



County of Fresno

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

DATE: April 22, 2025

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 of Planning
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, Program Manager
Resources Division, Attn: Daniel Amann, Interim Division Manager
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts
Manager
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;
CalTrans. Attn: Dave Padilla, Branch Chief; LDR-D6@dot.ca.gov
City of Kingsburg, Attn: Holly Owen, Planning and Building;
howen@cityofkingsburg-ca.gov; apalsgaard@cityofkingsburg-ca.gov
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
California Department of Fish and Wildlife, Attn: Jim Vang, Environmental Scientist;
Craig Bailey, Environmental Scientist; R4CEQA@wildlife.ca.gov

Consolidated Irrigation District, Attn: Phil Desatoff, General Manager;
pdesatoff@cidwater.com
Fresno County Fire Districts, Attn: Diane Rodriguez, FKU.prevention@fresno.gov

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

SUBJECT: Conditional Use Permit No. 3820 and Initial Study No. 8687

APPLICANT: Brenda Ramirez

DUE DATE: **May 13, 2025**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing allow heavy truck parking and a heavy truck service and repair station on a 10.31-acre parcel location in the C6 (General Commercial) Zone District.

The subject parcel is located on the southwest corner of the intersection of E. Kamm Ave. and Parkway Dr. The subject property is abutting the City of Kingsburg. (APN: 393-330-48 & 49) (11655 and 11705 E. Kamm) (Sup. Dist. 4).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

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

We must have your comments by **May 13, 2025**. Any comments received after this date may not be used.

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

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

AB

"G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3800-3899\3820\Routing\CUP 3820 IS 8687 Routing Ltr.doc"

Activity Code (Internal Review): 2381

Enclosures



**Development Services
and
Capital Projects
Division**

Pre-Application Review
Department of Public Works and Planning

Mail to:
2511 Logan Street
Selma CA, 93662

NUMBER: _____
APPLICANT: _____
PHONE: _____

PROPERTY LOCATION: _____
APN(s): _____ ALCC: No _____ Yes # _____ VIOLATION NO. _____
CNEL: No _____ Yes _____ (level) LOW WATER: No _____ Yes _____ WITHIN ½ MILE OF CITY: No _____ Yes: _____
ZONE DISTRICT: _____; SRA: No _____ Yes _____ HOMESITE DECLARATION REQ'D.: No _____ Yes _____
LOT STATUS: _____
Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No _____ Yes _____ ZM# _____ Initiated _____ In process _____
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other _____; () Deeds Req'd (see Form #236)
SCHOOL FEES: No _____ Yes _____ DISTRICT: _____ PERMIT JACKET: No _____ Yes _____
FMFCD FEE AREA: _____ () Inside / () Outside District No.: _____ FLOOD PRONE: No _____ Yes _____
PROPOSAL _____

COMMENTS: _____
ORD. SECTION(S): _____ BY: _____ DATE: _____

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: _____ () GPA: _____ () MINOR VA: _____
COMMUNITY PLAN: _____ () AA: _____ () HD: _____
REGIONAL PLAN: _____ () CUP: _____ () AG COMM: _____
SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () VA: _____ () IS/PER*: _____
SPHERE OF INFLUENCE: _____ () AT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () TT: _____ () Other: _____
() PLA: _____ Filing Fee: \$ _____
COMMENTS: _____ () TPM: _____ Pre-Application Fee: - \$262.04
() TPMW: _____ Total County Filing Fee: _____

PROCEDURES AND FEES:

FILING REQUIREMENTS:

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

OTHER FILING FEES:

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

BY: _____ DATE: _____
PHONE NUMBER: (559) _____ - _____

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- () SITE PLAN REVIEW
- () BUILDING PLANS
- () BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- () SCHOOL FEES
- () OTHER (see reverse side)

PLU # 113 Fee: **\$262.04**

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

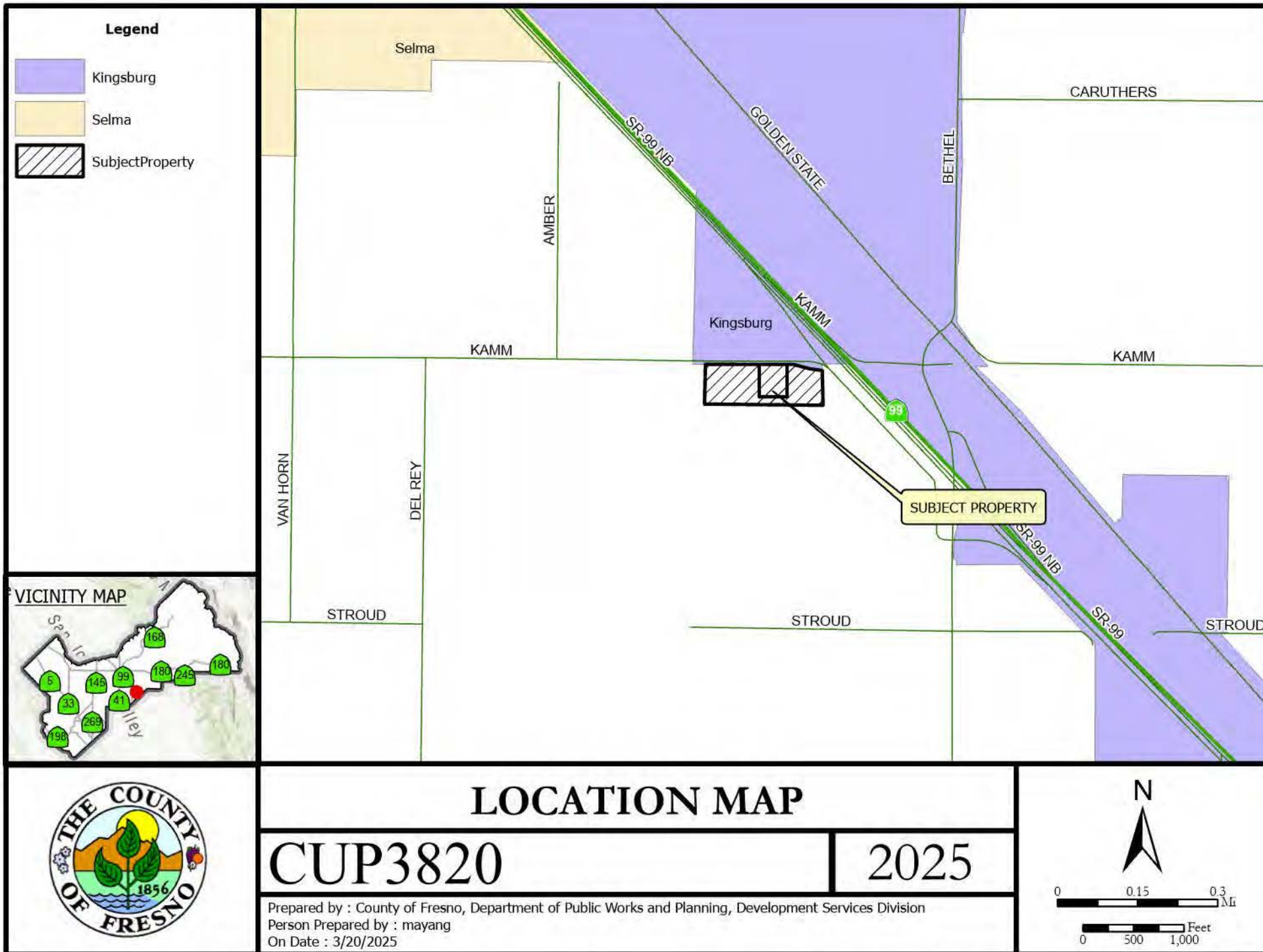
OTHER PERMIT REQUIREMENTS AND/OR FEES

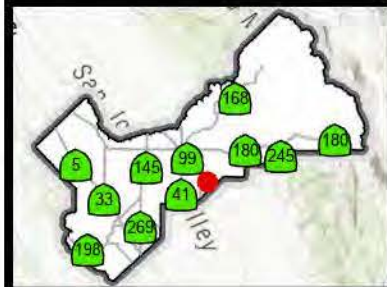
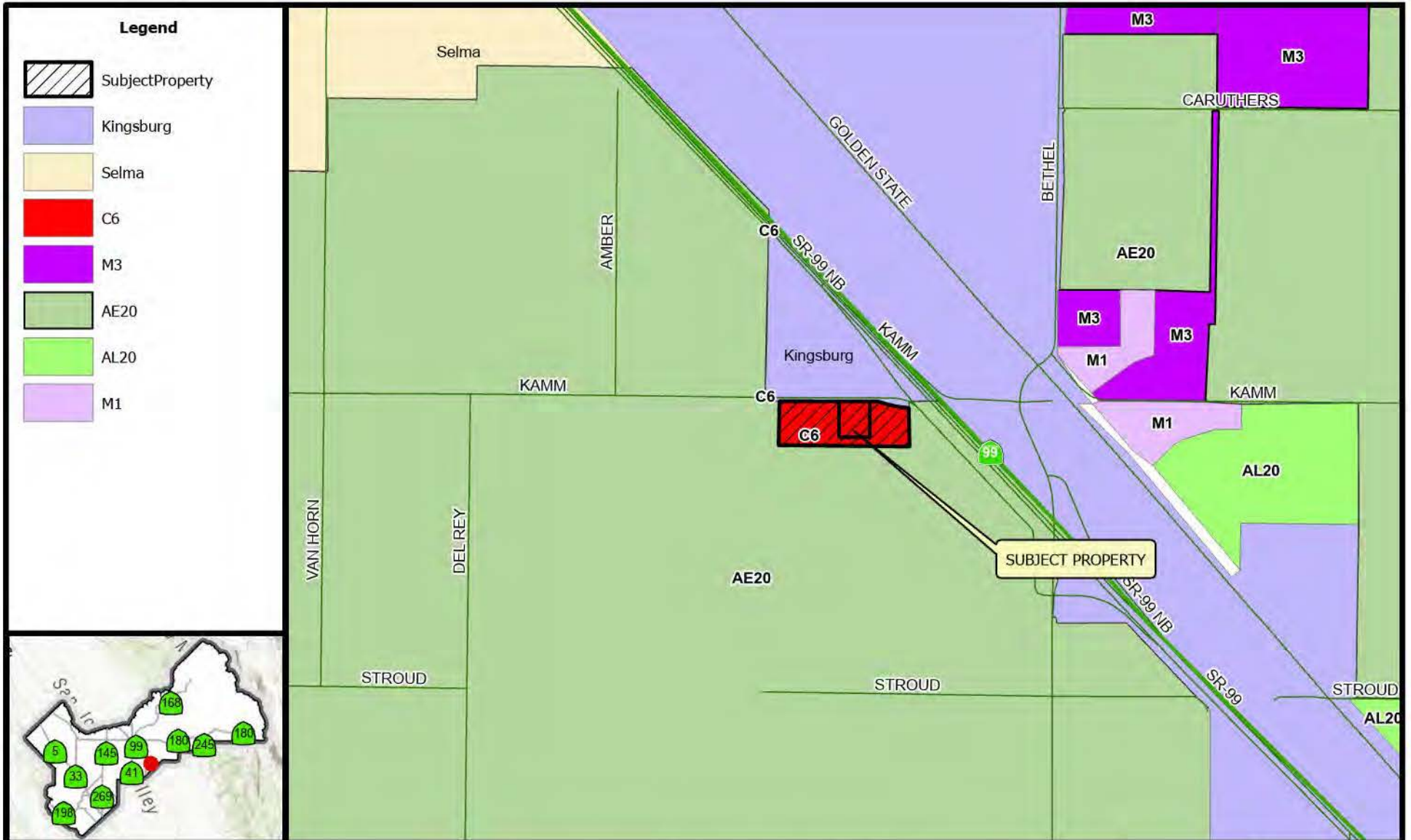
Although the primary purpose of the Pre-application Review is to identify the zoning ordinance application(s) required for your proposed project, our staff also makes every effort to identify other requirements or procedures that you may have to address in order to complete the project. We know how important it is for you to identify all of the steps, requirements and fees that may be encountered. During a pre-application meeting, the bottom portion of the "Pre-application Review" (see reverse side) will be used for that purpose. Items checked at the bottom of the form reference other clearances, applications or permit requirements that will involve additional fees. Some of these fees may be substantial, as shown in the examples cited below.

Drainage Ordinance:	Fees range from \$500/acre to \$15,000/acre. <i>(Fee determination is made during the application review process.)</i>
Site Plan Review (SPR):	Fees range from \$4,248.12 to \$14,873.44 depending on the size and zone district of the area being developed.
School District:	Fees vary and are set by each district. The most common fees are about \$2.00/square-foot for residential construction, and \$0.30/square-foot for commercial and industrial buildings. <i>(Contact the applicable school district.)</i>

Despite our best efforts at the pre-application meeting, it is not always possible to identify all of the requirements or fees that may be applicable to your project. Certain requirements, for example, may be identified during the application review process when we obtain comments from reviewing agencies such as the Air Pollution Control District, the California Regional Water Quality Control Board, the Fire Protection District, Water and Sewer Districts, and the County Health Department. It is important to recognize that your project may be subject to the permit and fee requirements of these and other agencies. We encourage you to contact these agencies to obtain current fee and permit information that may apply. In addition to the above, a Public Facility Impact Fee and Regional Transportation Mitigation Fee may also be assessed at building permit issuance.

If you have questions regarding any of the matters discussed above, we encourage you to discuss them with staff prior to submitting your application. A contact person and their phone number are listed on the front of this form.





Existing Zoning Map

CUP3820

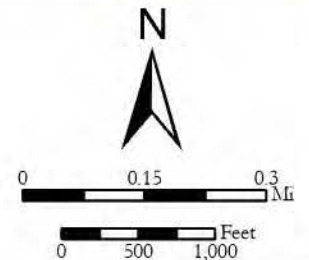
STR 21 - 16S / 22E

2025



Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : mayang

On Date : 3/20/2025



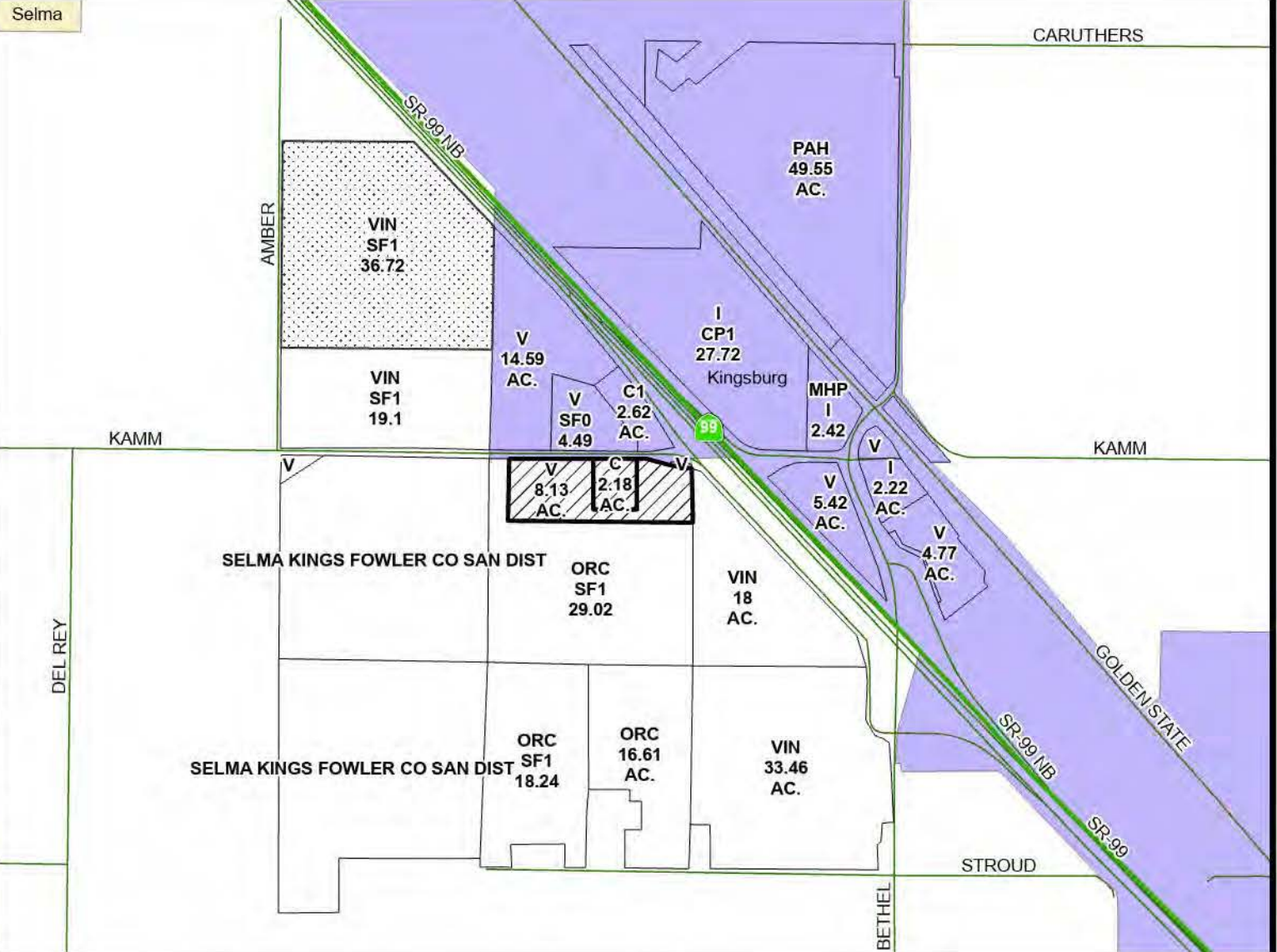
LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND

