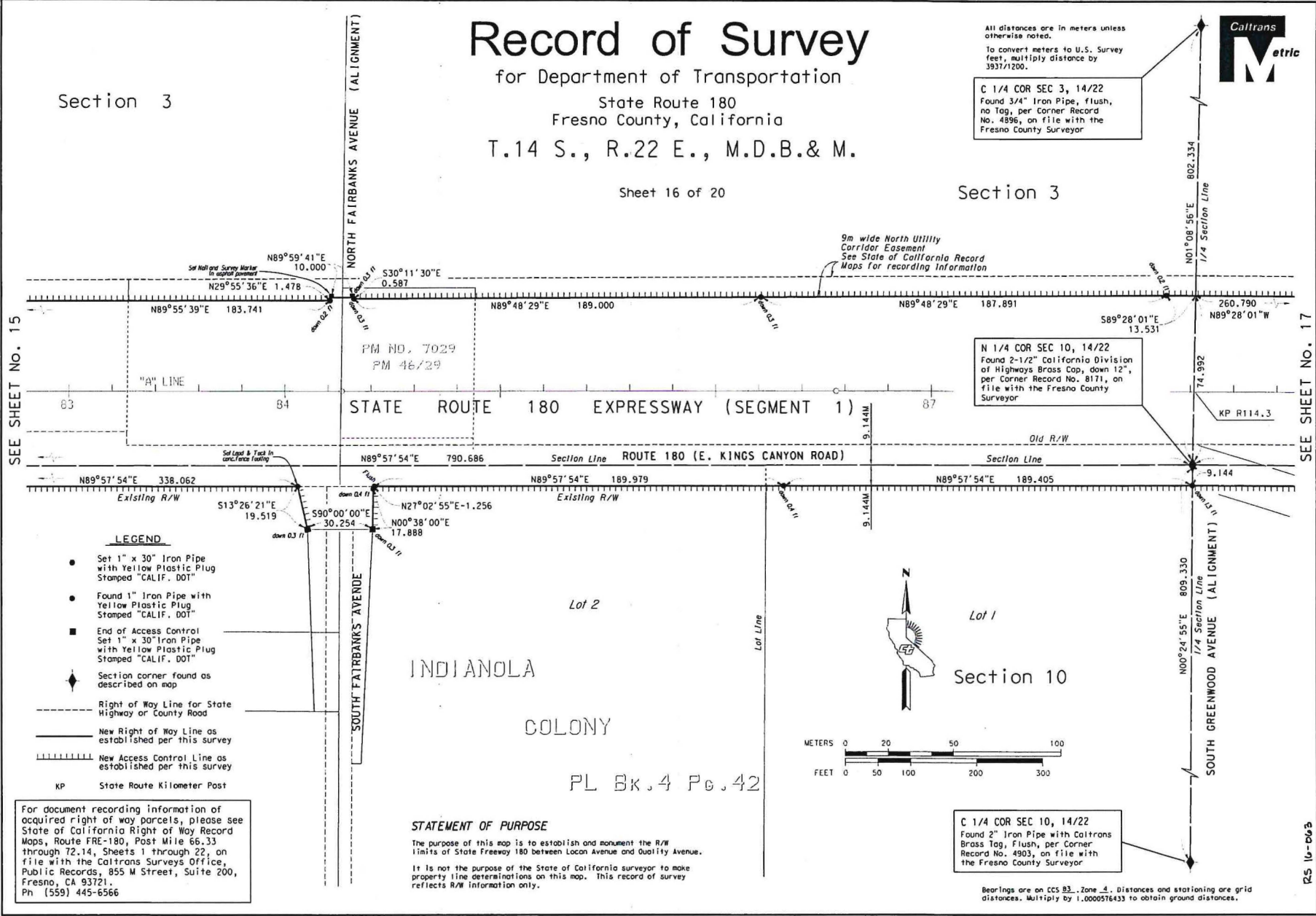
Section 3

All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.  
  
C 1/4 COR SEC 3, 14/22  
Found 3/4" Iron Pipe, flush, no Tag, per Corner Record No. 4896, on file with the Fresno County Surveyor

N 1/4 COR SEC 10, 14/22  
Found 2-1/2" California Division of Highways Brass Cap, down 12", per Corner Record No. 8171, on file with the Fresno County Surveyor

C 1/4 COR SEC 10, 14/22  
Found 2" Iron Pipe with Caltrans Brass Tag, Flush, per Corner Record No. 4903, on file with the Fresno County Surveyor

Bearings are on GCS 83, Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.



SEE SHEET No. 15

SEE SHEET No. 17

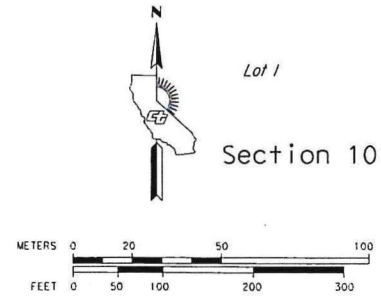
### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post

For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721.  
Ph [559] 445-6566

### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locon Avenue and Quality Avenue.  
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PL Bk. 4 Pg. 42

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Non-Order Search  
Doc: FRR 64-94  
Page 16 of 20  
Requested By: akathik, Printed: 5/23/2023 1:07 AM

# Record of Survey

for Department of Transportation

State Route 180  
Fresno County, California

T.14 S., R.22 E., M.D.B.& M.

Sheet 17 of 20

Section 3



All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.



C 1/4 COR SEC 3, 14/22  
Found 3/4" Iron Pipe, flush,  
no tag, per Corner Record  
No. 4896, on file with the  
Fresno County Surveyor

N 1/4 COR SEC 10, 14/22  
Found 2-1/2" California Division  
of Highways Brass Cap, down 12",  
per Corner Record No. 8171, on  
file with the Fresno County  
Surveyor

C 1/4 COR SEC 10, 14/22  
Found 2" Iron Pipe with Caltrans  
Brass Tag, Flush, per Corner  
Record No. 4903, on file with  
the Fresno County Surveyor

9m wide North Utility  
Corridor Easement  
See State of California Record  
Maps for recording information

ABANDON HIGHWAY PER  
ABANDONMENT NO. 72684  
AND DDC. NO. 7689 REC.  
09-20-1962 IN Bk. 4771.  
Pg. 487 O.R.F.C.

ABANDON HIGHWAY PER  
ABANDONMENT NO. 72684  
AND DDC. NO. 7689 REC.  
09-20-1962 IN Bk. 4771.  
Pg. 487 O.R.F.C.

### LEGEND

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- - - Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post

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### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locan Avenue and Quality Avenue.

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RS-16-e063

SEE SHEET NO. 18

SEE SHEET NO. 16

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 Non-Order Search  
 Doc: FRR-64-84  
 Page 17 of 20  
 Requested By: akarthik, Printed: 5/23/2023 1:07 AM



**STATEMENT OF PURPOSE**

The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Locon Avenue and Duality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

W 1/4 COR SEC 2, 14/22  
 Found 4" Fresno County Brass Cop Monument, Down 0.1', per Corner Record No. 7732, on file with the Fresno County Surveyor

NW COR SEC 11, 14/22  
 Found Caltrans Brass Cop Monument in Well, per Corner Record No. 6495, on file with the Fresno County Surveyor

W 1/4 COR SEC 11, 14/22  
 Found Fresno County Brass Cop Monument in well per Corner Record No. 8015, on file with the Fresno County Surveyor

For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FRE-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721. Ph. (559) 445-6566

ABANDON HIGHWAY PER ABANDONMENT NO. 72684 AND DOC. NO. 7689 REC. 09-20-1962 IN Bk. 4771. Pg. 487 O.R.F.C.

