



County of Fresno

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

DATE: April 13, 2026

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 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: James Anders,
Principal Planner
Development Services and Capital Projects, Policy Planning, Attn:
Tawanda Mtunga, Principal 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; Roy Jimenez
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Brody Hines, Planner
Road Maintenance and Operations Division, Attn: Mohamoud Mohamed
Senior Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist
North Central Fire Protection District, Fire Prevention and Investigation Division,
Attn: Robert Gonzalez, Division Chief; Robert.gonzalez@northcentralfire.org
Fresno Irrigation District, Attn: Lawrence Kimura, Chief Engineer; [Engr-
Review@fresnoirrigation.com](mailto:Engr-Review@fresnoirrigation.com)
Fresno Metropolitan Flood Control District, Attn: Frank Fowler, Chair;
developmentreview@fresnofloodcontrol.org
North Kings GSA, Attn: Kassy Chauhan, Executive Officer Designate;
KChauhan@fresnoirrigation.com
Central Unified School District, Attn: Kelly Porterfield, Superintendent;
kporterfield@centralusd.k12.ca.us

FROM: Katie Bolton, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4820

APPLICANT: Salem Abdulla Hussein

DUE DATE: **April 28, 2026**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow for a permanent secondary residence on a 4.48-acre parcel. The subject property is located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The secondary residence not to exceed 2,000 square feet and owner of the property to live in one of the dwelling units on site.

The subject parcel is located on the west side of Cleveland Ave, 630 feet south of Princeton Ave and approximately 0.3 miles south of the city of Fresno. (APN: 312-340-04) (2607 N Cleveland) (Sup. Dist. 1).

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

We must have your comments by **April 28, 2026**. 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, Katie Bolton, 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) 600-4205, or email kbolton@fresnocountyca.gov.

KB

G:\4360Devs&Pin\PROJSEC\PROJDOCS\DRA\4800-4899\4820 (Hussein)\Routing\DRA 4820 Routing Ltr.doc

310 Activity Code (Internal Review): 2392

Enclosures



ampg@am-pg.com

Development Services and Capital Projects Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: APPLICANT: PHONE:

PROPERTY LOCATION: APN(s): ALCC: No Yes # VIOLATION NO. CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 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: COMMUNITY PLAN: REGIONAL PLAN: SPECIFIC PLAN: SPECIAL POLICIES: SPHERE OF INFLUENCE: ANNEX REFERRAL (LU-G17/MOU): PROCEDURES AND FEES: () GPA: () MINOR VA: () AA: () HD: () CUP: () AG COMM: () DRA: () ALCC: () VA: () IS/PER*: () AT: () Viol. (35%): () TT: () Other: () PLA: Filing Fee: \$ COMMENTS: () TPM: Pre-Application Fee: - \$269.90 () TPMW: Total County Filing Fee:

FILING REQUIREMENTS: OTHER FILING FEES: () Land Use Applications and Fees () Archaeological Inventory Fee: \$75 at time of filing () This Pre-Application Review form (Separate check to CSU Bakersfield) () Copy of Deed / Legal Description () CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,968.75) () Photographs (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.) () 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

BY: DATE: PHONE NUMBER: (559) -

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

PLU # 113 Fee: \$269.90 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.....



Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
----------------	-------------------

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

LOCATION:
 Southwest corner of Tulare & "M" Streets, Suite A
 Street Level
 Fresno Phone: (559) 600-4497
 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type)** _____
- Amendment Application 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:

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: _____

APN: _____ Parcel size: _____ Section(s)-Twp/Rg: S ____ - T ____ S/R ____ E

ADDITIONAL APN(s): _____

I, *[Signature]* (*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.

Owner (Print or Type)	Address	City	Zip	Phone
------------------------------	---------	------	-----	-------

Applicant (Print or Type)	Address	City	Zip	Phone
----------------------------------	---------	------	-----	-------

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: _____

SEWER: Yes / No
 Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section: _____ Sect-Twp/Rg: ____ - T ____ S /R ____ E

Related Application(s): _____ APN # ____ - ____ - ____

Zone District: _____ APN # ____ - ____ - ____

Parcel Size: _____ APN # ____ - ____ - ____



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Peter Gartung

Agent Name (Print or Type)

Martinez and Gartung Designs, Inc.

Company Name (Print or Type)

14160 West C Street

Mailing Address

Kerman, CA 93630

City / State / Zip Code

(559) 433-5417

Phone Number

ampg@am-pg.com

Email Address

312-340-04

Project APN

2607 North Cleveland Avenue, Fresno, CA 93723

Project Street Address

A list consisting of ____ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Proposed second residence on the property.