C - COMMERCIAL
C# - COMMERCIAL
CP# - OFFICE COMM./PROP
I - INDUSTRIAL
MHP - MOBILE HOME PARK
ORC - ORCHARD
PAH - PACKING HOUSE
SF#- SINGLE FAMILY RESID
V - VACANT
VIN - VINEYARD

VICINITY MAP

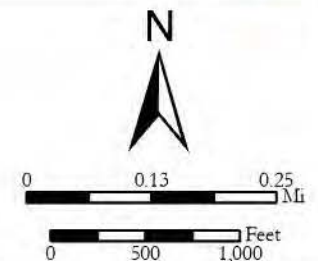


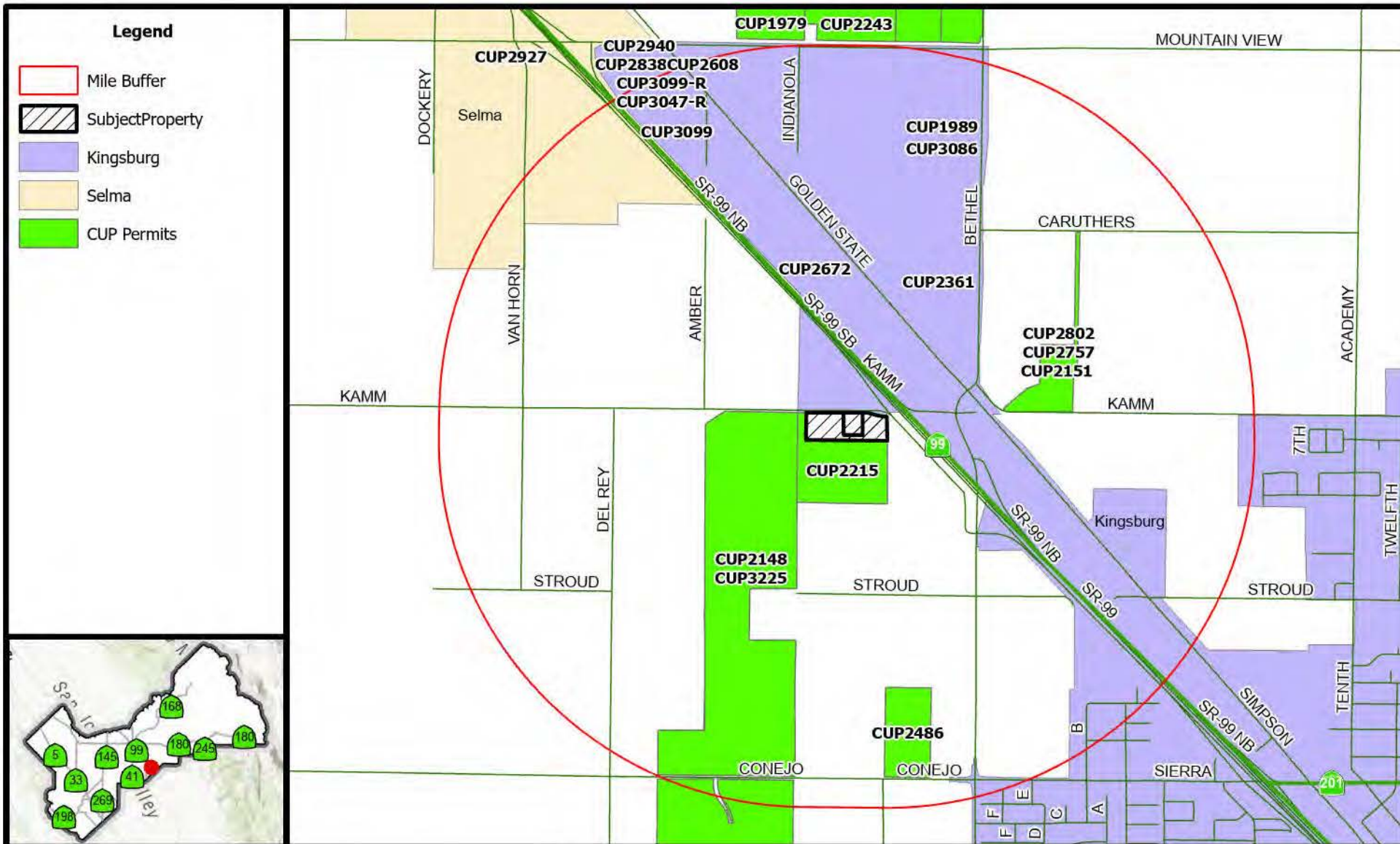
Existing Land Use Map

CUP3820

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 3/20/2025



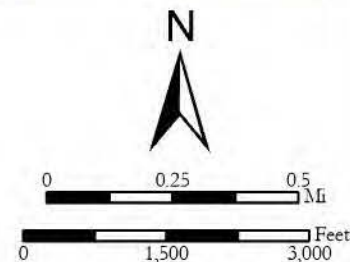


Proximity Map

CUP3820

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 3/20/2025



-NOTE-

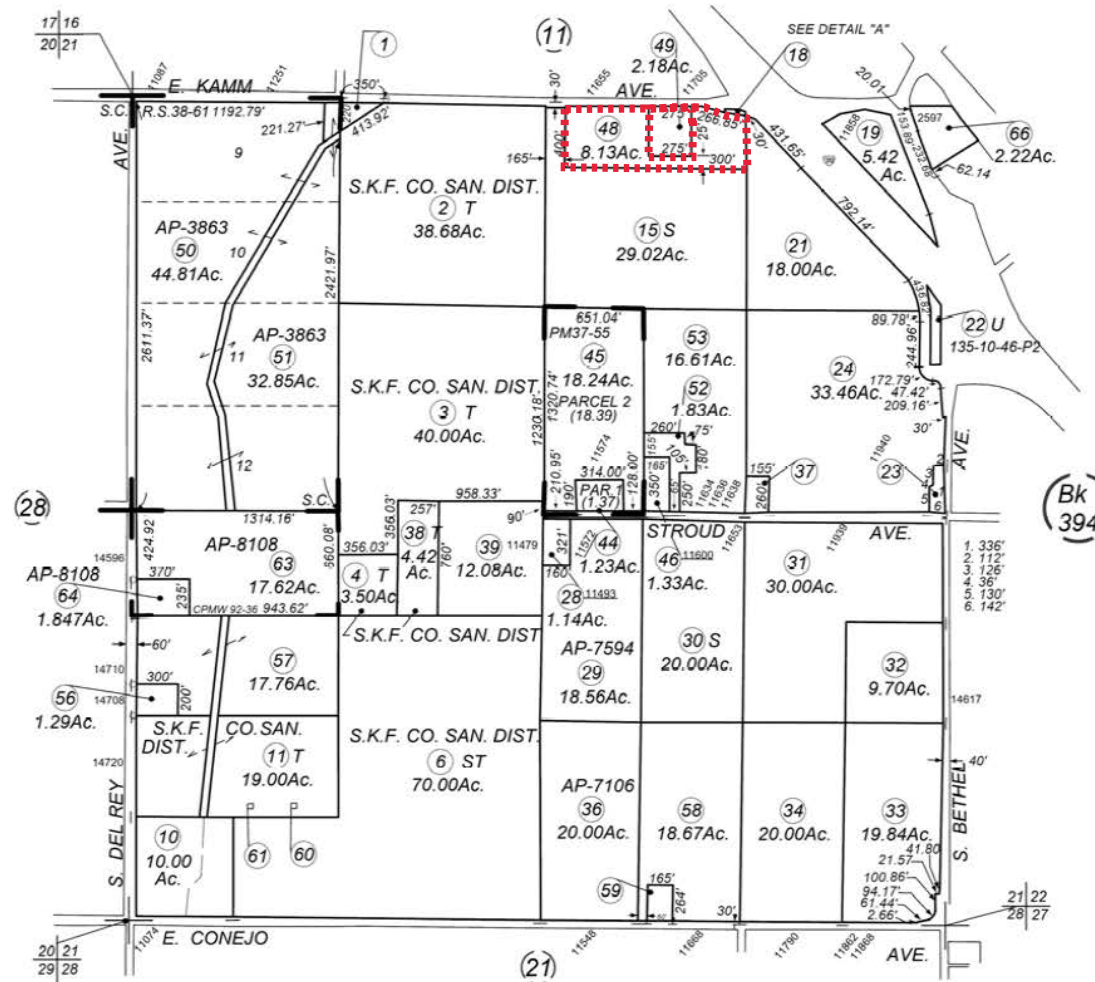
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND & POR. SEC.21, T.16 S., R.22 E., M.D.B.& M.

Tax Rate Area

6-007
121-001
121-004

393-33



Agricultural Preserve
Stroud Colony - Plat Bk.4, Pg.39
Parcel Map No.5903 - Bk.37, Pg.55
Record of Survey - Bk.38, Pg.61
Cert. of Parcel Map Waiver No.92-36, 14-71759, 6-27-14

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

Assessor's Map Bk.393 - Pg.33
County of Fresno, Calif.





Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

to allow Motor Vehicle
Service station and
additional uses.
See attached operational
statement.

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: _____ side of _____

between _____ and _____

Street address: 11655 and 11705 E. Kamm Ave. Kingsburg, CA

APN: 393-330-48 & 49 Parcel size: 8.13 and 2.18 Section(s)-Twp/Rg: S 21 - T 16 S/R 22 E

ADDITIONAL APN(s): _____

I, James P. Robinson (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.

James Robinson P.O. Box 771 Kingsburg 93631 559-994-9371
Owner (Print or Type) Address City Zip Phone

Same as owner

Applicant (Print or Type) Address City Zip Phone

Brenda Ramirez (CUEAS) 2511 Logan St. Selma 93662 (559) 891-8811
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL:

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: well

SEWER: Yes ☒ / No ☐
Agency: septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

Zone District: _____

Parcel Size: _____

over.....



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project
No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. Property Owner: James Robison Phone/Fax: 559-994-9371
Mailing Address: P.O. Box 711 Kingsburg CA 93631
Street City State/Zip
2. Applicant: Same as owner Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
3. Representative: CVEAS, INC. (Brenda Ramirez) Phone/Fax: 559-891-8811
Mailing Address: 2511 Logan St. Selma CA 93662
Street City State/Zip
4. Proposed Project: See operational statement attached.

5. Project Location: _____

6. Project Address: 11655 and 11705 E. Kamm Ave. Kingsburg CA
7. Section/Township/Range: S21 / T16 / R22E 8. Parcel Size: 8.13 and 2.18
9. Assessor's Parcel No. 393-330-48 and 49 OVER.....

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

<u>N/A</u>	LAFCo (annexation or extension of services)	<u>X</u>	SJVUAPCD (Air Pollution Control District)
<u>+</u>	CALTRANS	<u>N/A</u>	Reclamation Board
<u>+</u>	Division of Aeronautics	<u>+</u>	Department of Energy
<u>X</u>	Water Quality Control Board	<u>+</u>	Airport Land Use Commission
	Other _____		

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? ____ Yes X No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: C-6

14. Existing General Plan Land Use Designation¹: Commercial

ENVIRONMENTAL INFORMATION

15. Present land use: Shop and storage buildings
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Please see attached operational statement and site plan.

Describe the major vegetative cover: None

Any perennial or intermittent water courses? If so, show on map: NO

Is property in a flood-prone area? Describe:

NO

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Ag, rural residential, commercial

South: Ag, rural residential

East: Ag, rural residential, commercial

West: Ag, rural residential

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
X Yes No

B. Daily traffic generation:

I. Residential - Number of Units
Lot Size
Single Family
Apartments

0
0
0
0

II. Commercial - Number of Employees
Number of Salesmen
Number of Delivery Trucks
Total Square Footage of Building

} see operational
statement

III. Describe and quantify other traffic generation activities: _____

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____

Traffic noise

21. Describe any source(s) of noise in the area that may affect your project: None.

22. Describe the probable source(s) of air pollution from your project: TRAFFIC

23. Proposed source of water:

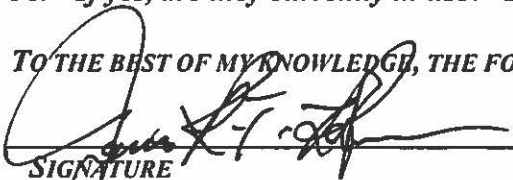
(X) private well

() community system³--name: _____

OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 70 gallons per building
25. Proposed method of liquid waste disposal:
☒ septic system/individual
☐ community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 70 gallons per building
27. Anticipated type(s) of liquid waste: Sewer waste
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: domestic waste & card board
32. Anticipated amount of solid waste (tons or cubic yards per day): 55 lbs per building
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 15 lbs per building
34. Proposed method of solid waste disposal: hauled by waste management
35. Fire protection district(s) serving this area: _____
36. Has a previous application been processed on this site? If so, list title and date: No
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No ☒
38. If yes, are they currently in use? Yes _____ No ☒

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


SIGNATURE

12.3.2024
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

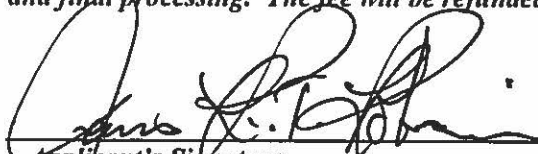
State law requires that specified fees (effective January 1, 2022: \$3,539.25 for an EIR; \$2,548.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.


Applicant's Signature

12.3.2024

Date

G:\4360Devs&PLN\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX

Operational Statement

For

Proposed Commercial/Retail/Industrial Development

11655 and 11705 E. Kamm Ave. Kingsburg, CA 93631

Proposing commercial center consisting of: (1) Convenience store, a Gas Canopy, and a (2) Diesel canopies. (2) Existing buildings to be upgraded and have new additions. (1) New metal building warehouse/storage. (1) Restroom building

For the Convenience Store and Gas Canopy and Diesel Canopies :

1. Nature of the operation: Customer drives to the store for groceries, liquor, soda, milk, cigarettes, food, lotto, fuel or check cashing.
2. Operational time limits: Open year-round, 7 days/week open 24 hrs. No special activities
3. Number of customers or visitors: Anticipated 200 customers/day as average. More on Friday & Saturday. Customers may drop in any time during working hours
4. Number of Employees: Two employees to work 8 hours per day. 16 employees will be needed in the future for 2 shifts / days.
5. Service & Delivery Vehicles: 1-2 delivery/service vehicles per day
6. Access to the site: 4 New driveways to be constructed along Kamm Ave.
7. Number of parking spaces for employees, customers, and service/ delivery vehicles.
Provided Parking:

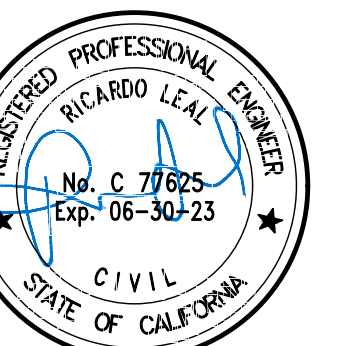
- Standard parking 28	- Truck Standard Parking 39
- ADA Parking 4	- EVCS Truck Parking 7
- EVCS Parking 10	- Truck Canopy Parking 7 & 3 =10
- Vehicle Canopy Parking 16	- Total Truck Parking 56
- Total vehicle Parking 39	
8. Are any goods to be sold on site? Groceries, pre- packaged off-site, dairy products, sweets, fruits, vegetables, beer, wine, check cashing and restaurant.