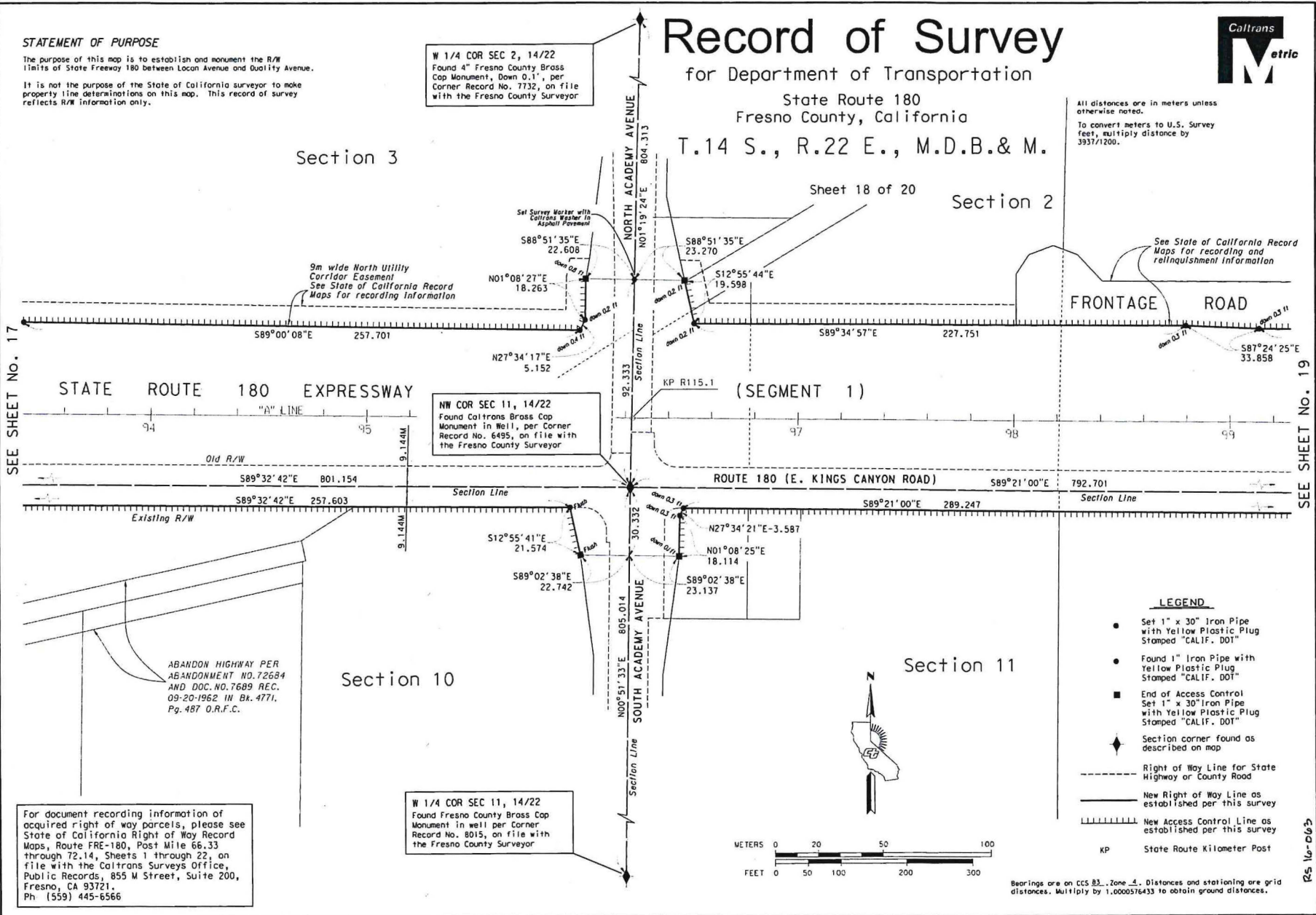
# Record of Survey

for Department of Transportation  
 State Route 180  
 Fresno County, California  
 T.14 S., R.22 E., M.D.B.& M.



All distances are in meters unless otherwise noted.  
 To convert meters to U.S. Survey Feet, multiply distance by 3937/1200.

See State of California Record Maps for recording and relinquishment information



**LEGEND**

- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
- ◆ Section corner found as described on map
- - - Right of Way Line for State Highway or County Road
- New Right of Way Line as established per this survey
- ||||| New Access Control Line as established per this survey
- KP State Route Kilometer Post



Bearings are on CCS 83, Zone 4. Distances and stationing are grid distances. Multiply by 1.0000576433 to obtain ground distances.

This map/plan is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.  
 Non-Order Search  
 Doc: FRIR 84-84  
 Page 18 of 20  
 Requested By: akartnik, Printed: 5/23/2023 1:07 AM

SEE SHEET No. 17  
 SEE SHEET No. 19  
 RS 16-063

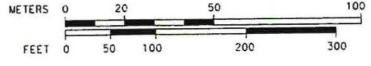


# Record of Survey

for Department of Transportation  
State Route 180  
Fresno County, California  
T.14 S., R.22 E., M.D.B.& M.

Sheet 19 of 20

Section 2



C 1/4 COR SEC 2, 14/22  
Found 1" Iron Pipe, down 2"  
Tagged LS 2737, per Corner  
Record No. 6492, on file with  
the Fresno County Surveyor

N01°47'36"E 804.315  
1/4 Section Line

FRONTAGE ROAD

STATE ROUTE 180 EXPRESSWAY (SEGMENT 1)

N 1/4 COR SEC 11, 14/22  
Found 3/4" Iron Pipe, down 12" No  
Tag, and Cotton Spindle at surface,  
per Corner Record No. 8172, on file  
with the Fresno County Surveyor

N00°40'54"E 803.590  
1/4 Section Line  
SOUTH MENDOCINO AVENUE (ALIGNMENT)

PARCEL MAP NO. 7537  
PM Bk. 54 Pg. 6

PARCEL 2

PARCEL 1

Section 11

For document recording information of  
acquired right of way parcels, please see  
State of California Right of Way Record  
Maps, Route FRE-180, Post Mile 66.33  
through 72.14, Sheets 1 through 22, on  
file with the Caltrans Surveys Office,  
Public Records, 855 M Street, Suite 200,  
Fresno, CA 93721.  
Ph (559) 445-6566

All distances are in meters unless  
otherwise noted.  
To convert meters to U.S. Survey  
feet, multiply distance by  
3937/1200.

### STATEMENT OF PURPOSE

The purpose of this map is to establish and monument the R/W  
limits of State Freeway 180 between Locan Avenue and Quality Avenue.  
It is not the purpose of the State of California surveyor to make  
property line determinations on this map. This record of survey  
reflects R/W information only.

Bearings are on CCS 83...Zone 4. Distances and stationing are grid  
distances. Multiply by 1.0000576433 to obtain ground distances.

SEE SHEET No. 18

SEE SHEET No. 20

- LEGEND**
- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - Found 1" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. DOT"
  - ◆ Section corner found as described on map
  - Right of Way Line for State Highway or County Road
  - New Right of Way Line as established per this survey
  - ▬▬▬ New Access Control Line as established per this survey
  - KP State Route Kilometer Post

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# Record of Survey

for Department of Transportation

State Route 180  
Fresno County, California

T.14 S., R.22 E., M.D.B.& M.