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.


Owner Signature

01/28/2026
Date

Salem Abdulla Hussein

Owner Name (Print or Type)

(559) 203-8158

Phone Number

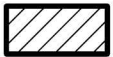
moehussein559@gmail.com

Email Address

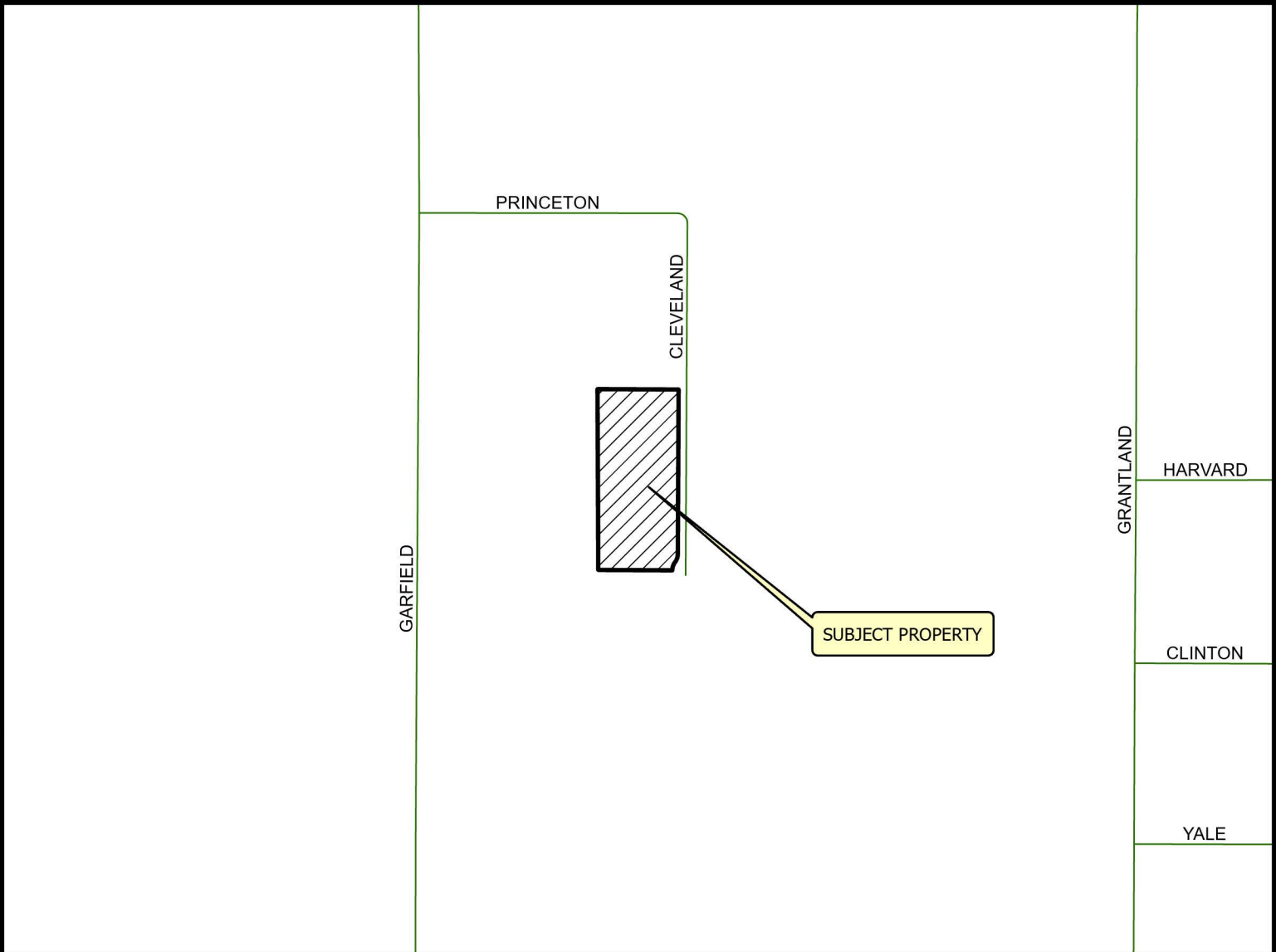
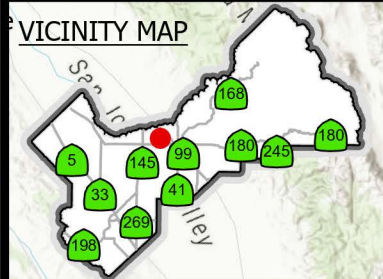
** If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*