9. Equipment Used: Walk-in refrigerator (WIC), walk- in freezer (WIF), deli cases, slicers, cash register, soda machine, coffee maker, sandwich / salad units, etc... Office equipment, lotto machine.
10. Supplies and storage: Canned foods, stored on gondola accessible for aisles. Dairy products stored in WIC, frozen vegetable and pastries in WIF Office supplies, soda cans, chips, cups, etc... in storage.
11. Unightly Appearance of Use: All work to be done indoors with no noise or odors anticipated. Hooded lights will shield glare. Paved roads will prevent any dust. Some odors might be generated associated with the car traffic on site, which will be dissipated up in the atmosphere.
12. List any solid or liquid waste to be produced: 40lbs/ days of domestic garbage, 15 lbs of paper / card board will be stored in containers surrounded trash enclosure and hauled by solid waste management to appropriate location (recycling center, land fill) once per week.
13. Estimated volume of water to be used (gallon per day) Source of water? Estimates consumption of 70 gal/per day. Water to be provided by site-well with permit and requirement of the State Health Service.
14. Describe any proposed advertising including size, appearance, and placement: Any advertising under a separate permit
15. Will existing buildings be used or will new buildings be constructed: Two new buildings to be built with two gas island canopies. 8 gasoline stations and 5 diesel fueling stations.
16. Explain which buildings or what portion of buildings will be used in the operation: Proposed building will include sales area, sales counter, deli area, stock room, work room, office, WIB, restroom
17. Will any outdoor lighting or an outdoor sounds amplification system be used?:Lighting fixtures mounted on building wall. Parking lights poles, all hooded. No sound amplification systems to be used
18. Landscaping and Fencing Proposed: Landscape would be along----- Also to have landscape in plaza area. No fencing proposed

For the Existing service station and storage building to be upgraded to match the New buildings :

1. Nature of the operation: Truck Repair and Parts Storage
2. Operational time limits: Open year-round, 5 days/week open 7am-5pm. No special activities
3. Number of customers or visitors: Anticipated 10 customers/day as average. More on Customers may drop in any time during working hours
4. Number of Employees: Two employees to work 8 hours per day.
5. Service & Delivery Vehicles: 1-2 delivery/service vehicles per day
6. Access to the site: 1 New driveways to be constructed along Kamm Ave. 1 Existing to be upgraded
7. Number of parking spaces for employees, customers, and service/ delivery vehicles.
Provided Parking:
 - Standard parking 36
 - ADA Parking 2
 - Total vehicle Parking 38
8. Are any goods to be sold on site: Truck and auto parts as required for repair
9. Equipment Used: Air Compressors and standard tools and equipment
10. Supplies and storage: Truck and auto parts
11. Unsightly Appearance of Use: All work to be done indoors with no noise or odors anticipated. Hooded lights will shield glare. Paved roads will prevent any dust. Some odors might be generated associated with the car traffic on site, which will be dissipated up in the atmosphere.
12. List any solid or liquid waste to be produced: Cardboard from supplies stored in containers surrounded trash enclosure and hauled by solid waste management to appropriate location (recycling center, land fill) once per week.
13. Estimated volume of water to be used (gallon per day) Source of water Estimates consumption of 10 gal/per day. Water to be provided by site-well with permit and requirement of the State Health Service.

14. Describe any proposed advertising including size, appearance, and placement: Any advertising under a separate permit
15. Will existing buildings be used or will new buildings be constructed: Two existing building will be Upgraded to match new Buildings on site
16. Explain which buildings or what portion of buildings will be used in the operation:
The existing Buildings will have the exteriors modified with new materials to match the new buildings on site and be used for Truck repair and parts storage
17. Will any outdoor lighting or an outdoor sounds amplification system be used :Lighting fixtures mounted on building wall. Parking lights poles, all hooded. No sound amplification systems to be used
18. Landscaping and Fencing Proposed: New landscape and trees will be provided along with new chain link fence at the perimeter.



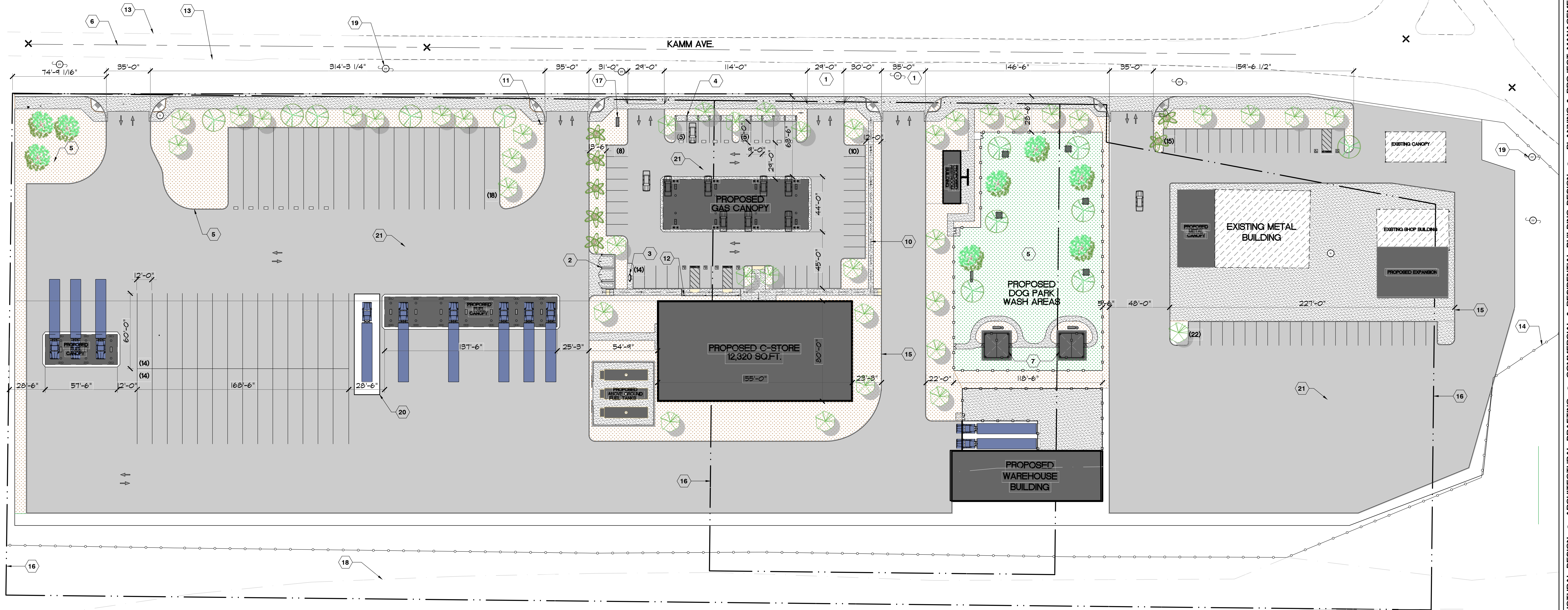
E SIGNED: 12/3/2024

Revisions:	Date:
△	
△	
△	
△	
△	

SITE PLAN

CEAS JOB # :	22071
DATE:	12/3/2024
DRAWN BY:	MSE
CHECKED BY:	RL
SCALE:	AS NOTED

A1.1



SITE PLAN

$$1'' = 30'$$

PARKING SUMMARY	
TRUCK FUEL AREA	
STALL TYPE	QTY. PROVIDED
PARKING STANDARD 12'-0" X 60'-0"	39
EV PARKING	7
TRUCK CANOPIES	10
TOTAL	56

PARKING SUMMARY	
C-STORE AREA	
STALL TYPE	QTY. PROVIDED.
PARKING STANDARD 9'-0" X 18'-0"	28
EV PARKING	10
ACCESSIBLE 9'-0" x 18'-0"	4
GAS CANOPY	16
TOTAL	58

KEYED NOTES

1	CONCRETE DRIVE APPROACH
2	TRASH ENCLOSURE
3	AIR / WATER MACHINE
4	EV CHARGING STATION
5	LANDSCAPE
6	CENTER LINE
7	PROPOSED DOG WASH ENCLOSURE
8	PROPANE TANK
9	HOODED SITE LIGHT
10	PATH OF TRAVEL FROM PUBLIC SIDEWALK
11	TOW-AWAY SIGNAGE AT SITE ENTRY.
12	ACCESSIBLE PARKING POLE SIGN(S).
13	EDGE OF PAVING.
14	EXISTING CHAIN LINK FENCE.
15	6" CONCRETE CURB
16	EXISTING PROPERTY LINE
17	SIGN
18	EXISTING DITCH
19	POWER POLE
20	TRUCK SCALE
21	HATCH INDICATES PROPOSED A/C PAVING

PARKING SUMMARY REPAIR AREA

STALL TYPE	QTY. PROVIDED.
PARKING STANDARD 9'-0" X 18'-0"	36
PARKING STANDARD 9'-0" X 18'-0"	2
TOTAL	38

VICINITY MAP



PROJECT LOCATION

OWNER DATA

JAMES ROBISON
PO BOX 771
KINGSBURG, CA 93631
PHONE: 559-994-9371
EMAIL: RESGLOBAL2@GMAIL.COM
CONTACT: JAMES

AGENCY OF JURISDICTION

COUNTY OF FRESNO	
2220 TULARE STREET	
FRESNO, CA 93721	
PHONE:	559-600-4497
CONTACT:	PLANNING DEPARTMENT

ENGINEER OF RECORD

ENGINEER OF RECORD

RICARDO LEAL - PE

CENTRAL VALLEY ENGINEERING AND SURVEYING

2511 LOGAN STREET

SELMA, CA 95662

PHONE: 559-891-8811

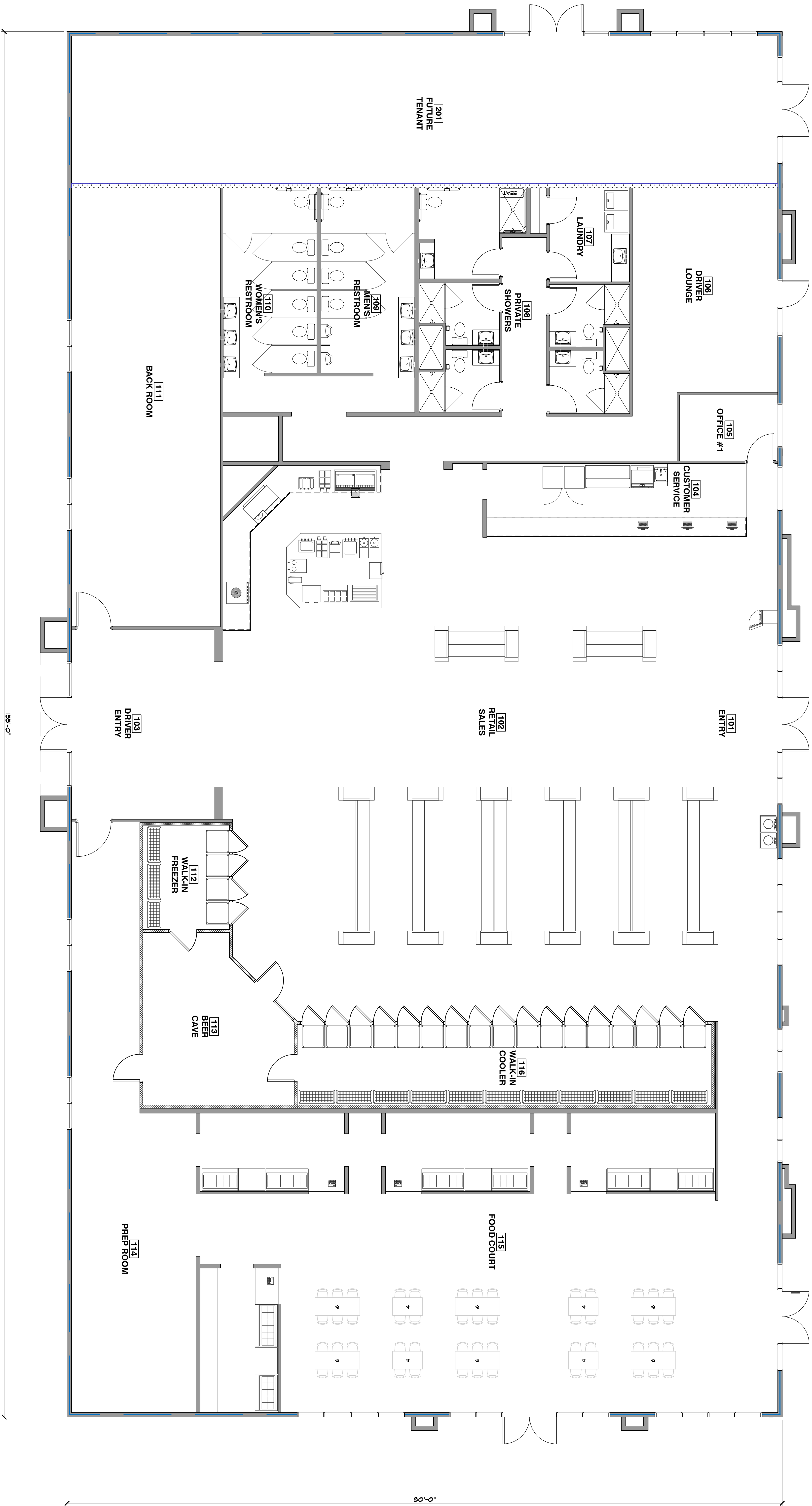
EMAIL: rleal@cveas.com

CONTACT: RICARDO

PROJECT DATA

EX. USE:	EXISTING SHOP AND STORAGE AND MAJORITY IS VACANT
NEW USE:	CONVENIENT STORE, GAS STATION TRUCK FUELING STATIONS WAREHOUSE/STORAGE TRUCK REPAIR DOG PARK
APN:	343-330.48 & 49
SITE ADDRESS:	11655 AND 11705 E. KAMM AVE. KINGSBURG, CA 93631
EX. ZONE:	C-6
NEW ZONE:	NO CHANGE
CONSTRUCTION TYPE:	VB
OCCUPANCY:	M, B, A3, U
FIRE SPRINKLER SYSTEM:	YES
FIRE ALARM SYSTEM:	YES

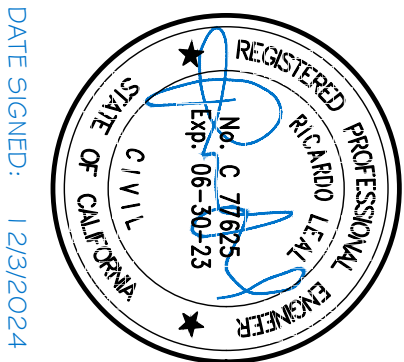
USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CHEAS. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CHEAS.