All distances are in meters unless otherwise noted.  
To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

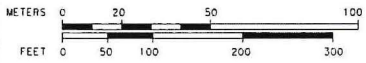


Sheet 20 of 20

QUALITY COLONY  
RS Bk.4 Pg.47

Section 2

LOT 20

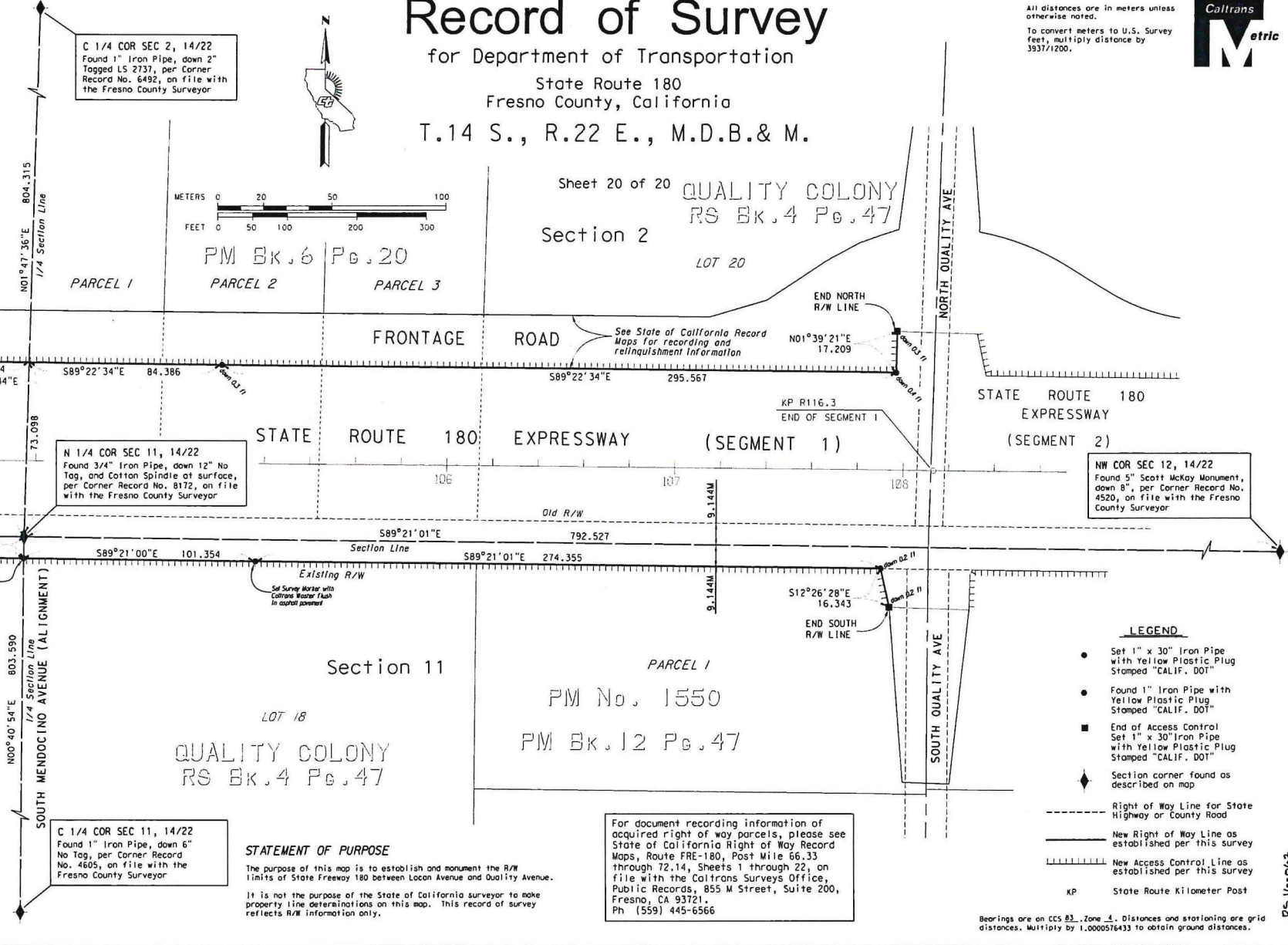


PM Bk.6 Pg.20

PARCEL 1

PARCEL 2

PARCEL 3



C 1/4 COR SEC 2, 14/22  
Found 1" Iron Pipe, down 2" Tagged LS 2737, per Corner Record No. 6492, on file with the Fresno County Surveyor

N 1/4 COR SEC 11, 14/22  
Found 3/4" Iron Pipe, down 12" No Tag, and Cotton Spindle of surface, per Corner Record No. 8172, on file with the Fresno County Surveyor

C 1/4 COR SEC 11, 14/22  
Found 1" Iron Pipe, down 6" No Tag, per Corner Record No. 4605, on file with the Fresno County Surveyor

NW COR SEC 12, 14/22  
Found 5" Scott McKay Monument, down 8", per Corner Record No. 4520, on file with the Fresno County Surveyor

For document recording information of acquired right of way parcels, please see State of California Right of Way Record Maps, Route FR-180, Post Mile 66.33 through 72.14, Sheets 1 through 22, on file with the Caltrans Surveys Office, Public Records, 855 M Street, Suite 200, Fresno, CA 93721.  
Ph (559) 445-6566

**STATEMENT OF PURPOSE**  
The purpose of this map is to establish and monument the R/W limits of State Freeway 180 between Logan Avenue and Quality Avenue. It is not the purpose of the State of California surveyor to make property line determinations on this map. This record of survey reflects R/W information only.

- LEGEND**
- Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. 001"
  - Found 1" Iron Pipe with Yellow Plastic Plug, Stamped "CALIF. 001"
  - End of Access Control Set 1" x 30" Iron Pipe with Yellow Plastic Plug Stamped "CALIF. 001"
  - ◆ Section corner found as described on map
  - - - Right of Way Line for State Highway or County Road
  - New Right of Way Line as established per this survey
  - ▬▬▬▬▬ New Access Control Line as established per this survey
  - KP State Route Kilometer Post

Bearings are on CCS 83, Zone 4. Distances and stationing are grid distances. Multiply by 1.000576433 to obtain ground distances.

BOOK 3444 PAGE 640

REV 40, 15



RECORDS

(SPACE BELOW FOR FILING STAMP ONLY)

1 ROWELL LAMBERSON & THOMAS  
ATTORNEYS AT LAW  
2 ROWELL BUILDING  
3 FRESNO, CALIF.

RECORDED AT REQUEST OF  
FRESNO TITLE GUARANTY OFFICE  
SECURITY TITLE INSURANCE COMPANY  
AT 14 MIN. PAST 2 PM

4  
5 Attorneys for Executors Leonard P.  
LeBlanc and H. E. Leonard.

MAY 12 1954  
BOOK 3444 PAGE 640  
FRESNO COUNTY CALIFORNIA  
L. E. FARLEY, COUNTY RECORDER  
H. Newton  
DEPUTY RECORDER

12-290

6  
7  
8  
9  
10 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE  
11 COUNTY OF FRESNO.

12  
13 In the Matter of the Estate of } No. 25637 Dept. 5  
14 H. B. LEONARD, also known as  
15 HUBERT B. LEONARD, also known as  
16 HUBERT BENJAMIN LEONARD,  
Deceased. } DEED OF EXECUTORS.