FLOOR PLAN
SHEET 1-10

CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

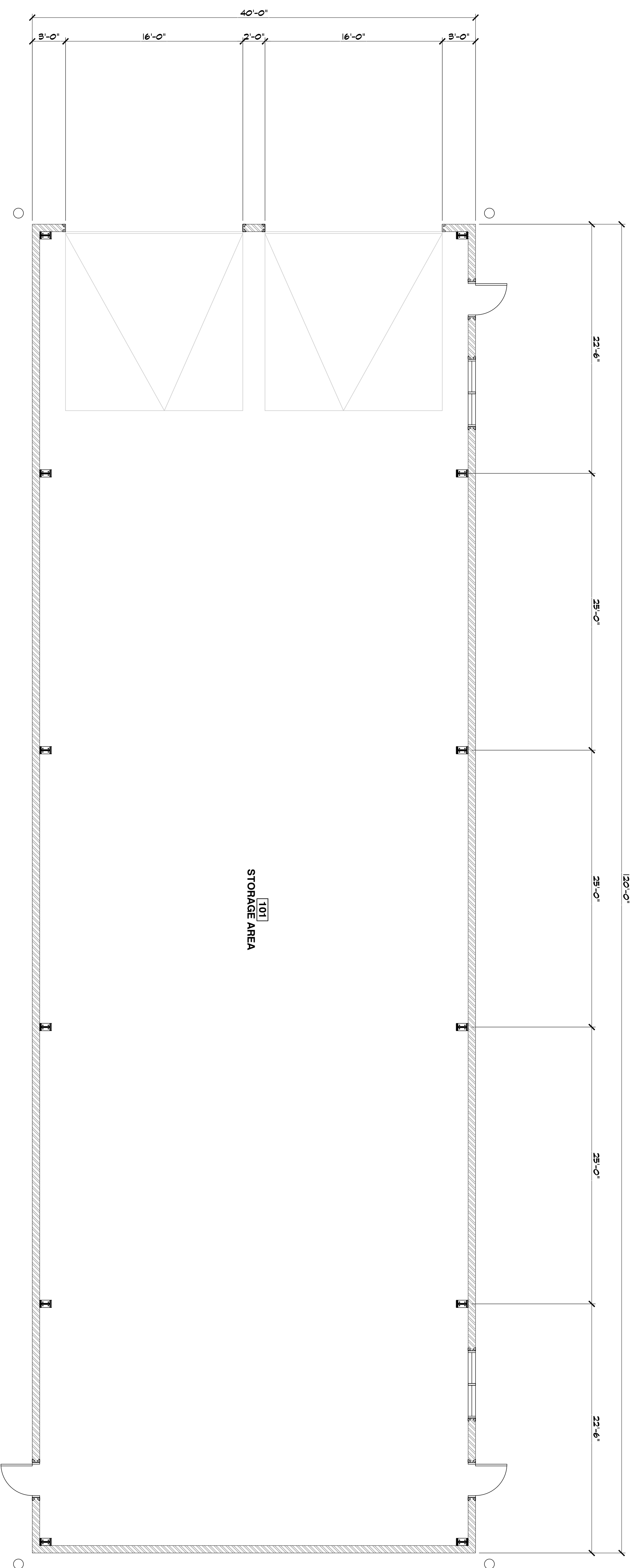
PROJECT
DEAN'S PREMIER
TRUCK STOP
11655 E. KAMM AVE.
KINGSBURG, CA 93631
APN: 393-330-48, 49









Revisions	Date

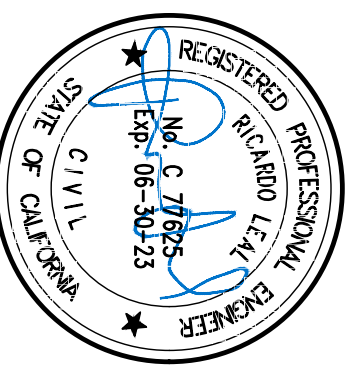
FLOOR PLAN

DATE	22071
DRAWN BY:	MSE
CHECKED BY:	RL
SCALE	AS NOTED

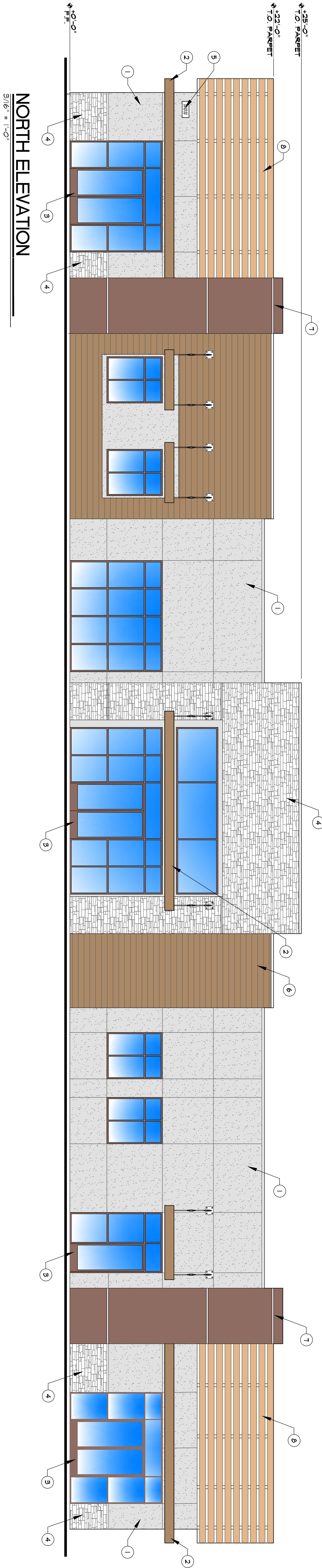


 **FLOOR PLAN - WAREHOUSE**
3/6" = 1'-0"

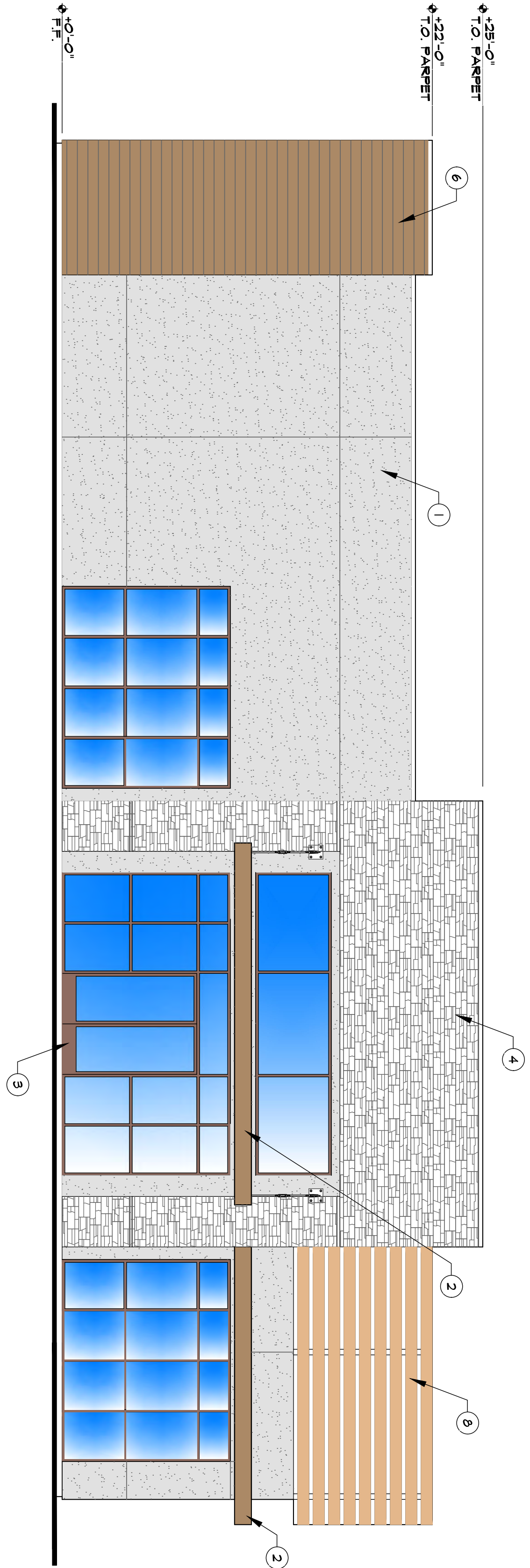
Revisions:	Date:
	
	
	
	
	



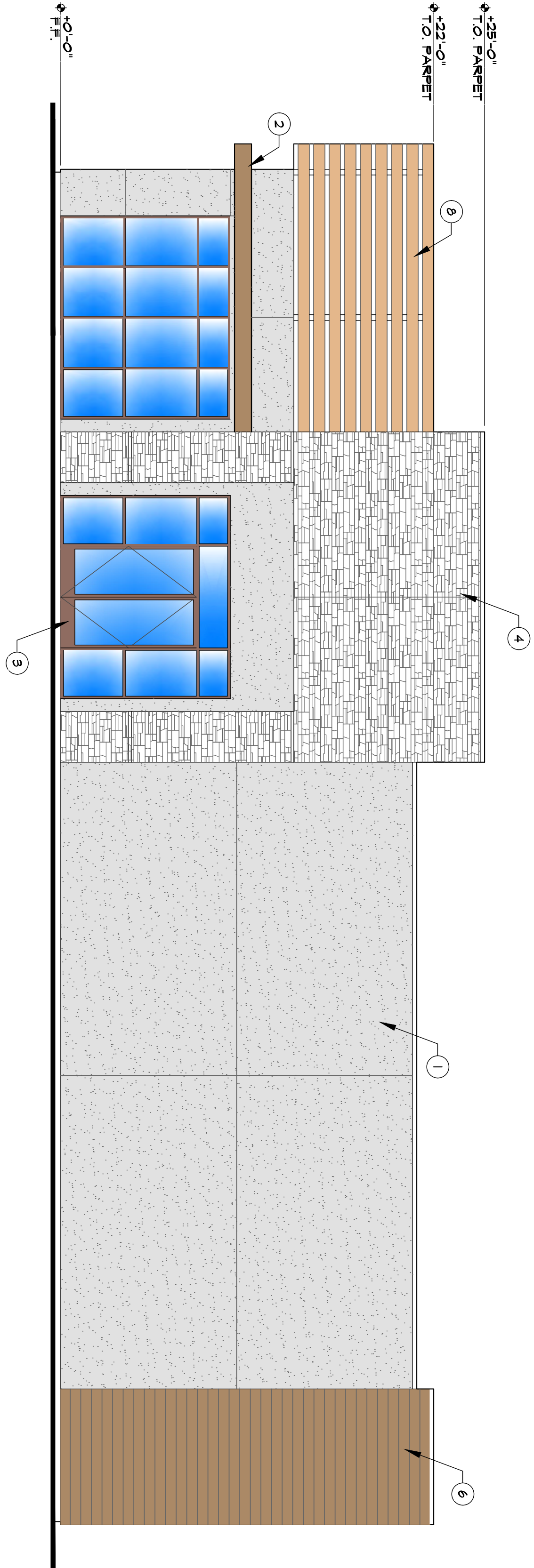
PROJECT
DEAN'S PREMIER
TRUCK STOP
11655 E. KAMM AVE.
KINGSBURG, CA 93631
APN: 393-330-48, 49



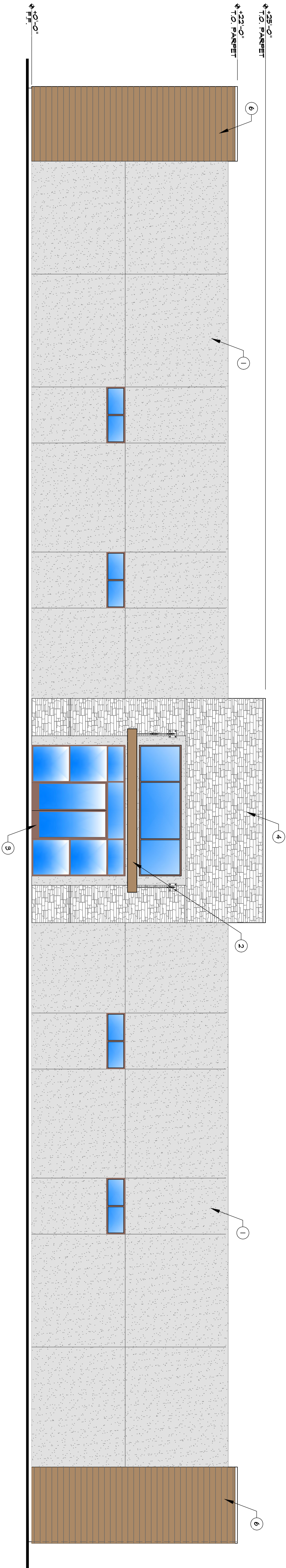
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

3/16" = 1'-0"

KEYED NOTES

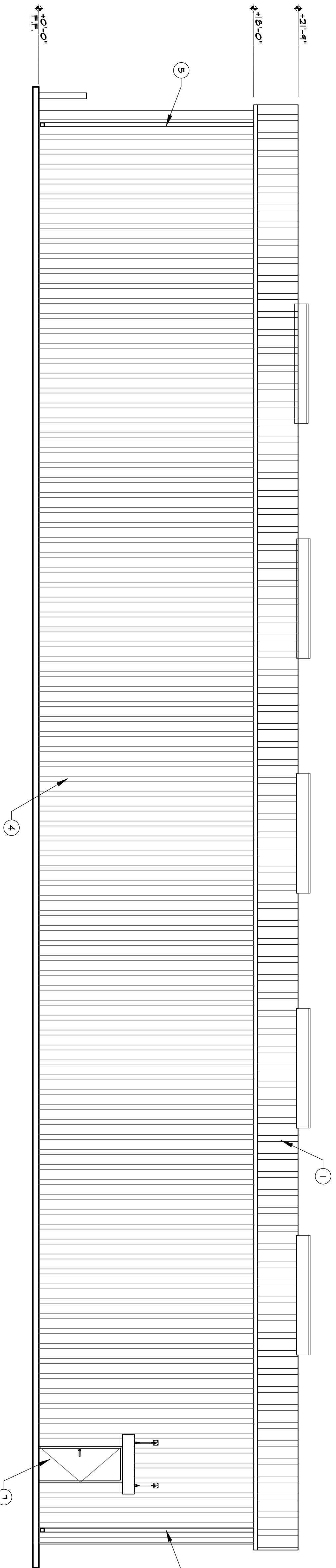
No.	DESCRIPTION
1	(A) COLOR COAT STUCCO (A) IS A 3-COAT 7/8" MIN. THICK (B) HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO (C) OCCURS OF 2" WOOD SHEATHING, AND (C) HAS 26 9/32" GALV. GRADE (OR 2" ABOVE CONCRETE OR PAVING) 2x6" WOOD STUDS (6" ON CENTER WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE (W/ WOOD STUD PARTITIONS, PLASTER 3/4" FOR SCRATCH COAT & 1/2" FOR BROWN COAT BY VOLUME, CEMENT TO SAND
2	PRE-FINISHED METAL AWNING
3	ADOPTED ALUMINUM STOREFRONT
4	STACKED STONE VENEER, OWNER TO SPECIFY
5	THE ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, SHALL CONTRAST WITH EXTERIOR FINISH, AND SHALL BE PERMANENTLY AFFIXED TO A PERMANENTLY ILLUMINATED BY A PERMANENT LIGHT SOURCE
6	HARD BOARD SIDING
7	ARCHITECTURAL ALUMINUM PANEL SYSTEM
8	PRE FINISH METAL SCREENING ASSEMBLY
9	