17  
18 THIS INDENTURE made this 27th day of April, 1954, in the  
19 City of Fresno, County of Fresno, State of California, by and be-  
20 tween LEONARD P. LeBLANC, H. E. LEONARD and MARIE PAGLIASSO, tra-  
21 dely appointed, qualified and acting Executors and Executrix, res-  
22 pectively, of the estate of H. B. Leonard, also known as Hubert  
23 B. Leonard, also known as Hubert Benjamin Leonard, deceased, Party  
24 of the First Part, and ARAM SAROYAN, Party of the Second Part,

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

26  
27 THAT WHEREAS, said Party of the First Part did sell, sub-  
28 ject to confirmation by the Superior Court of the State of Calif-  
29 ornia, in and for the County of Fresno, the real estate hereinafter  
30 described, situate in the County of Fresno, State of California,  
31 and at said sale Party of the Second Part became the purchaser of  
32 said real Property for the sum of \$36,500.00; and

1           WHEREAS, the said Superior Court, upon return of said  
2 sale filed in said proceeding on the 16th day of April, 1954, did  
3 on the 27th day of April, 1954, consider said matter in open court;  
4 and

5           WHEREAS, at said last named time and place no other per-  
6 son having made any additional or higher bid for said real property  
7 thereupon said Superior Court did accept said offer of said Party  
8 of the Second Part, and made an order confirming the sale unto the  
9 said Party of the Second Part, and directed a conveyance to be  
10 executed to the nominees of said Party of the Second Part, to-wit,  
11 to Cheslie Saroyan and Amie Saroyan, husband and wife, as to an un-  
12 divided one-half interest in said real property, and Nicklos Allen  
13 Draklich and Betty Draklich, husband and wife, as to the remaining  
14 one-half interest in said real property, a certified copy of which  
15 order has been recorded in the Office of the County Recorder of  
16 the County of Fresno, State of California, within which County the  
17 said land is situated.

18           NOW THEREFORE, the said Leonard P. LeBlanc, H. E. Leonard  
19 and Marie Pagliasso, as Executors and Executrix, respectively, of  
20 the estate of H. B. Leonard, also known as Hubert B. Leonard, also  
21 known as Hubert Benjamin Leonard, deceased, Party of the First Part,  
22 pursuant to the order last aforesaid of said Superior Court, for  
23 and in consideration of the amount to be paid as set forth in said  
24 order by said Party of the Second Part, have granted, bargained,  
25 sold and conveyed unto Cheslie Saroyan and Amie Saroyan, husband  
26 and wife, as to an undivided one-half interest in said real prop-  
27 erty, and Nicklos Allen Draklich and Betty Draklich, husband and  
28 wife, as to the remaining one-half interest in said real property,  
29 all of the right, title and interest and estate of the said H. B.,  
30 Leonard, also known as Hubert B. Leonard, also known as Hubert  
31 Benjamin Leonard, deceased, at the date of his death, and also all  
32 of the right, title and interest that the said estate may have

LEONARD & LEONARD  
ATTORNEYS AT LAW  
200 W. BROADWAY  
FRESNO 21, CALIF.

1 acquired by operation of law or otherwise other than or in addi-  
2 tion to that of decedent at the time of his death in and to that  
3 certain lot, parcel or piece of land situate, lying and being in  
4 the County of Fresno, State of California, and more particularly  
5 described as follows, to-wit:

6 An undivided one-half interest in the West Half  
7 of the Southwest Quarter of the Southeast Quarter,  
8 the Southeast Quarter of the Southwest Quarter  
9 and the Northeast Quarter of the Southwest Quarter  
10 all situate in Section 5, Township 14 South, Range  
11 22 East, M. D. B. & M.

12 EXCEPTING THEREFROM county road and consisting of  
13 100 acres, more or less.

14 SUBJECT to easements, reservations and restrictions  
15 existing or of record.

16 EXCEPTING AND RESERVING from said sale and unto  
17 said estate an undivided one-half interest in and  
18 to all oil, gas and mineral rights, together with  
19 all easements and rights of egress and ingress  
20 reasonably necessary or convenient for the full  
21 exercise of such reserved rights.

22 SUBJECT to taxes for the fiscal year 1954-55,  
23 a lien not yet payable.

24 TOGETHER with the tenements, hereditaments and appur-  
25 tenances whatsoever to the same belonging or in anywise apper-  
26 taining.

27 TO HAVE AND TO HOLD all and singular the above mentioned  
28 and described premises, together with the appurtenances, unto the  
29 said nominees of Party of the Second Part.

30 IN WITNESS WHEREOF, the said Party of the First Part  
31 as such Executors have hereunto set their hands the day and year  
32 first above written.

*Leonard P. LeBlanc*  
Leonard P. LeBlanc

*H. E. Leonard*  
H. E. Leonard

*Marie Pagliasso*  
Marie Pagliasso  
Executors.

SMITH,  
LEONARD & THOMAS  
ATTORNEYS AT LAW  
200 WEST BROADWAY  
FRESNO 21, CALIF.

1 STATE OF CALIFORNIA )  
2 COUNTY OF FRESNO. ) SS.

3 On this 27 day of April, 1954, before me, the under-  
4 signed, a Notary Public in and for said County and State, residing  
5 therein, duly commissioned and sworn, personally appeared LEONARD  
6 P. LeBLANC, H. E. LEONARD and MARIE PAGLIASSO, Executors and Execu-  
7 trix, respectively, of the estate of H. B. Leonard, also known as  
Hubert B. Leonard, also known as Hubert Benjamin Leonard, deceased,  
known to me to be the persons described in, whose names are sub-  
scribed to and who executed the within instrument, and acknowledged  
that they executed the same as such Executors and Executrix.

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

*Clara Clark*  
NOTARY PUBLIC in and for said  
County and State.  
*My Commission expires Nov 13, 1957*

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20267

INTERNAL REVE

Grant Deed

LR 40, 15

ENA DEXO LEONARD

(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do. 98. I hereby Grant to <sup>D.</sup> ~~CHESLIE SAROYAN and AMIE SAROYAN, husband and wife,~~ as to an undivided one-half interest, and ~~NICKLOS ALLEN DRAKLICH and BETTY DRAKLICH, husband and wife,~~ as to an undivided one-half interest in the real property in the

County of FRESNO State of California, described as follows:

An undivided one-half interest in the West Half of the Southwest Quarter of the Southeast Quarter, the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter all situate in Section 5, Township 14 South, Range 22 East, M.D.B. & M.

EXCEPTING THEREFROM county road and consisting of 100 acres, more or less.

SUBJECT to easements, reservations and restrictions existing or of record.

EXCEPTING AND RESERVING from said sale and unto Grantor an undivided one-half interest in and to all oil, gas and mineral rights, together with all easements and rights of egress and ingress reasonably necessary or convenient for the full exercise of such reserved rights.

SUBJECT to taxes for the fiscal year 1954-55, a lien not yet payable.

Dated APRIL 26 1954

*Ena Dexo Leonard*

STATE OF CALIFORNIA  
COUNTY OF  
Fresno } ss.

On April 26, 1954  
before me, she undersigned  
a Notary Public in and for said County and State, personally appeared ENA DEXO LEONARD

Known to me to be the person whose name is subscribed to the within instrument and acknowledged that HE executed the same.  
WITNESS my hand and official seal.

(Seal) *[Signature]*  
Notary Public in and for said County and State.  
My Commission Expires


SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF  
FRESNO TITLE GUARANTEE OFFICE  
SECURITY TITLE INSURANCE COMPANY  
AT 4 MIN. PAST 11 A.M.

MAY 12 1954  
BOOK 3444 PAGE 644  
FRESNO COUNTY CALIFORNIA  
J. S. FARLEY, COUNTY RECORDER  
*[Signature]*  
DEPUTY RECORDER

4-190  
WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO  
*[Signature]*  
Fresno



 **Fidelity National Title Company**

**PRELIMINARY REPORT**

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions 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 Attachment One. 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 CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*

*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.*

*The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.*

***Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One 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.***

**Fidelity National Title Insurance Company**

By:



\_\_\_\_\_  
President

Attest:



\_\_\_\_\_  
Secretary

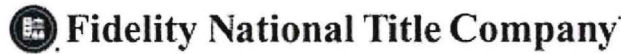
Countersigned By:



\_\_\_\_\_  
Authorized Officer or Agent



Visit Us on our Website: [www.fntic.com](http://www.fntic.com)



**ISSUING OFFICE:** 7475 N. Palm Avenue, Ste 107, Fresno, CA 93711

**FOR SETTLEMENT INQUIRIES, CONTACT:**  
Fidelity National Title Company  
7475 North Palm Avenue, #107 • Fresno, CA 93711  
(559)431-8050 • FAX (559)261-8960

***Another Prompt Delivery From Fidelity National Title Company Title Department  
Where Local Experience And Expertise Make A Difference***

## PRELIMINARY REPORT

Title Officer: Marc Wisneski  
Email: [marc.wisneski@titlegroup.fntg.com](mailto:marc.wisneski@titlegroup.fntg.com)  
Title No.: FFOM-2012301857-MW

Escrow Officer: Bernadette Watson  
Email: [Bernadette.Watson@fnf.com](mailto:Bernadette.Watson@fnf.com)  
Escrow No.: FFOM-2012301857 -BW

TO: Dumax Properties LLC

Attn:

**PROPERTY ADDRESS(ES):** 10386 East Kings Canyon Road, Sanger, CA

**EFFECTIVE DATE:** May 11, 2023 at 07:30 AM

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

CLTA Standard Coverage Policy 1990 (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Dumax Properties, LLC

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 314-120-52S**

---

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

THE WEST 936.96 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, FRESNO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE STATE OF CALIFORNIA IN THAT CERTAIN DEED RECORDED DECEMBER 10, 2007, AS DOCUMENT NO. 2007-0218321, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN DEED RECORDED 10-13-1994 IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, CALIFORNIA AS INSTRUMENT NO. 94159961 OF OFFICIAL RECORDS, BEING A PORTION OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'31" WEST, 9.144 METERS TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN ROADWAY KNOWN AS CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD); THENCE LEAVING SAID EASTERLY LINE OF SAID SECTION 5 AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD), NORTH 89°57'18" WEST, 117.397 METERS TO A POINT ON THE EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 180 (E. KINGS CANYON ROAD), NORTH 89°57'18" WEST, 285.586 METERS TO A POINT ON THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, NORTH 00°00'15" WEST, 67.181 METERS; THENCE LEAVING SAID WESTERLY LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTH 89°52'33" EAST, 285.587 METERS TO A POINT ON SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EASTERLY LINE OF THE WEST 285.586 METERS (936.96 FEET) OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTH 00°00'15" EAST, 66.786 METERS TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS AND MINERALS BY DEED RECORDED MAY 12, 1954, IN BOOK 3444, PAGE 640, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS AND MINERALS BY DEED RECORDED MAY 12, 1954, IN BOOK 3444, PAGE 644, OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THE MOBILE HOME LOCATED THEREON.

**AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. Taxes and assessments levied by the Fresno Irrigation District.

Assessments levied by said District are payable with and in like manner as the County Taxes of the County of Fresno.

4. Said land lies within the boundaries of the Sierra Resource Conservation District.
5. Reservations contained in the Patent

From: The United States of America  
To: Lafayette J. Cline  
Recording Date: October 14, 1890  
Recording No.: Book L, Page 354 of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States.

6. Rights of the public to any portion of the Land lying within the area commonly known as Kings Canyon.
7. The fact that a portion of said land lies within the precise plan lines.

Recording No.: Book 3, Page 100 of State Highway Map

**EXCEPTIONS**  
(continued)

8. Matters contained in that certain document

Entitled: Declaration for Issuance of Building Permit on Williamson Act Restrict Land  
Dated: October 2, 2007  
Executed by: Kunihiko Yamakawa, Trustee and Itoko Yamakawa, Trustee  
Recording Date: October 2, 2007  
Recording No.: 2007-0183887, of Official Records

Reference is hereby made to said document for full particulars.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of California  
Purpose: Public street, public utility and access  
Recording Date: December 10, 2007  
Recording No.: 20070218320, of Official Records  
Affects: A portion of said land

10. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: December 10, 2007  
Recording No.: 20070218321, of Official Records

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey  
Recording Date: March 18, 2020  
Recording No.: Book 64, Page 84 of Record of Surveys

12. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

13. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

**EXCEPTIONS**  
(continued)

14. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Dumax Properties, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

**END OF EXCEPTIONS**

**NOTES**

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

- Note 1.** Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
- Note 2.** Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:  
  
No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
- Note 3.** Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:
- |                         |              |
|-------------------------|--------------|
| Tax Identification No.: | 314-120-52   |
| Fiscal Year:            | 2022-2023    |
| 1st Installment:        | \$4,400.74   |
| 2nd Installment:        | \$4,400.74   |
| Exemption:              | \$0.00       |
| Land:                   | \$475,660.00 |
| Improvements:           | \$99,365.00  |
| Personal Property:      | \$72,658.00  |
| Code Area:              | 071-000      |
- Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
- Note 4.** Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Agriculture Property, known as 10386 East Kings Canyon Road, Sanger, CA, to an Extended Coverage Loan Policy.
- Note 5.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 6.** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 7.** Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

**NOTES**  
(continued)

- Note 8.** Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
- Note 9.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 10.** Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.



**NOTES**  
(continued)

**Note 11.** The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies:

A. 2006 ALTA Owner's Policy (06-17-06).

6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

B. 2006 ALTA Loan Policy (06-17-06)

8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).

10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.
13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

E. CLTA Standard Coverage Policy 1990 (11-09-18).

7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.
8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

**END OF NOTES**



Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginquries@ag.state.nv.us](mailto:aginquries@ag.state.nv.us).

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

### **Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

### **Accessing and Correcting Information; Contact Us**

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

## ATTACHMENT ONE

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11-09-18)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

*(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)*

**ATTACHMENT ONE  
(CONTINUED)**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY (02-04-22)  
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement on the Land;
  - iii. the subdivision of land; or
  - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.  
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
  - a. fraudulent conveyance or fraudulent transfer;
  - b. voidable transfer under the Uniform Voidable Transactions Act; or
  - c. preferential transfer:
    - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
    - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.  
Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

**EXCEPTIONS FROM COVERAGE**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

**PART I**

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

**PART II**

*(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)*

**ATTACHMENT ONE  
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)  
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement on the Land;
  - iii. the subdivision of land; or
  - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, or regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.  
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
  - a. created, suffered, assumed, or agreed to by You;
  - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
  - c. resulting in no loss or damage to You;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
  - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
  - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
  - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.  
Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
  - a. fraudulent conveyance or fraudulent transfer;
  - b. voidable transfer under the Uniform Voidable Transactions Act; or
  - c. preferential transfer:
    - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
    - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00