Revisions	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	

ELEVATIONS

DATE	12/9/2024
DRAWN BY:	MSE
CHECKED BY:	RL
SCALE	AS NOTED

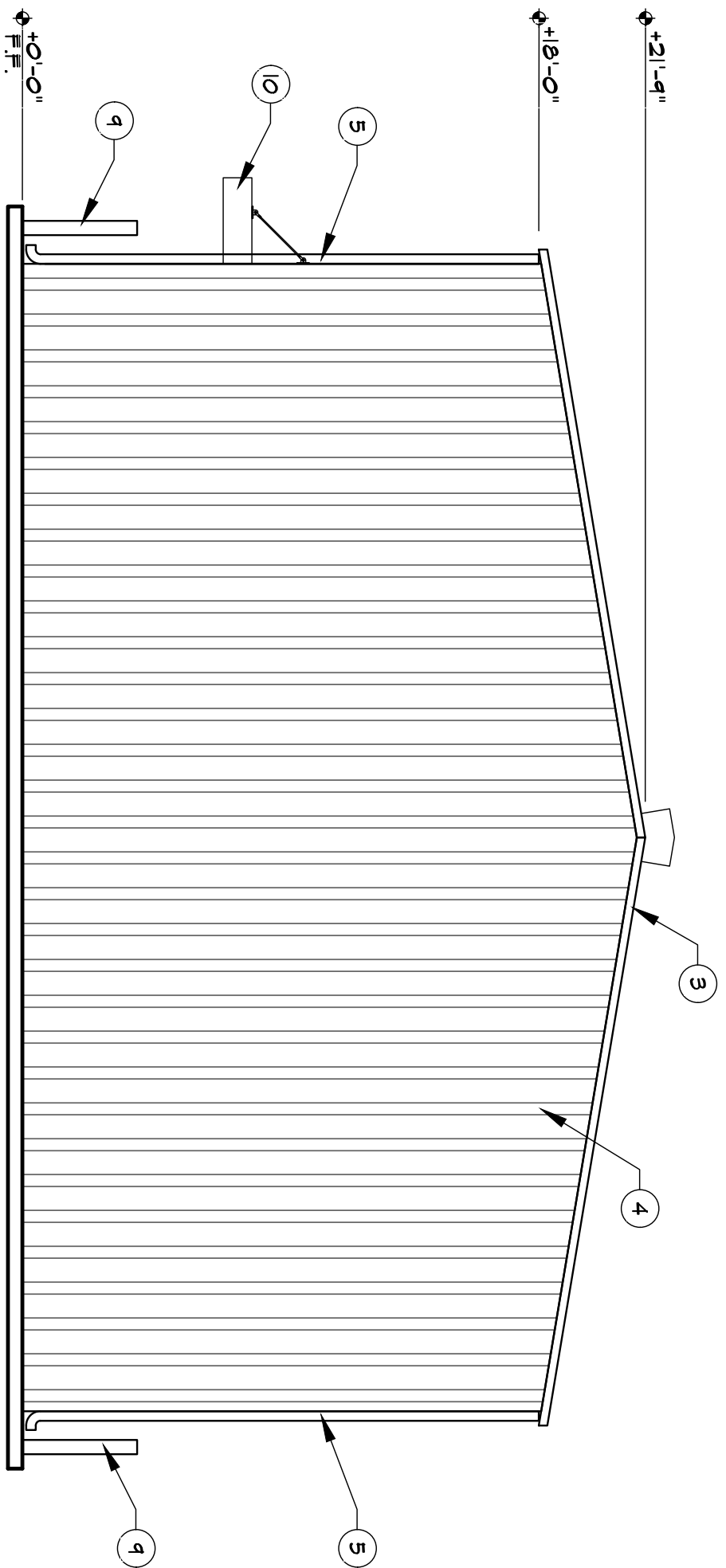
A3.1



SOUTH ELEVATION

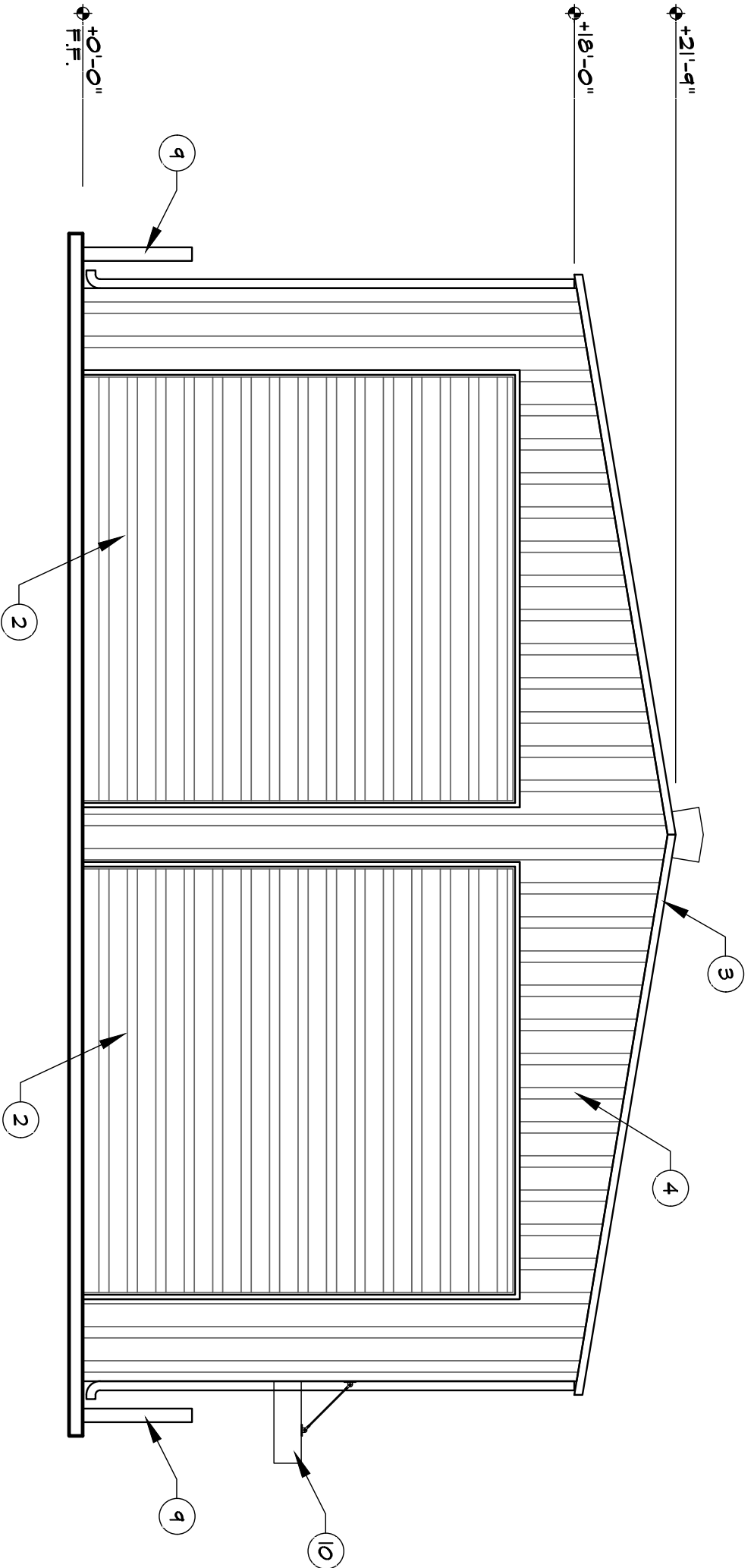
3/16" = 1'-0"

KEYED NOTES	
No.	DESCRIPTION
1	PRE-FINISHED METAL ROOFING PANELS
2	PRE-FINISHED METAL COLL. ROLL UP DOOR
3	PRE-FINISHED METAL RAKE TRIM
4	PRE-FINISHED METAL SIDING
5	PRE-FINISHED MET. EAVE GUTTER W/ DOWNSPOUT AS NEEDED
6	PRE-FINISHED GUTTER ASSEMBLY
7	PRE-FINISHED SOLID METAL DOOR
8	PRE-FINISHED STORAGE UNIT WINDOW
9	PAINTED METAL BOLLSIES - TYP.
10	PRE-FINISHED METAL AVINING



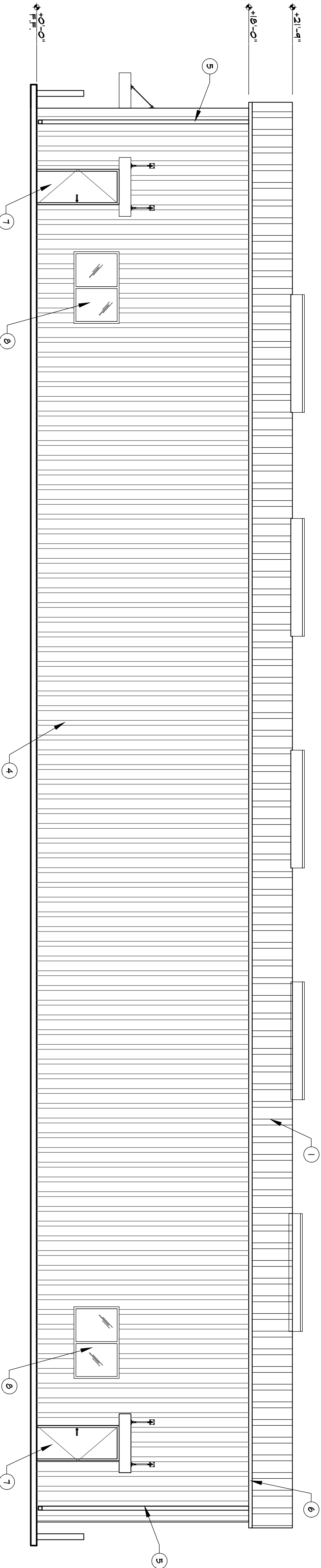
EAST ELEVATION

3/16" = 1'-0"



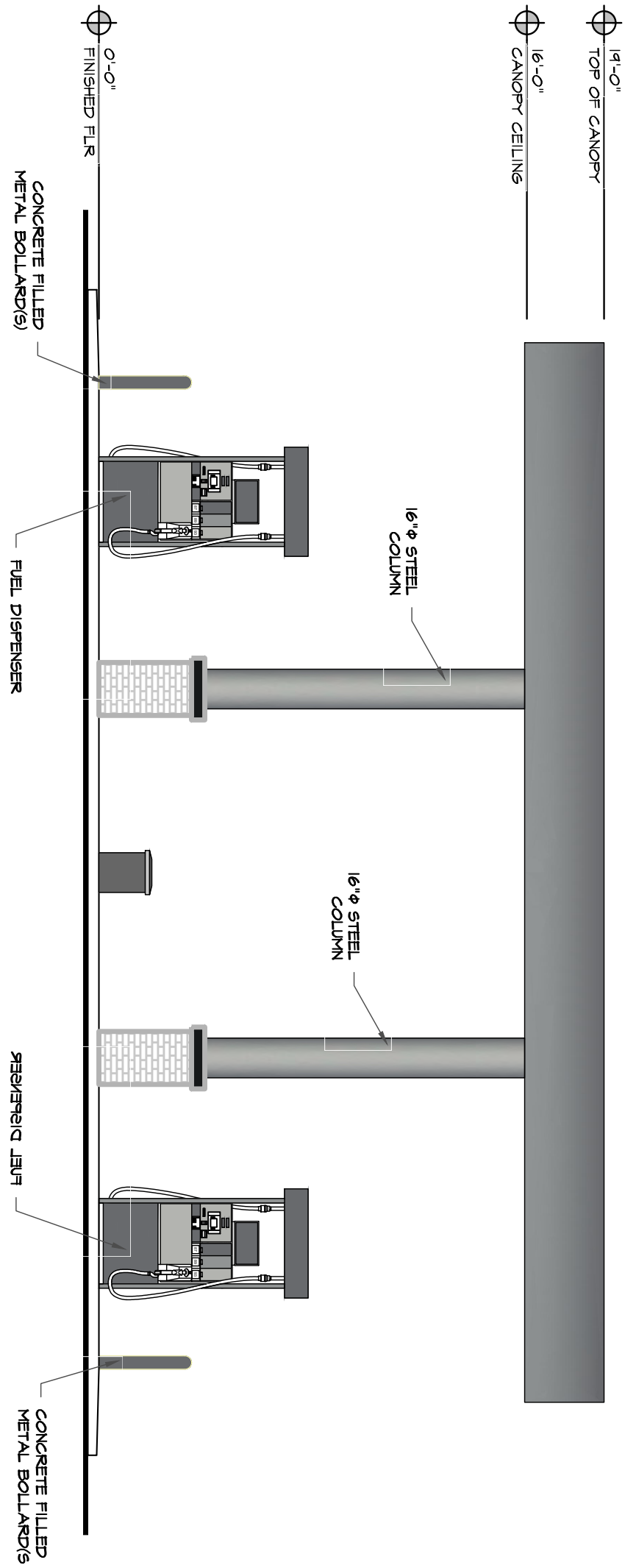
WEST ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

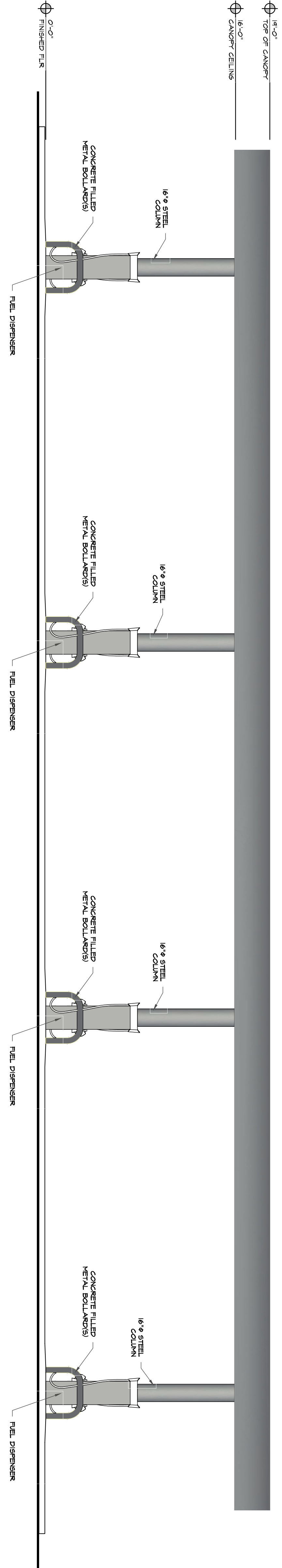
3/16" = 1'-0"



WEST ELEVATION

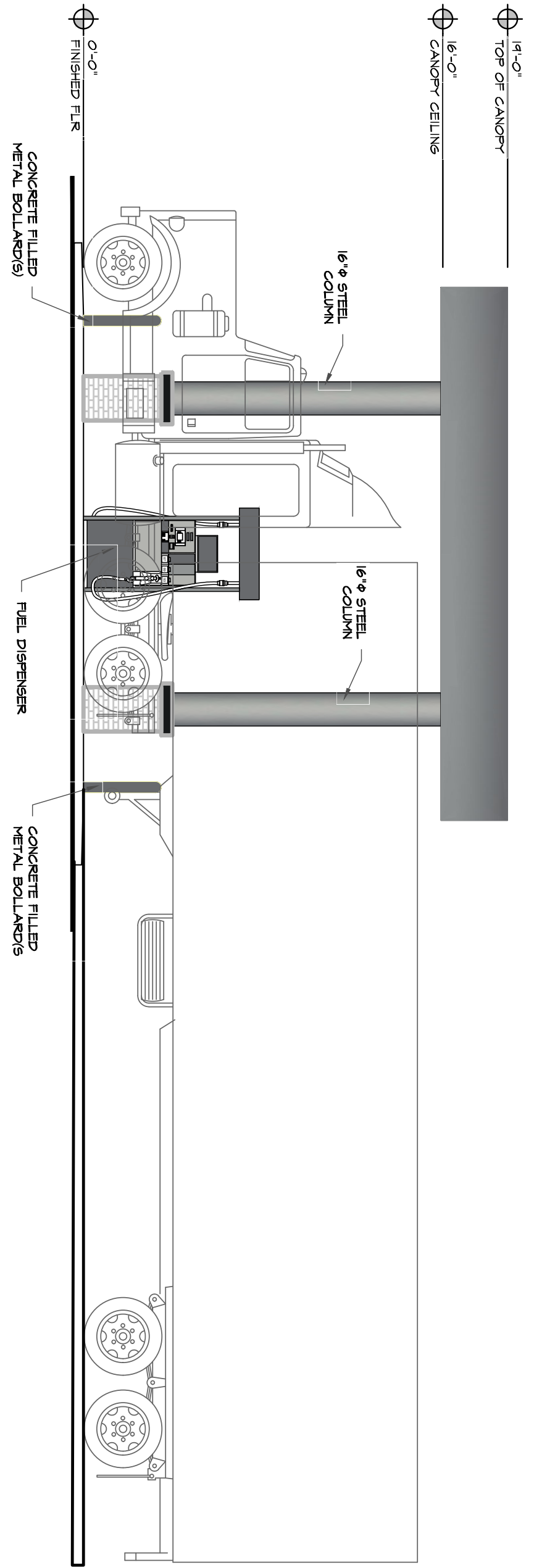
3/16" = 1'-0"

GAS CANOPY



SOUTH ELEVATION

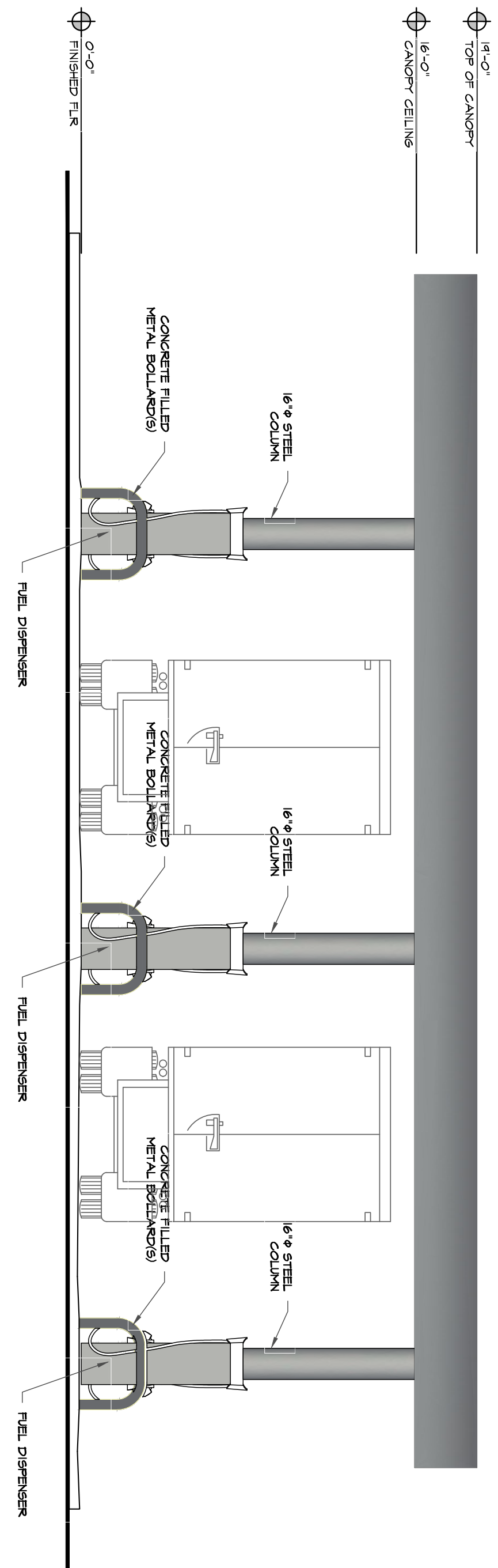
3/16" = 1'-0"