**ATTACHMENT ONE  
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**

**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

## ATTACHMENT ONE (CONTINUED)

### ALTA OWNER'S POLICY (07-01-2021)

#### EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
  3. Any defect, lien, encumbrance, adverse claim, or other matter:
    - a. created, suffered, assumed, or agreed to by the Insured Claimant;
    - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - c. resulting in no loss or damage to the Insured Claimant;
    - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
    - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
  4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
    - a. fraudulent conveyance or fraudulent transfer;
    - b. voidable transfer under the Uniform Voidable Transactions Act; or
    - c. preferential transfer:
      - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      - ii. for any other reason not stated in Covered Risk 9.b.
  5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
  6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
  7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

#### EXCEPTIONS FROM COVERAGE

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

*NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:*

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

## ATTACHMENT ONE (CONTINUED)

### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

*NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:*

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

## Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

### **FNF Underwritten Title Companies**

CTC - Chicago Title Company  
CLTC - Commonwealth Land Title Company  
FNTC - Fidelity National Title Company of California  
FNTCCA - Fidelity National Title Company of California  
TICOR - Ticor Title Company of California  
LTC - Lawyer's Title Company  
SLTC - ServiceLink Title Company

### **Underwritten by FNF Underwriters**

CTIC - Chicago Title Insurance Company  
CLTIC - Commonwealth Land Title Insurance Company  
FNTIC - Fidelity National Title Insurance Company  
FNTIC - Fidelity National Title Insurance Company  
CTIC - Chicago Title Insurance Company  
CLTIC - Commonwealth Land Title Insurance Company  
CTIC - Chicago Title Insurance Company

### **Available Discounts**

#### **DISASTER LOANS (CTIC, CLTIC, FNTIC)**

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

#### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

CUT

# The United States of America,

To all to whom these Presents shall Come, Greeting:

Homestead Certificate No. 1968  
 Application . 3267 } **Whereas,** There has been deposited in the General Land Office of the United States, a Certificate of the Register of the Land Office at Visalia California, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the Acts supplemental thereto, the claim of Lafayette J. Oline has been established and duly consummated, in conformity to law for the South West quarter of Section five, in township fourteen South of Range twenty-two east of Mount Diablo Meridian, in California. Containing one hundred and sixty acres.

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General:

Now know ye, that there is, therefore, granted by the UNITED STATES unto the said Lafayette J. Oline the tract of Land above described:

Do have and to hold the said tract of Land, with the appurtenances thereof, unto the said Lafayette J. Oline and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In Testimony Whereof, I, Benjamin Harrison President of the United States of America have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the fourth day of September in the year of our Lord one thousand eight hundred and Ninety and of the Independence of the United States the One hundred and fiftieth



By the President, Benjamin Harrison  
By M. M. Keau Secretary.

J. R. Conwell Recorder of the General Land Office.

Recorded, Vol. 4, Page 469 ad interim

ENDORSED:

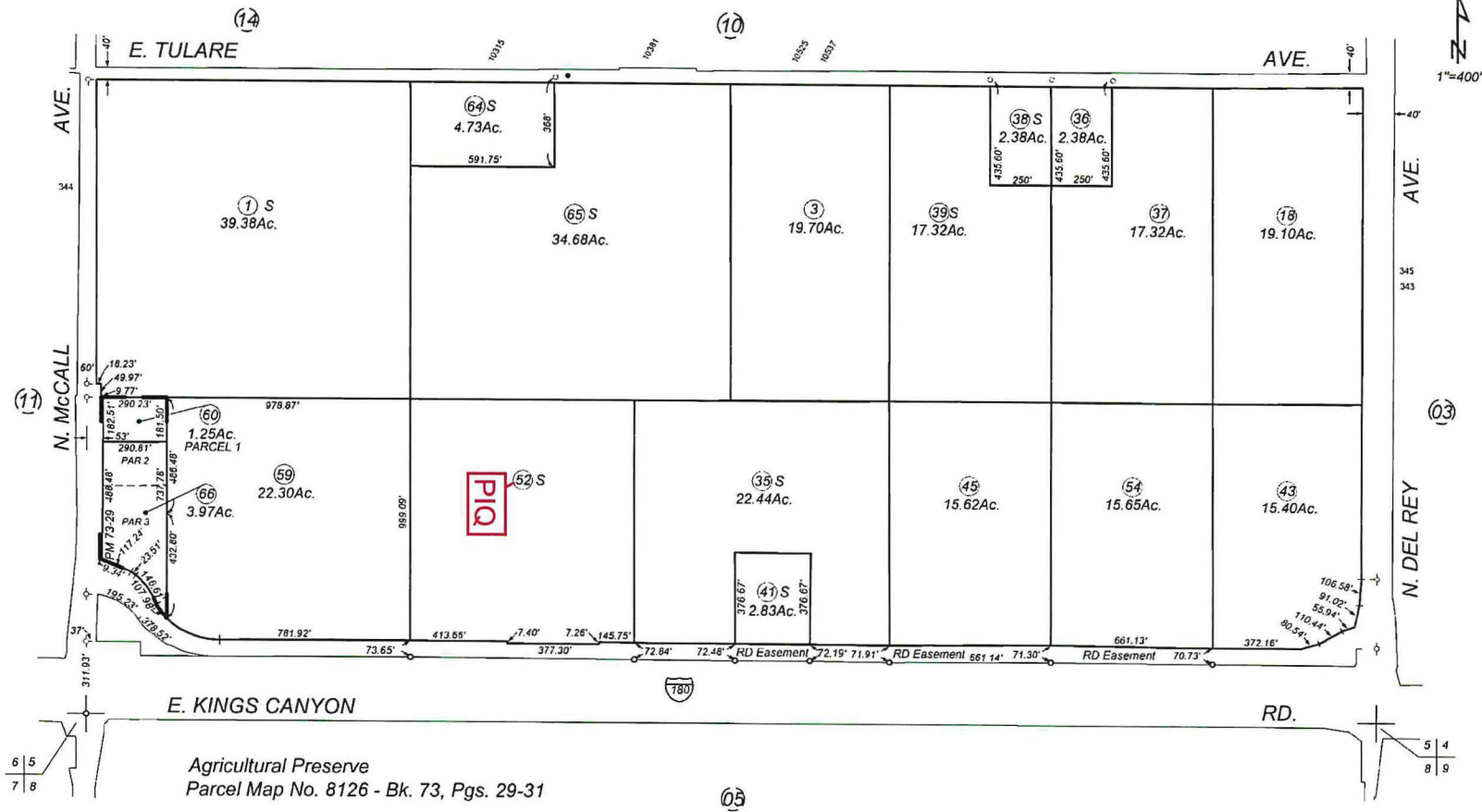
Letters Patent.

United States to Lafayette J. Oline Dated 4th Sept 1890  
 Recorded at request of L. J. Oline at 55 min. past 12  
 o'clock P. M. this 14th day of October A. D. 1890 in Book L. of Patents  
 Records of Fresno Co., Cal., pp. 354

By J. A. Bell Recorder.  
By J. N. Heyder Deputy.

**-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.

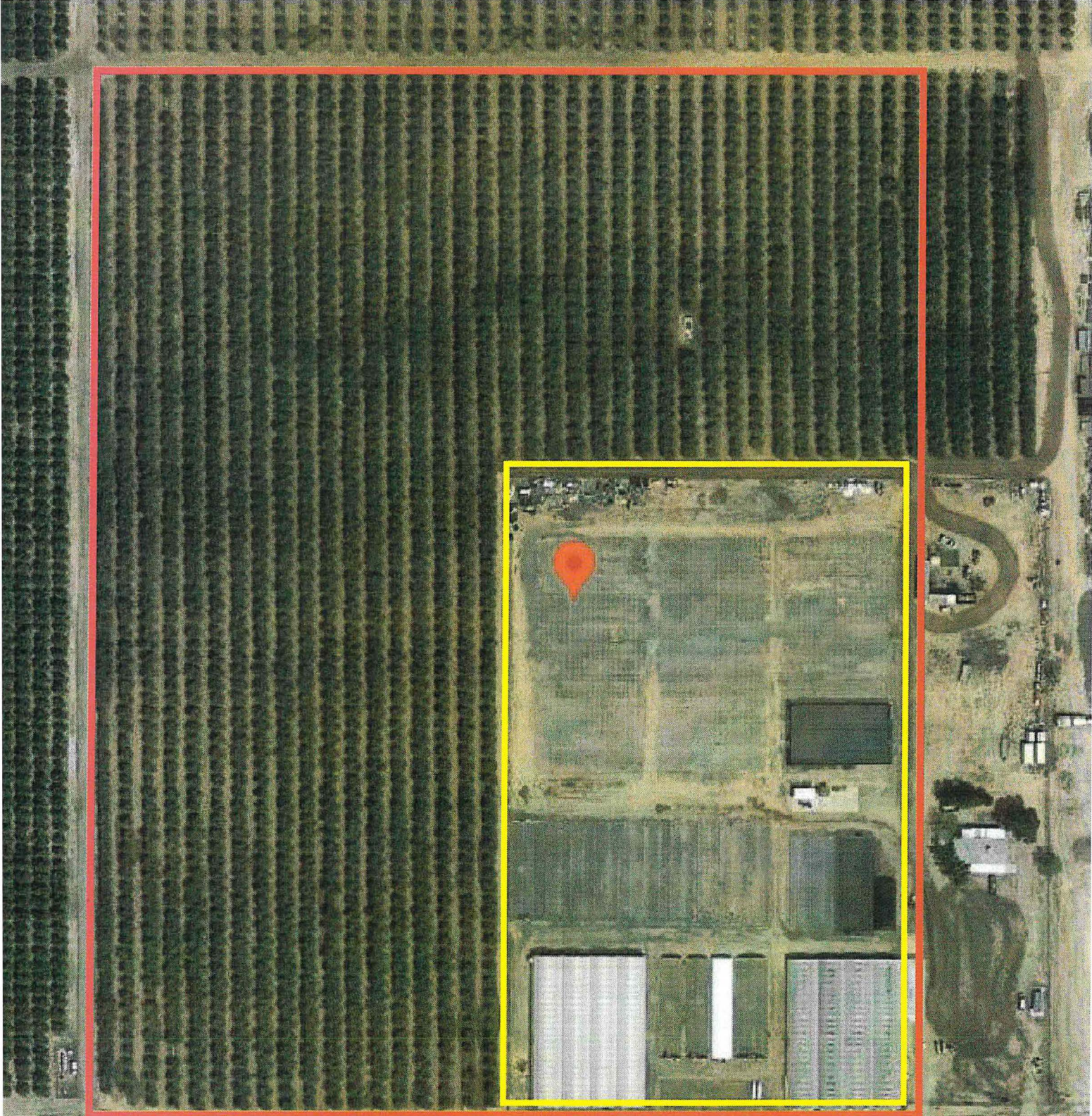
This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



7/22/2020

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.314 - Pg.12  
County of Fresno, Calif.