SOUTH ELEVATION

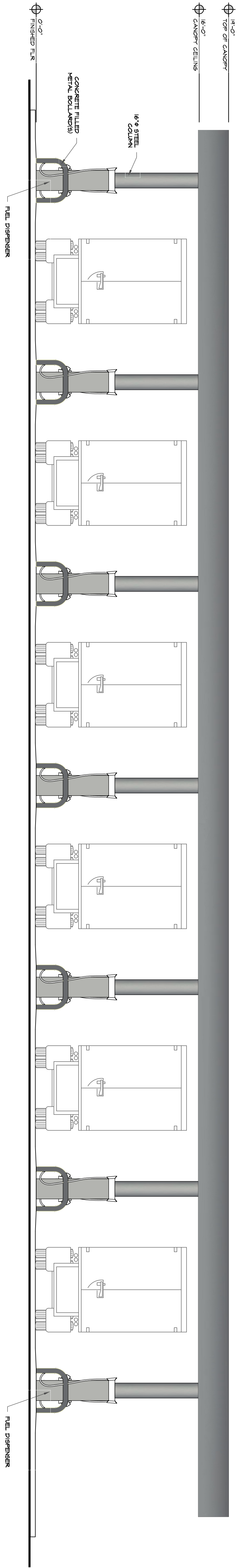
3/16" = 1'-0"

DIESEL FUEL CANOPY



SOUTH ELEVATION

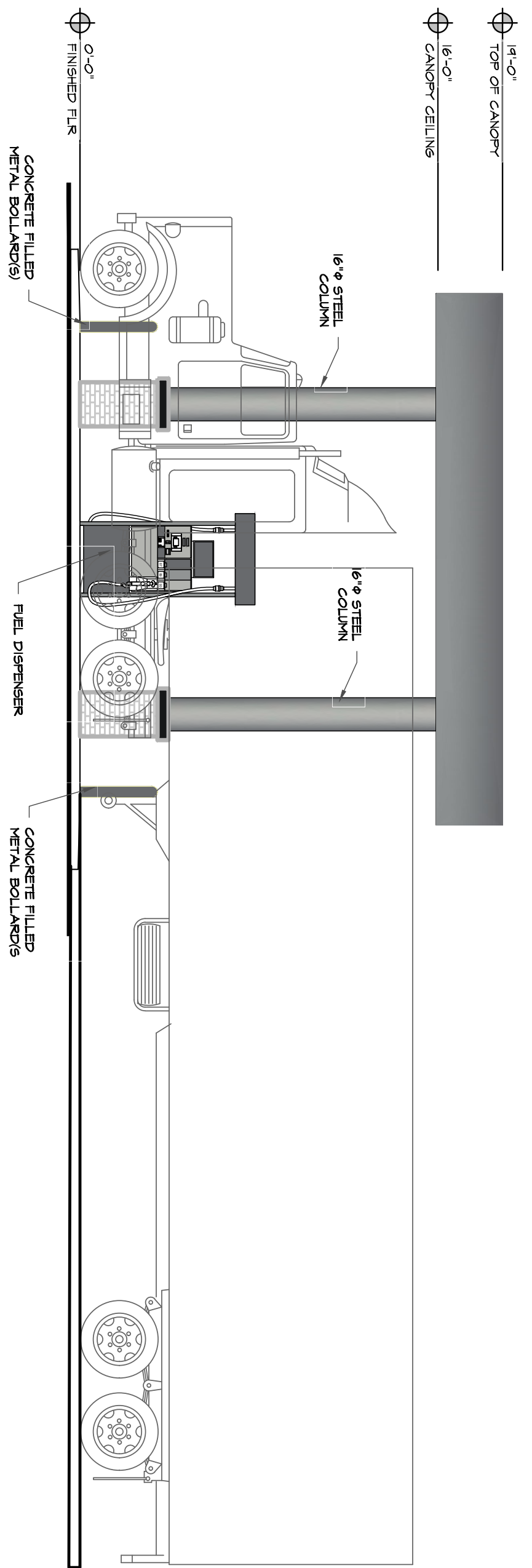
3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"

DIESEL FUEL CANOPY



WEST ELEVATION

3/16" = 1'-0"

11655 E Kamm Ave. Kingsburg



North – East



Looking North - West



South - West



South - East

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

James R. T. Robison
P.O. Box 771
Kingsburg, CA 93631

FRESNO County Recorder
Paul Dictos, C.P.A.
DOC-
2015-0005749-00
Acct 3023-First Am Title Co ER
Tuesday, JAN 20, 2015 14:16:54
Ttl Pd \$289.50 Rcpt # 0004241022
CRR/R2/1-4

Space Above This Line for Recorder's Use Only

A.P.N.: 393-112-52

File No.: 1002-4690319 (LL)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$269.50**; CITY TRANSFER TAX **\$0.00**;
SURVEY MONUMENT FEE **\$0.00**

- [☒] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area; [] City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **David Kay Kazanjian and Adrienne Dawn Kazanjian, Co-Trustees, The David and Adrienne Kazanjian Family Trust, dated June 27, 2014, dated June 27, 2014**

hereby GRANTS to **James R. T. Robison**, an unmarried man

the following described property in the City of **Kingsburg**, County of **Fresno**, State of **California**:

THAT PORTION OF LOT 31 OF SELMA COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 13 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON KAMM AVENUE, AT THE SOUTHWEST CORNER OF THE PROPERTY OF FORTUNE, AS CONVEYED TO FORTUNE BY CREST VIEW PROPERTIES, A LIMITED PARTNERSHIP, BY DEED RECORDED ON SEPTEMBER 16, 1964, AS DOCUMENT NO. 71146, IN BOOK 5065 PAGE 552, FRESNO COUNTY RECORDS; RUNNING THENCE EAST ALONG KAMM AVENUE A DISTANCE OF 400 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE IN A STRAIGHT LINE PERPENDICULAR TO KAMM AVENUE A DISTANCE OF 500 FEET; RUNNING THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE NORTHWEST CORNER OF THE PROPERTY DEEDED BY FORTUNE TO MONTAGUE BY DEED RECORDED ON AUGUST 6, 1965, AS DOCUMENT NO. 63479, IN BOOK 5202 PAGE 31, FRESNO COUNTY RECORDS; RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF THE LANDS OF MONTAGUE IN A GENERALLY SOUTHEASTERLY AND SOUTHERLY DIRECTION TO THE KAMM AVENUE CORNER OF THE LANDS OF MONTAGUE (THE EASTERLY CORNER OF THE LANDS NOW OWNED BY FORTUNE); THENCE RUNNING ALONG KAMM AVENUE 546.27 FEET, MORE OR LESS, IN A GENERALLY WESTERLY DIRECTION TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE LAND CONVEYED TO FRANCES E. MONTAGUE, A WIDOW, BY DEED RECORDED AUGUST 6, 1965, IN BOOK 5202 PAGE 31 OF OFFICIAL RECORDS, DOCUMENT NO. 63479.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

Mail Tax Statements To: **SAME AS ABOVE**

Date: 01/08/2015

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 89° 28' 20" EAST ALONG THE SOUTH LINE OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, A DISTANCE OF 946.27 FEET; THENCE NORTH 0° 31' 40" EAST 94.50 FEET; THENCE NORTH 37° 17' 30" WEST 177.59 FEET TO A POINT ON THE RADIUS OF A CURVE IN THE WESTERLY RIGHT OF WAY OF U. S. HIGHWAY 99 FREEWAY, WHICH IS CONCAVE SOUTHWESTERLY, THENCE SOUTH 52° 42' 30" WEST ALONG SAID RADIUS A DISTANCE OF 34 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 52° 42' 30" WEST CONTINUING ALONG SAID RADIUS, A DISTANCE OF 4.00 FEET; THENCE SOUTH 37° 17' 30" EAST, A DISTANCE OF 5.90 FEET; THENCE NORTH 80° 27' 32" EAST, A DISTANCE OF 42.94 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 42.74 FEET TO THE TRUE POINT OF BEGINNING.

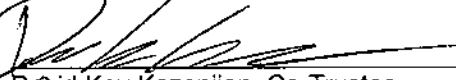
Date: **01/08/2015**


A.P.N.: 393-112-52

File No.: 1002-4690319 (LL)

Dated: **01/08/2015**

David Kay Kazanjian and Adrienne Dawn
Kazanjian, Co-Trustees, The David and
Adrienne Kazanjian Family Trust, dated June
27, 2014


David Kay Kazanjian, Co-Trustee


Adrienne Dawn Kazanjian, Co-Trustee

STATE OF _____)SS
COUNTY OF _____)

On _____, before me, _____, Notary
Public, personally appeared _____

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

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

WITNESS my hand and official seal.

Signature

My Commission Expires: _____

This area for official notarial seal

ACKNOWLEDGMENT

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

State of California

County of FRESNO

On JANUARY 09, 2015 before me, S. SCHULTE, NOTARY PUBLIC
(insert name and title of the officer)

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

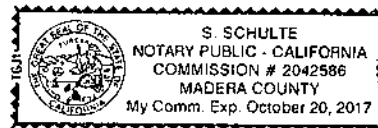
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



See attached Grant Deed
01/09/2015

RECORDING REQUESTED BY
Chicago Title Company
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE
SHOWN BELOW, MAIL TAX STATEMENT TO

Name
Terricorp, Inc.
Address
11652 E. Kamm Ave.
City & State
Kingsburg, CA 93631
Zip

Title Order No. Escrow No. 435583-JK

93089696



RECORDED AT REQUEST OF
CHICAGO TITLE

AT MIN. PAST 8:41 AM

JUN 15 1993

FRESNO COUNTY, CALIFORNIA
WILLIAM C. GREENWOOD, County Recorder

SPACE ABOVE THIS LINE TO BE USED FOR ANY OTHER INFORMATION
BY PROPERTY REQUESTER

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 181.50

☒ unincorporated area ☐ City of

Parcel No. 393-112-44,53

☒ 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,
ITO PACKING CO., INC., a California Corporation

hereby GRANT(S) to TERRICORP, INC., a California Corporation

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

See Exhibit "A" attached hereto and made a part hereof

Dated April 19, 1993

STATE OF CALIFORNIA
COUNTY OF Fresno } S.S.

On April 20, 1993 before me,

Judith A. Robinson

a Notary Public in and for said County and State, personally appeared
James K. Ito and Yukiko Ito

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.

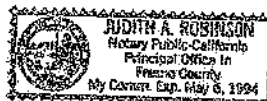
WITNESS my hand and official seal

Signature

ITO PACKING CO., INC.
a California Corporation

BY: [Signature]

BY: [Signature]



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

FRESNO COUNTY RECORDERS OFFICE

JUN 15 1993

OTC-101 (2-93)

EXHIBIT 'A'

PARCEL 1:

That portion of Lot 31 of Selma Colony, according to the map thereof recorded in Book 2 Page 7 of Record of Surveys, records of said County, being also a portion of Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Commencing at the South quarter corner of said Section 16; thence South 89° 28' 20" East along the South line of said Section 16, a distance of 1036.27 feet to a point on the Westerly right of way line of U. S. Highway 99 Freeway; thence along said Westerly right of way line North 0° 31' 40" East 30 feet, North 77° 49' 48" East 139.67 feet, North 30° 50' 21" West 169.07 feet and North 37° 17' 30" West 175.02 feet to the true point of beginning, said point being the beginning of a curve concave Southwesterly the radius point of which bears South 52° 42' 30" West 744.7 feet; running thence Northwesterly along said curve through a central angle of 2° 17' 30" a distance of 297.86 feet; thence leaving said Westerly right of way line South 50° 25' West along the radius of said curve a distance of 195 feet; thence South 38° 26' 15" East 290.04 feet; thence North 52° 42' 30" East 193 feet to the true point of beginning.

PARCEL 2:

That portion of Lot 31 of Selma Colony, according to the map thereof recorded in Book 2 Page 7 of Record of Surveys, records of said County, being also a portion of Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Beginning at the South quarter corner of said Section 16; thence South 89° 28' 20" East along the South line of said Section 16 a distance of 1036.97 feet to the true point of beginning; thence along the Westerly right of way line of the U. S. Highway 99 Freeway the following bearing and distances North 0° 31' 40" East a distance of 30.00 feet; North 77° 49' 48" East a distance of 139.67 feet; North 30° 50' 21" West a distance of 169.07 feet; and North 37° 17' 30" West a distance of 45.02 feet; thence South 52° 42' 30" West a distance of 147.00 feet; thence South 37° 17' 30" East a distance of 57.87 feet; thence South 0° 31' 40" West a distance of 104.78 feet to a point on the South line of said Section 16; thence South 89° 28' 20" East along said South line of Section 16 a distance of 60.00 feet to the true point of beginning.

PARCEL 3:

That portion of Lot 31 of Selma Colony, according to the map thereof recorded in Book 2 Page 7 of Record of Surveys, records of said County, being also a portion of Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Beginning at the South quarter corner of said Section 16; thence South 89° 28' 20" East along the South line of said Section 16 a distance of 946.27 feet to the true point of beginning; thence North 0° 31' 40" East 94.50 feet; thence North 37° 17' 30" West 177.59 feet to a point on the radius of a curve in the Westerly right of way of U. S. Highway 99 Freeway which is concave Southwesterly; thence North 52° 42' 30" East along said radius a radius of 30 feet; thence South 37° 17' 30" East 187.87 feet; thence South 0° 31' 40" West 104.73 feet to a point on the South line of said Section 16; thence North 89° 28' 20" West 30 feet to the true point of beginning.

FRESNO COUNTY RECORDERS OFFICE

JUN 15 1993

PARCEL 4:

That portion of Lot 31 of Selma Colony, according to the map thereof recorded in Book 2 Page 7 of Record of Surveys, records of said County, being also a portion of Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Beginning at the South quarter corner of said Section 16; thence South 89° 28' 20" East along the South line of said Section 16 a distance of 947.27 feet; thence North 0° 31' 40" East 94.50 feet; thence North 37° 17' 30" West 177.59 feet to a point on the radius of a curve in the Westerly right of way of U. S. Highway 99 Freeway, which is concave Southwesterly, being the true point of beginning; thence South 52° 42' 30" West along said radius a distance of 34 feet; thence due East to a point that bears South 37° 17' 30" East from the true point of beginning; thence North 37° 17' 30" West to the true point of beginning.

PARCEL 5:

That portion of Lot 31 of Selma Colony, according to the map thereof recorded in Book 2 Page 7 of Record of Surveys, records of said County, being also a portion of Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Commencing at the South quarter corner of said Section 16; thence South 89° 28' 20" East along the South line of said Section 16 a distance of 1036.27 feet to a point on the Westerly right of way line of U. S. Highway 99 Freeway; thence along said Westerly right of way line North 0° 31' 40" East 30 feet; North 77° 49' 48" East 139.67 feet; North 30° 50' 21" West 169.07 feet and North 37° 17' 30" West 45.02 feet to the true point of beginning; thence North 37° 17' 30" West 130 feet to a point on the radius of a curve in the Westerly right of way of U. S. Highway 99 Freeway which is concave Southwesterly; thence South 52° 42' 30" West along said radius 147 feet; thence South 37° 17' 30" East 130 feet; thence North 52° 42' 30" East 147 feet to the true point of beginning.

PARCEL 6:

That portion of Lot 31 of Selma Colony, according to the map thereof recorded in Book 2 Page 7 of Record of Surveys, records of said County, being also a portion of Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Beginning at the South quarter corner of said Section 16; thence South 89° 28' 20" East along the South line of said Section 16, a distance of 946.27 feet; thence North 0° 31' 40" East 94.50 feet; thence North 37° 17' 30" West 177.59 feet to a point on the radius of a curve in the Westerly right of way of U. S. Highway 99 Freeway, which is concave Southwesterly; thence South 52° 42' 30" West along said radius a distance of 34 feet to the true point of beginning; thence South 52° 42' 30" West continuing along said radius, a distance of 4.00 feet; thence South 37° 17' 30" East, a distance of 5.90 feet; thence North 30° 27' 32" East, a distance of 42.94 feet; thence North 90° 00' 00" West, a distance of 42.74 feet to the true point of beginning.

FRESNO COUNTY RECORDERS OFFICE

JUN 15 1993

3

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Bhupinder Singh
Khalsa Transportation, Inc.
13371 South Fowler Avenue
Selma, CA 93662

Fresno County Recorder
Paul Dictos, CPA
2019-0050616

Recorded at the request of:
CHICAGO TITLE REEDLEY - 1140

05/16/2019 11:49:50

Titles: 1 Pages: 4

Fees: \$20.00

CA SB2 Fees: \$0.00

Taxes: \$1012.00

Total: \$1032.00

Escrow Order No.: FWFM-4441900162

Property Address: APN: 393-112-41,
Kingsburg, CA 93631
APN/Parcel ID(s): 393-112-41

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to
the imposition of documentary transfer tax.

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$1,012.00 and is computed on:
☐ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kristopher Terris, a married man as his sole and separate property and Jerry L. Smith, a married man as his sole and separate property and Wesley S. Lowe, a married man as his sole and separate property

hereby GRANT(S) to Khalsa Transportation, Inc., a California corporation

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

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 11.20.17

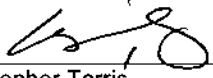
Printed: 05.15.19 @ 02:02 PM
CA-CT-FWFM-02180.054444-FWFM-4441900162

GRANT DEED
(continued)

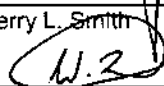
APN/Parcel ID(s): 393-112-41

Dated: April 30, 2019

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


Kristopher Terris


Jerry L. Smith


Wesley S. Lowe

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

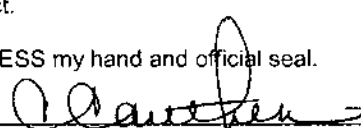
State of California
County of Kern

On 5-15-19 before me, C. Caughen, Notary Public,
(here insert name and title of the officer)

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

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

WITNESS my hand and official seal.


Signature

(Seal)

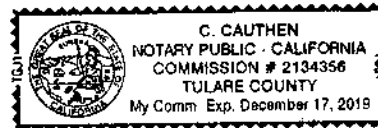


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 393-112-41

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

PARCEL 1:

THAT PORTION OF LOT 31 OF SELMA COLONY, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WEST OF THE STATE FREEWAY AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 4665, PAGE 284 OF OFFICIAL RECORDS, THE WESTERLY LINE OF SAID FREEWAY BEING DESCRIBED AS FOLLOWS:

(1) BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 31, DISTANT THEREON NORTH 89° 28' 20" WEST 242.84 FEET FROM THE SOUTHEAST CORNER OF SAID LOT, SAID SOUTHEAST CORNER BEING AT THE INTERSECTION OF THE NORTH LINE OF KAMM AVENUE WITH THE WEST LINE OF NELSON AVENUE; (2) THENCE AT RIGHT ANGLES NORTH 0° 31' 40" EAST, 10 FEET; (3) THENCE NORTH 77° 49' 48" EAST 139.67 FEET; (4) THENCE NORTH 30° 50' 21" WEST, 169.07 FEET; THENCE (5) NORTH 37° 17' 30" WEST 175.02 FEET; THENCE (6) NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 7447 FEET THRU AN ANGLE OF 2° 17' 30", AN ARC DISTANCE OF 297.86 FEET; THENCE (7) NORTH 39° 35' 00" WEST 107.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT, SAID POINT BEING NORTH 89° 25' 27" WEST 560.84 FEET FROM THE NORTHEAST CORNER OF SAID LOT 31, AND BEING THE MOST WESTERLY CORNER OF SAID LAND CONVEYED BY SAID DEED TO THE STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, M.D.B.M., THENCE SOUTH 89° 28' 20" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 946.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 28' 20" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 90 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 99 FREEWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 0° 31' 40" EAST 30 FEET, NORTH 77° 49' 48" EAST, 139.67 FEET, NORTH 30° 50' 21" WEST 169.07 FEET AND NORTH 37° 17' 30" WEST 175.02 FEET, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY THE RADIUS POINT OF WHICH BEARS SOUTH 52° 42' 30" WEST 7447 FEET; RUNNING THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 17' 30" AN ARC DISTANCE OF 297.86 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE SOUTH 50° 25' WEST, ALONG THE RADIUS OF SAID CURVE, A DISTANCE OF 195 FEET; THENCE SOUTH 38° 26' 15" EAST 290.04 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 4 DESCRIBED IN THE DEED TO FRANCES E. MONTAGUE, A WIDOW, RECORDED AUGUST 6, 1965 IN BOOK 5202, PAGE 31 OF OFFICIAL RECORDS; THENCE SOUTH 52° 42' 30" WEST ALONG THE RADIUS OF A CURVE IN THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 99 FREEWAY A DISTANCE OF 16 FEET MORE OR LESS TO THE MOST WESTERLY CORNER OF SAID PARCEL 4; THENCE DUE EAST TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 3 OF SAID MONTAGUE DEED; THENCE SOUTH 37° 17' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 3 TO A POINT WHICH IS NORTH 0° 31' 40" EAST 94.50 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 31' 40" WEST 94.50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 31 OF SELMA COLONY, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON KAMM AVENUE, AT THE SOUTHWEST CORNER OF THE PROPERTY OF FORTUNE, AS CONVEYED TO FORTUNE BY CRESTVIEW PROPERTIES, A LIMITED PARTNERSHIP, BY DEED RECORDED SEPTEMBER 16, 1964 IN BOOK 5065, PAGE 552, DOCUMENT NO. 71146 OF OFFICIAL RECORDS;

EXHIBIT "A"

Legal Description
(continued)

RUNNING THENCE EAST ALONG KAMM AVENUE A DISTANCE OF 400 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE IN A STRAIGHT LINE PERPENDICULAR TO KAMM AVENUE A DISTANCE OF 500 FEET; RUNNING THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE NORTHWEST CORNER OF THE PROPERTY DEEDED BY FORTUNE TO MONTAGUE BY DEED RECORDED AUGUST 6, 1965 IN BOOK 5202, PAGE 31, DOCUMENT NO. 63479 OF OFFICIAL RECORDS; RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF THE LANDS OF MONTAGUE IN A GENERALLY SOUTHEASTERLY AND SOUTHERLY DIRECTION TO THE KAMM AVENUE CORNER OF THE LANDS OF MONTAGUE (THE EASTERLY CORNER OF THE LANDS NOW OWNED BY FORTUNE); THENCE RUNNING ALONG KAMM AVENUE 546.27 FEET, MORE OR LESS, IN A GENERALLY WESTERLY DIRECTION TO THE TRUE POINT OF BEGINNING, AND BEING ABOUT 4 1/2 ACRES MORE OR LESS.

PARCEL 2:

THAT PORTION OF LOTS 23 AND 26 OF SELMA COLONY, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED DECEMBER 4, 1901 IN BOOK 2, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26; THENCE (1) ALONG THE SOUTH LINE OF SAID LOT 26, SOUTH 89° 25' 27" EAST, 719.99 FEET; THENCE (2) NORTH 39° 35' 00" WEST, 423.42 FEET TO A POINT 88 FEET LEFT OF ENGINEERS STATION 219+84.00 IN THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM TULARE COUNTY LINE TO VENTURA STREET IN FRESNO, ROAD VI-FRE-4-A (NOW VI-FRE-99); THENCE (3) ALONG A LINE PARALLEL WITH AND 88 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE, NORTH 43° 21' 00" WEST, 644.06 FEET TO THE WEST LINE OF SAID LOT 23; (4) ALONG SAID WEST LINE AND THE WEST LINE OF SAID LOT 26, SOUTH 0° 35' 06" WEST, 787.48 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THAT PORTION OF THE LAND HEREINABOVE DESCRIBED INCLUDED WITHIN SAID LOT 26 AS EXCEPTED IN THE FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 30, 1963 IN BOOK 4923, PAGE 598, OFFICIAL RECORDS.

91136373

2

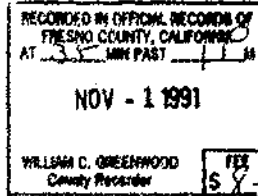
FRESNO COUNTY RECORDERS OFFICE

RECORDING REQUESTED BY
Nick and Sandra Visciglio

And When Recorded Mail This Deed and, Unless
Otherwise Shown Below, Mail Tax Statements To:

NAME Kamm Ave. Disposal, Inc
STREET ADDRESS 7420 N. Van Ness
CITY Fresno, Ca. 93711
STATE
ZIP

Title Order No. _____ Escrow No. _____



SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ _____

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
Sandra Visciglio
Signature of Declarant or Agent determining tax Firm Name

393-330-43

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Nick Visciglio and Sandra Visciglio, Husband and Wife,
as community property
hereby GRANT(S) to

Kamm Ave. Disposal, Inc. a California corporation

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

" SEE EXHIBIT "A" ATTACHED"

Dated October 29 1991
STATE OF CALIFORNIA }
COUNTY OF Fresno } ss.
On this 29 day of October, in the year
1991, before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
Nick Visciglio and Sandra Visciglio

personally known to me for proved to me on the basis of satisfactory
evidence) to be the person 2 whose name
are subscribed to the within instrument and
acknowledged that they executed the
same

Signature

J. Kuenning
J. Kuenning

Name (Typed or Printed)
Notary Public in and for said County and State

Nick Visciglio
Sandra Visciglio



(Space above for official notarial seal)

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

Name _____ Street Address _____ City & State _____

CF 11

NOV 01 1991

The North 400 feet of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21 Township 16 South, Range 22 East Mount Diablo Base and Meridian, according to the official Plat thereof;

Also excepting therefrom the West 125 feet thereof;

Also excepting therefrom that portion previously deeded to the State of California and which portion is located at the Northeast corner described as follows; Beginning at the Northwest corner of the North East $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section, said Northwest corner bears North $89^{\circ} 28' 20''$ West 1299.03 feet from the Northeast corner of said Section: thence (1) along the East line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section, South $0^{\circ} 33' 00''$ West 76.71 feet, thence (2) North $79^{\circ} 23' 31''$ West, 266.85 feet; thence (3) North $0^{\circ} 31' 40''$ East; 30.00 feet to the north line of said section; thence (4) along said north line, South $89^{\circ} 28' 20''$ east, 262.77 feet to the point of the beginning;

And also except the following portion of said North 400 feet: Commencing at a point on the South line of said North 400 feet which is 300 feet West of the southeast corner of said North 400 feet; thence North 25 feet along a line parallel to the East line of said North 400 feet to the true point of beginning; thence West 275 feet along a line parallel to the South line of said North 400 feet; thence North to the North line of said North 400 feet along a line parallel to said East line of said North 400 feet; thence East along said North line of said North 400 feet a distance of 275 feet; thence South to the true point of beginning along a line parallel to said East line of said North 400 feet.

2

NOV 01 1991

94032941

3

RECORDING REQUESTED BY
NICK AND SANDRA VISCIGLIO

And When Recorded Mail This Deed and, Unless
Otherwise Shown Below, Mail Tax Statements To

NAME KAMM AVE. DISPOSAL, INC.
STREET ADDRESS 742C N. VAN NESS BLVD.
CITY FRESNO, CA. 93711
STATE CA

RECORDED IN OFFICIAL RECORDS OF FRESNO COUNTY, CALIFORNIA	
AT <u>11</u> MIN PAST <u>10</u> A.M.	
FEB 28 1994	
WILLIAM C. GREENWOOD County Recorder	FILE S12

SPACE ABOVE THIS LINE FOR RECORDERS USE

Title Order No. _____ Escrow No. _____

DOCUMENTARY TRANSFER TAX 0
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
Sandra Visciglio
Signature of Declarant or Agent Submitting for Filing Firm Name

393-330-49

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
NICK AND SANDRA VISCIGLIO, HUSBAND AND WIFE, AS COMMUNITY PROPERTY
hereby GRANT(S) to
KAMM AVE. DISPOSAL, INC., A CALIFORNIA CORPORATION

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

THAT PORTION OF THE NORTH 400 FEET OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 22 EAST,
MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS;
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTH 400 FEET WHICH
IS 300 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH 400 FEET;
THENCE NORTH 25 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID
NORTH 400 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 275 FEET
ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SAID NORTH 400 FEET;
THENCE NORTH TO THE NORTH LINE OF SAID NORTH 400 FEET ALONG A LINE
PARALLEL TO SAID EAST LINE OF SAID NORTH 400 FEET; THENCE EAST
ALONG SAID NORTH LINE OF SAID NORTH 400 FEET A DISTANCE OF 275 FEET;
THENCE SOUTH TO THE TRUE POINT OF BEGINNING ALONG A LINE PARALLEL
TO SAID EAST LINE OF SAID NORTH 400 FEET.

Dated _____
STATE OF CALIFORNIA } ss.
COUNTY OF _____
On this _____ day of _____, 1994, the year
before me, the undersigned, a Notary Public in
and for said County and State personally appeared _____

personally known to me for proved to me on the basis of satisfactory
evidence to be the person _____ whose name
_____ subscribed to the within instrument and
acknowledged that _____ executed the
same

Signature _____

Name (Typed or Printed)
Notary Public in and for said County and State

(Space above for official notarial seal)

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

Name	Street Address	City & State

CT 11

FRESNO COUNTY RECORDERS OFFICE

FEB 28 1994

CERTIFICATE OF ACKNOWLEDGMENT

State of California

SS.

County of Fresno

On February 25, 1994 before me, Margaret D. Martinez
(date) (Notary)

personally appeared Sandra Visciglio



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.

Margaret D. Martinez
Notary's Signature

FRESNO COUNTY RECORDERS OFFICE

FEB 28 1994

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Fresno

SS.

On February 25, 1994 before me, Margaret D. Martinez
(date) (Notary)

personally appeared Nick Visciglio



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.

Margaret D. Martinez
Notary's Signature

FRESNO COUNTY RECORDERS OFFICE

FEB 28 1994

RECORDING REQUESTED BY

PLACER TITLE COMPANY

Escrow Number: 2110-400-DE

AND WHEN RECORDED MAIL TO

SUKHWINDER S. KULAR AND KARNVIR SINGH KULAR
AND RAJVIR SINGH KULAR
3446 E. MOUNTAIN VIEW AVENUE
SELMA, CA 93662

FRESNO County Recorder

Paul Dictos, C.P.A.

DOC-

2014-0141530-00

Acct 72-Placer Title - Fresno ER

Wednesday, DEC 17, 2014 10:31:34

Ttl Pd \$28.00 Rcpt # 0004225633

APR/R7/1-4

A.P.N.: 393-330-15S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00 R&T CODE 11911

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SUKHWINDER S. KULAR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KARNVIR SINGH KULAR, A SINGLE MAN AND RAJVIR SINGH KULAR, WHO ACQUIRED TITLE AS A SINGLE MAN, ALL AS JOINT TENANTS**

Hereby GRANT(S) to **SUKHWINDER S. KULAR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROEPRTY AND KARNVIR SINGH KULAR, A SINGLE MAN AND RAJVIR SINGH KULAR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, ALL AS JOINT TENANTS**

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR THE CONSENT OF JOINT TENANCY

Dated: December 11, 2014

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

SAME AS ABOVE

Name	Street Address	City & State
Page 1 - 12/11/2014		

refcdeed.doc

Sukhwinder S. Kular
SUKHWINDER S. KULAR

Rajvir Singh Kular
RAJVIR SINGH KULAR

Karnvir Singh Kular
KARNVIR SINGH KULAR

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

STATE OF CALIFORNIA
COUNTY OF Fresno

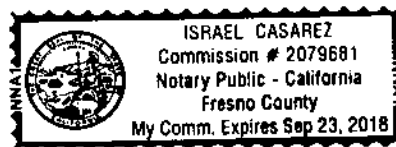
On Dec 12th 2014 before me, Israel Casarez, Notary Public,
personally appeared Sukhwinder S Kular, Karnvir Singh Kular
and Rajvir Singh Kular

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

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

WITNESS my hand and official seal.

Signature: [Signature]



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

SAME AS ABOVE

Name	Street Address	City & State
Page 2 - 12/11/2014		refused doc

EXHIBIT "A"
LEGAL DESCRIPTION

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

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE NORTH 400 FEET LYING EAST OF THE WEST 125 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF BY DEED RECORDED APRIL 21, 1989, AS INSTRUMENT NO. 89042608, TO THE COUNTY OF FRESNO.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS OR MINERALS THEREIN OR THEREUNDER, AS EXCEPTED IN THE DEED FROM FRED J. ZETHRNEUS, AND WIFE TO C. G. EMANUEL AND WIFE, DATED JUNE 19, 1950 RECORDED JUNE 21, 1950 AS DOCUMENT NO. 34057, IN BOOK 2882 PAGE 306 OFFICIAL RECORDS

APN: 393-330-15-S

EXHIBIT "B"

CONSENT OF THE JOINT TENANCY

THE UNDERSIGNED SPOUSES OF THE GRANTEES HEREIN HEREBY CONSENT TO THE CREATION OF THE JOINT TENANCY.

By: Shinderpal Kular
SHINDERPAL KULAR

By: Manvir Kaur
MANVIR KAUR

THE UNDERSIGNED GRANTEES HEREBY ACCEPT THE INTEREST CONVEYED TO THEM AS JOINT TENANTS.