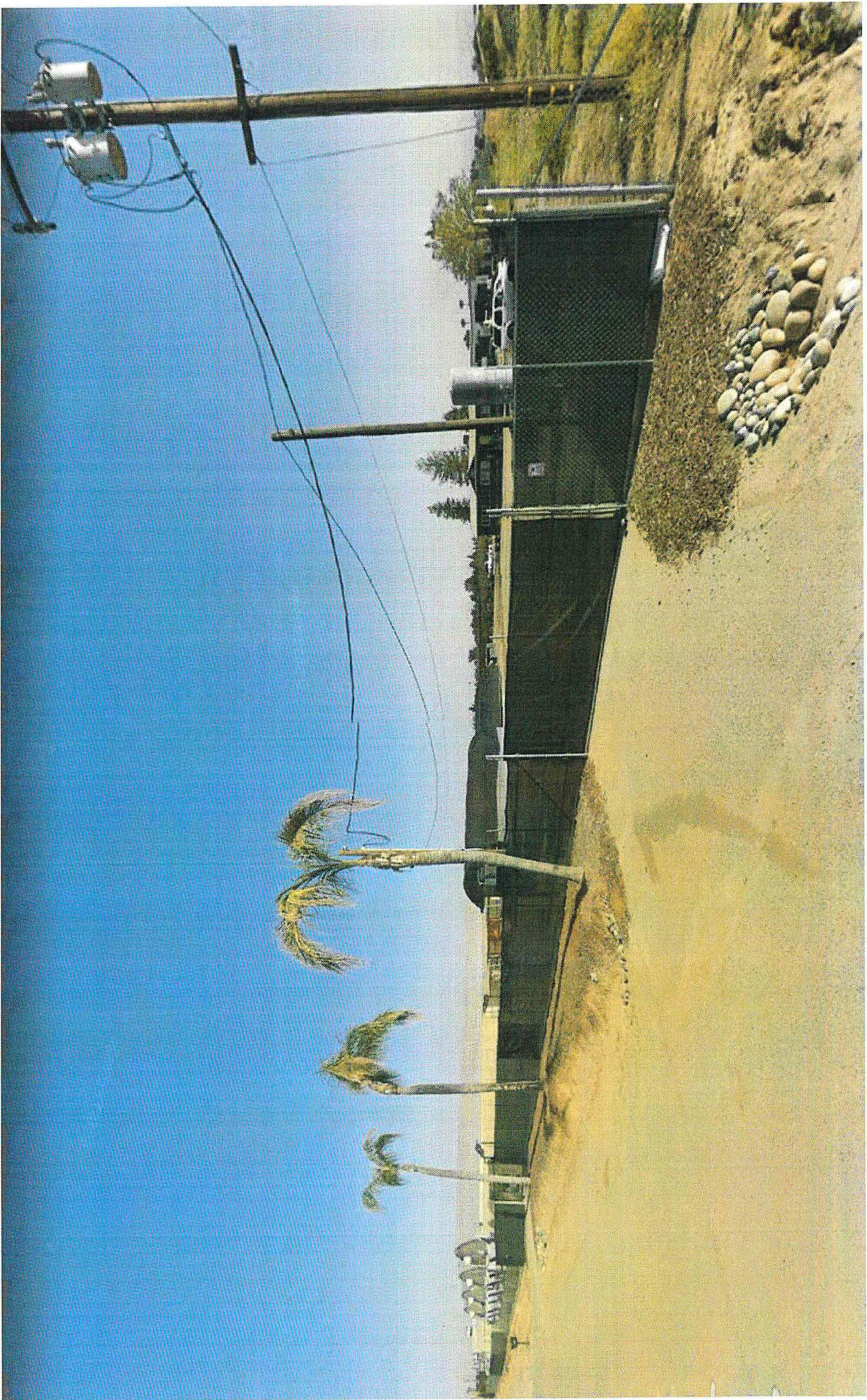


Canyon N

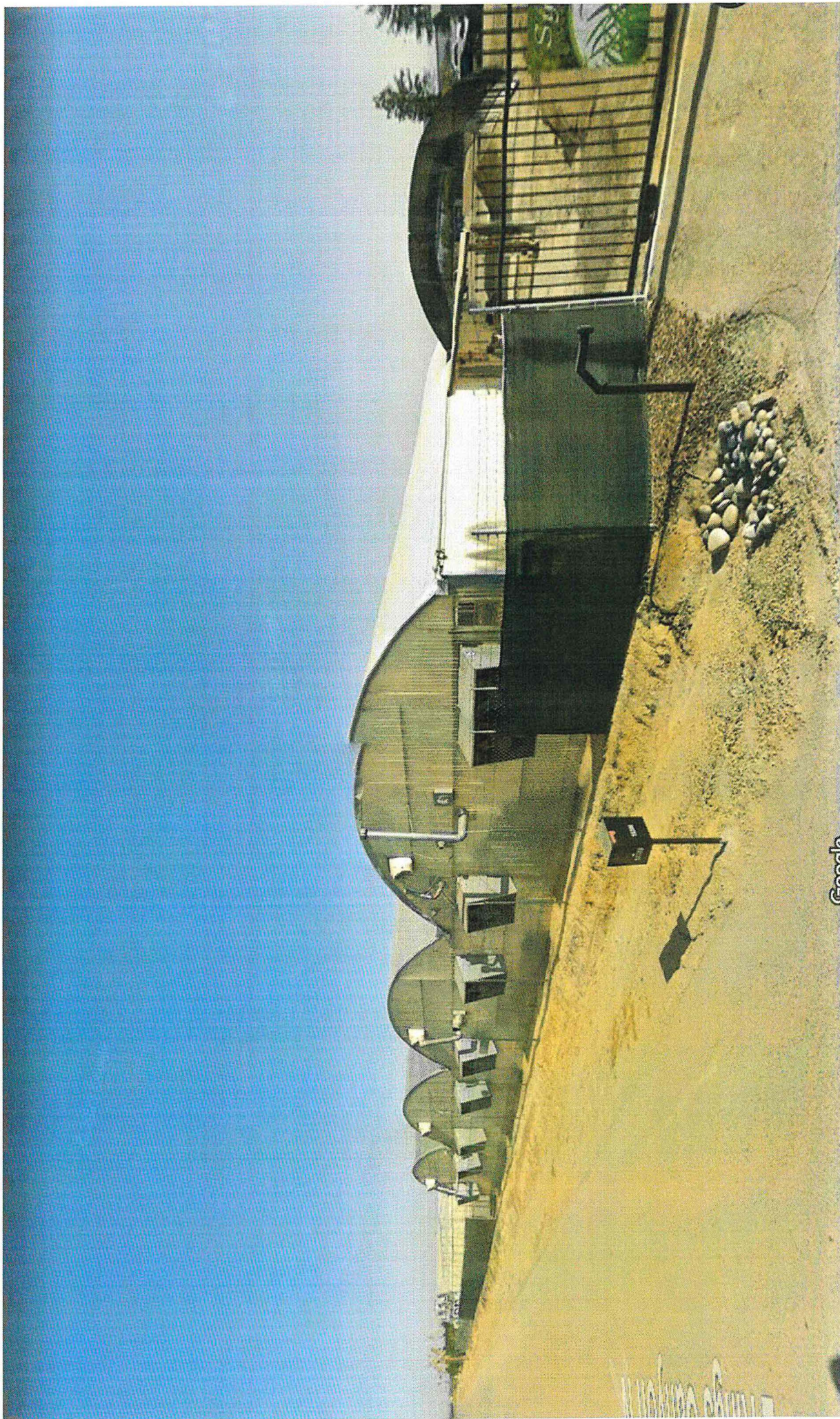
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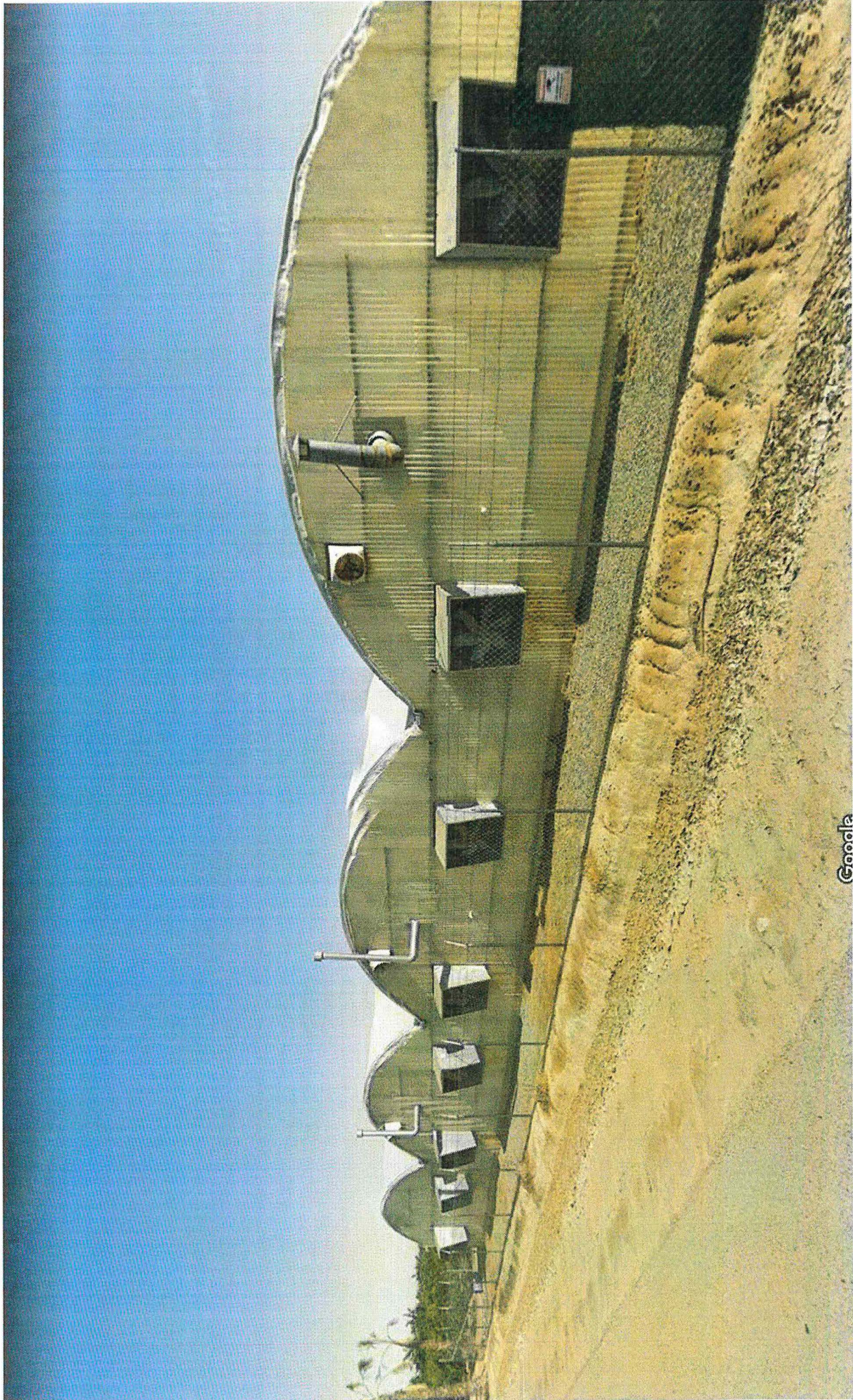
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Good



Gooda