By: Sukhwinder S. Kular
SUKHWINDER S. KULAR

By: Karnvir Singh Kular
KARNVIR SINGH KULAR

By: Rajvir Singh Kular
RAJVIR SINGH KULAR

Fresno County Recorder
Paul Dictos, CPA

2021-0183829

Recorded at the request of:
SIMPLIFILE, PROVO

11/04/2021 12:49 24

Titles: 1 Pages: 7

Fees: \$29.00

CA SB2 Fees:\$0.00

Taxes: \$822.25

Total: \$851.25

RECORDING REQUESTED BY:

First American Title Company

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

Siete Farms LLC

407 Ruby Road

Chester Springs, PA 19425-3857

Space Above This Line for Recorder's Use Only

A.P.N.: 393-330-21

File No.: 5405-6653970 (SS)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$822.25; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

[☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☐] unincorporated area; [☒] City of Fresno, and
EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Michael Avedisian, as His Sole and Separate Property, as to an Undivided One-sixth (1/6th) Interest;**

Laurie Avedisian Favini, as Her Sole and Separate Property, as to an Undivided One-sixth (1/6th) Interest;

Stacy Avedisian, as Trustee of the Stacy Avedisian Living Trust Created on January 3, 2019, as to an Undivided One-sixth (1/6th) Interest;

Mark Avedian, as His Sole and Separate Property, as to an Undivided One-sixth (1/6th) Interest;

Jamie Avedian Onstott, as Her Sole and Separate Property, as to an Undivided One-sixth (1/6th) Interest; and

Cherilyn Avedian Veysey, as Her Sole and Separate Property, as to an Undivided One-sixth (1/6th) Interest, All as Tenants-in-common

hereby GRANTS to **Siete Farms LLC, a California limited liability company**

the following described property in the City of **Fresno**, County of **Fresno**, State of **California**:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY BOUNDARY OF THE LAND GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 25, 1963 IN BOOK 4852, PAGE 330 OF OFFICIAL RECORDS.

This document was signed in Counterpart

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: 08/20/2021

A.P.N.: 393-330-21

File No.: 5405-6653970 (SS)

Dated: August 20, 2021

Stacy Avedisian, as Trustee of The Stacy
Avedisian Living Trust Created on January 3,
2019


Stacy Avedisian, Trustee

Signed in Counterpart

Mark Avedian

Signed in Counterpart

Jamie Avedian Onstott

Signed in Counterpart

Michael Avedisian

Signed in Counterpart

Laurie Avedisian Favini

Signed in Counterpart

Cherilyn Avedian Veysey

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

STATE OF California)SSCOUNTY OF Fresno)


On 20 Oct 2021 before me, Philip Melkonian, Notary Public, personally appeared
Stacy Avedisian

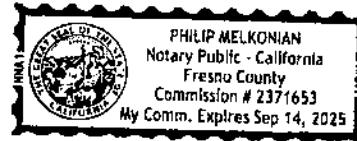
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),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

This area for official notarial seal.


Notary Signature



Grant Deed - continued

Date: **08/20/2021**

A.P.N.: 393-330-21

File No.: 5405-6653970 (SS)

Dated: August 20, 2021

Stacy Avedisian, as Trustee of The Stacy
Avedisian Living Trust Created on January 3,
2019

Signed in counterpart

Stacy Avedisian, Trustee



Mark Avedisian

Signed in counterpart

Jamie Avedisian Onstott

Signed in counterpart

Michael Avedisian

Signed in counterpart

Laurie Avedisian Favini

Signed in counterpart

Cherilyn Avedian Veysey

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

STATE OF California)SSCOUNTY OF Tulare)

On November 03, 2021 before me, Jose Isaac Martinez Gomez, Notary Public, personally appeared
Mark Avedisian

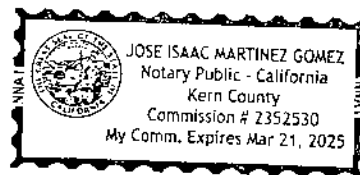
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),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

This area for official notarial seal.

Notary Signature



Grant Deed - continued

Date: **08/20/2021**

A.P.N.: 393-330-21

File No.: 5405-6653970 (SS)

Dated: August 20, 2021

Stacy Avedisian, as Trustee of The Stacy
Avedisian Living Trust Created on January 3,
2019

Signed in counterpart

Stacy Avedisian, Trustee

Signed in counterpart

Mark Avedian


 Jamie Avedian Onstott

Michael Avedisian

Signed in counterpart

Laurie Avedisian Favini

Signed in counterpart

Cherilyn Avedian Veysey

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

STATE OF California)SSCOUNTY OF Tulare)

On October 22, 2021 before me, Jose Isaac Martinez Gomez, Notary Public, personally appeared
Jamie Avedian Onstott

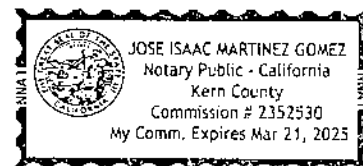
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),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

This area for official notarial seal.

Notary Signature

Grant Deed - continued

Date: 11/01/2021

A.P.N.: 393-330-21

File No.: 5405-6653970 (SS)

Dated: November 01, 2021

Stacy Avedisian, as Trustee of The Stacy
Avedisian Living Trust Created on January 3,
2019

Signed in counterpart

Stacy Avedisian, Trustee

Signed in counterpart

Mark Avedian

Signed in counterpart

Jamie Avedian Onstott



Michael Avedisian

Signed in counterpart

Laurie Avedisian Favini

Signed in counterpart

Cherilyn Avedian Veysey

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

STATE OF CA California)SSCOUNTY OF Tulare)

On November 4, 2021 before me, Jose Isaac Martinez Gomez Notary Public, personally appeared
Michael Avedisian

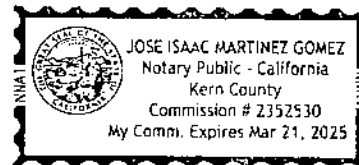
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),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

This area for official notarial seal.

Notary Signature



Grant Deed - continued

Date: 08/20/2021

A.P.N.: 393-330-21

File No.: 5405-6653970 (SS)

Dated: August 20, 2021

Stacy Avedisian, as Trustee of The Stacy
Avedisian Living Trust Created on January 3,
2019

Signed in Counterpart

Stacy Avedisian, Trustee

Signed in Counterpart

Mark Avedian

Signed in Counterpart

Jamie Avedian Onstott

Signed in counterpart

Michael Avedisian

[Signature]

Laurie Avedisian Favini

Signed in Counterpart

Cherilyn Avedian Veysey

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

STATE OF CALIFORNIA)SSCOUNTY OF FRESNO)

On OCT. 22, 2021 before me, J. RAKAPHOUME, Notary Public, personally appeared
LAURIE AVEDISIAN FAVINI

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.

This area for official notarial seal.

Notary Signature

[Signature]

Grant Deed - continued

Date: 08/20/2021

A.P.N.: 393-330-21

File No.: 5405-6653970 (SS)

Dated: August 20, 2021

Stacy Avedisian, as Trustee of The Stacy
Avedisian Living Trust Created on January 3,
2019

Signed in counterpart

Stacy Avedisian, Trustee

Signed in counterpart

Mark Avedian

Signed in counterpart

Jamie Avedian Onstott

Signed in Counterpart

Michael Avedisian

Signed in Counterpart

Laurie Avedisian Favini

Cherilyn Avedian Veysey

Cherilyn Avedian Veysey

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

STATE OF CALIFORNIA)SS

COUNTY OF SAN DIEGO)

On OCTOBER 22, 2021 before me, HERMAN BILLINGTON, Notary Public, personally appeared CHERYL AVEDIAN VEYSEY

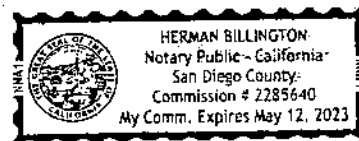
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

This area for official notarial seal.

Herman Billington
Notary Signature Herman Billington
Notary Public



RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
Order No 10-44109894-TL
Escrow No 10-50103116-CM
Parcel No 393-112-09/11 and 393-330-19

AND WHEN RECORDED MAIL TO

GATES INVESMENT & HOLDING CO
10580 MCCARRAN BLVD #115
RENO, NV 89503,

6
FRESNO County Recorder
Robert C. Werner
DOC- 2010-0123369
Acct 2-Chicago Title Company
Tuesday, SEP 21, 2010 08 00 00
Ttl Pd \$247.25 Nbr-0003291791
JZG/R3/1-6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ 217.25

- ☐ computed on full value of property conveyed, or
☒ computed on full value less liens or encumbrances remaining at the time of sale
☒ unincorporated area ☐

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Cathy Edwards Lacey, a married woman, who acquired title as Cathy Edwards and Amanda L. Fitzgibbon, a married woman, who acquired title as Amanda L. Thomason and Mary Pattison Halpenny, Successor Trustee of The Dorothy L. Moore Revocable Trust dated June 9, 1992

hereby GRANT(S) to **Gates Investment & Holding Company, a Nevada LLC as Trustee for LT No BA4265166 ***

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

See Exhibit "A" attached hereto and made a part hereof for exact legal description

- * The Trustee is merely holding title to the property without any rights to mortgage, lease, convey, exchange, option, barter, etc. Without written direction from the Beneficiary or someone he has appointed, the Trustee cannot act and nothing can happen

Mail Tax Statement to SAME AS ABOVE or Address Noted Below

Date February 27, 2009

Cathy Edwards Lacey

Amanda L Fitzgibbon

The Dorothy I Moore Revocable Trust dated June 9,
1992

Mary Patricia Halpenny
By Mary Patricia Halpenny, Successor Trustee

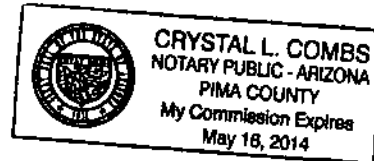
STATE OF ~~CALIFORNIA~~ Arizona)
COUNTY OF Pima) S S

On September 8, 2010, before me, Crystal L Combs Notary Public,
personally appeared Mary P. Halpenny who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument

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

WITNESS my hand and official seal

Signature Crystal L Combs (Seal)



IMPORTANT

PLEASE SIGN YOUR NAME, EXACTLY AS IT IS TYPEWRITTEN, AND ACKNOWLEDGE
THIS DOCUMENT IN THE PRESENCE OF A NOTARY PUBLIC

ATTENTION NOTARY PUBLIC

YOUR NOTARY SEAL, EMBOSSED OR STAMPED, MUST BE PRINTED IN ITS
ENTIRETY AND MUST NOT OBSCURE ANY PRINTED MATTER ON THIS DOCUMENT
FAILURE TO COMPLY MAY CAUSE REJECTION BY THE COUNTY RECORDER
IN THE EVENT A PROBLEM SHOULD ARISE CONCERNING THE NOTARIZATION
OF THESE DOCUMENTS THE NOTARY MAY BE CONTACTED BY CALLING

(520) 792-7373

NAME OF NOTARY Crystal L Combs

ADDRESS 7952 N Oracle Rd Tucson AZ

(CTC 555N (3-98))

85704

Chicago Title

2

Date February 27, 2009

Cathy Edwards Lacey

Amanda L. Thomason

The Dorothy I. Moore Revocable Trust dated June 9, 1992

By Mary Pattison Halpenny, Successor Trustee

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO ^{SS}

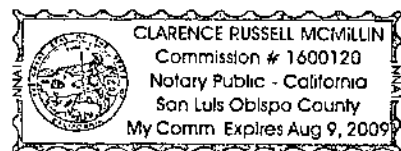
On 9 MARCH 2009, before me, CLARENCE RUSSELL MCMILLIN ^{McMillin} Notary Public, personally appeared AMANDA L. THOMASON who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Clarence Russell McMillin (Seal)



Date February 27, 2009

Cathy Edwards Lacey
Cathy Edwards Lacey

Amanda L. Fitzgibbon

AKA Cathy Lacey.

The Dorothy I Moore Revocable Trust dated June 9,
1992

By Mary Pattison Halpenny, Successor Trustee

Fresno
STATE OF ~~CALIFORNIA~~
COUNTY OF Fresno } S S

On March 2, 2009, before me, Theresa Demasco Notary Public,
personally appeared Cathy Lacey who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument

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

WITNESS my hand and official seal

Signature Theresa Demasco (Seal)



4

Escrow No.: 10-50103116-CM
Locate No.: CACT17710-7720-4501-0044109894
Title No.: 10-44109894-TL

EXHIBIT "A"

OWNER/TRANSFEROR STATES THAT PROPERTY ADDRESS IS:

11858 E. Kamm Avenue
Kingsburg, CA 93631

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

PARCEL 1:

All that portion of Lots 25 and 32 of Selma Colony, in the East half of Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, recorded in Book 2 Page 13 of Record of Surveys, Fresno County Records, described as follows:

Beginning at the Southeast corner of said Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, thence West (var. 17° East) 589 feet; thence North 780 feet; thence South 47°30' East 1180 feet; thence South 100 feet to the place of beginning.

Excepting therefrom that portion lying North and East of the Southwesterly line of the State Highway, as now located, and deeded to the State of California by deed recorded June 27, 1945, as Document No. 25360, in Book 2261, Page 344, Official Records.

Also excepting that portion thereof lying South and East of the following described line:

Beginning at a point on the South line of said Section 16, distant 588.99 feet Westerly from the Southeast corner of said Section, said point being in the West line of the land described in the Deed to Johnnie E. Gillispie, et al, recorded November 25, 1959, in Book 4304 Page 231, Fresno County Records; thence along said West line, North 0°10'00" East, 37.79 feet; thence South 88°14'20" East, 36.75 feet; thence North 85°11'34" East, 150.65 feet; thence North 66°53'52" East, 52.39 feet; thence North 26°16'15" East 228.62 feet to the Southwesterly boundary of the land described in the deed to the State of California recorded June 27, 1945, in Book 2261 Page 344 of Official Records, Fresno County Records.

PARCEL 2.

That portion of Lot 32 according to and as delineated on the plat of fractional part of Selma Colony, in the County of Fresno, State of California, in the Southeast quarter of Section 16, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, recorded in Book 2, Page 13, of Record of Surveys, Fresno County Records, described as follows:

Beginning at a point on the South line of said Section 16, a distance of 123.55 feet West of the Southeast corner of said Section, said point being the Southwesterly corner of the land conveyed to the State of California, by deed recorded June 27, 1945 in Book 2261, Page 344, of Official Records; thence along the Southwesterly line of said State of California land North 0°07'30" East, 30 feet to the true point of beginning; thence North 48°32' East, 66.18 feet; North 41°28' West to the most Easterly corner of the land described in the deed to the State of California recorded October 4, 1962 in Book 4471, Page 23, of Official Records; thence Southwesterly along the last said State of California land South 69°53'23" West, 37.97 feet; thence from a tangent which bears South 31°48'37" West, Southerly along a curve concave Easterly with a radius of 350 feet, through an angle of 30°35'56", an arc distance of 186.92 feet to the South line of said Section 16; thence South 89°28'20" East along the South line of Section 16, a distance of 140.79 feet, more or less, to the point of beginning.

PARCEL 3:

That portion of the Northeast quarter of the Northeast quarter of Section 21, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 21, said Northwest

5

corner bears North 89°28'20" West, 1299.03 feet from the Northeast corner of said Section 21; thence (1) along the North line of said Section 21, South 89°28'20" East, 1034.69 feet; thence (2) from a tangent which bears South 1°12'41" West Southerly along a curve concave Easterly, with a radius of 350 feet, through an angle of 28°27'33", an arc distance of 173.85 feet; thence (3) South 27°14'52" East, 295.42 feet; thence (4) South 29°15'37" East, 177.26 feet; thence South 65°55'08" West, 155.00 feet to the true point of beginning of this description; thence (5) from a tangent which bears South 23°30'45" East, Southerly along a curve concave Westerly, with a radius of 1200 feet, through an angle of 14°06'26", an arc distance of 295.46 feet; thence (6), along a non-tangent line, North 45°39'00" West, 146.30 feet; thence (7), along a line parallel with and 94 feet Northeasterly, measured at right angles, from the centerline of the Department of Public Works Survey from the Tulare County Line to Ventura Street in Fresno, road VI-Fre-4-A, North 43°21'00" West, 977.05 feet; thence (8) North 60°31'40" East, 128.64 feet, thence (9) North 78°56'50" East, 124.54 feet; thence (10) South 84°47'42" East, 220.74 feet; thence (11) South 20°53'00" East, 441.44 feet; thence (12) South 23°30'45" East, 201.54 feet to the true point of beginning of this description.

APN 393-112-09 (Parcel 1), 393-112-11 (Parcel 2), 393-330-19 (Parcel 3)

6