G:\4360Devs&PIn\FORMS\F410 Agent Authorization 8-14-19.doc

Legend



Subject Property

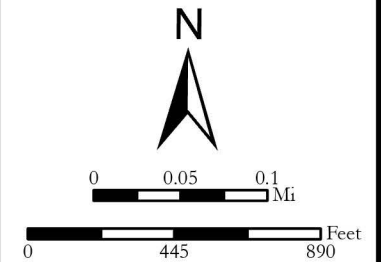


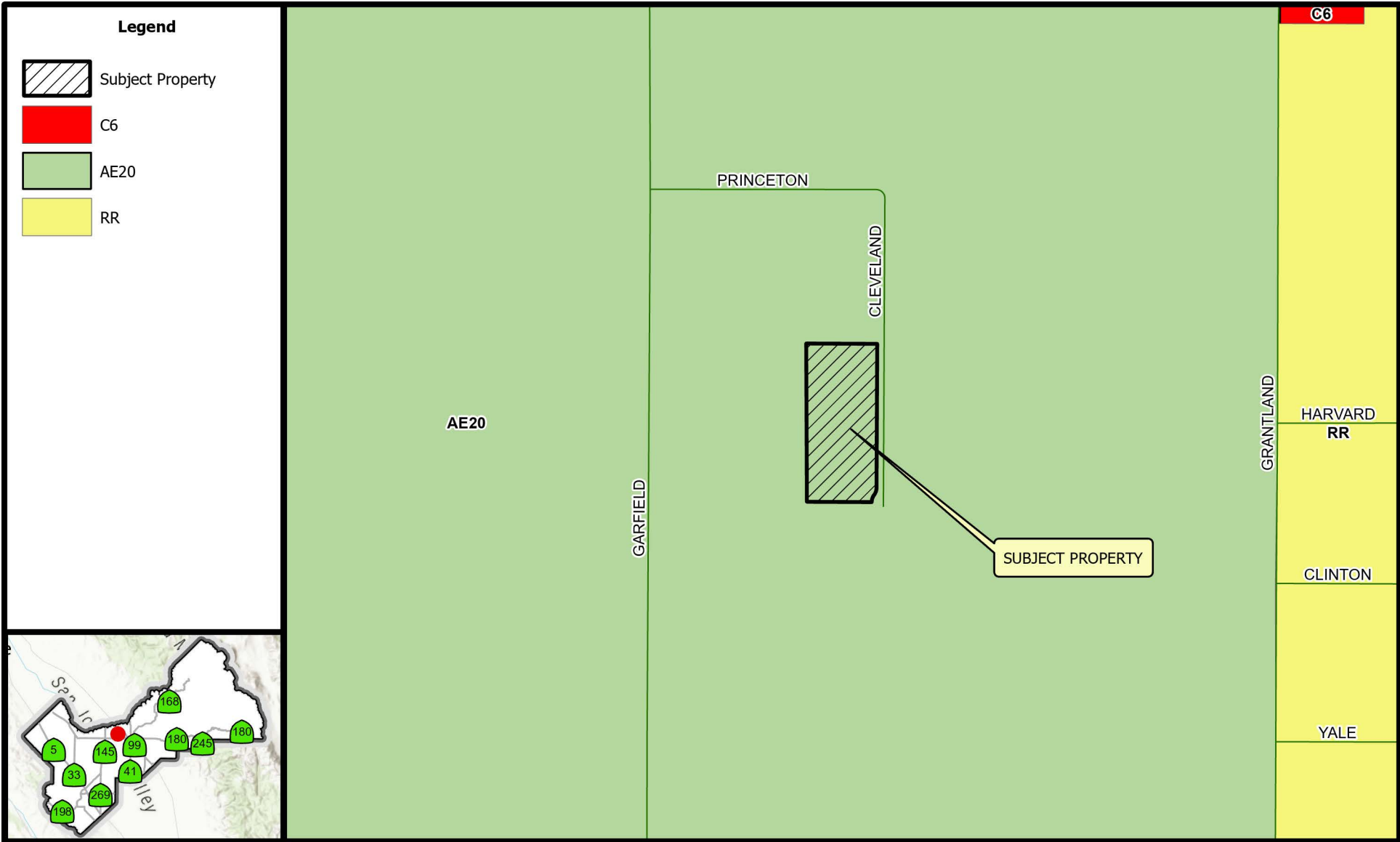
LOCATION MAP





DRA 4820

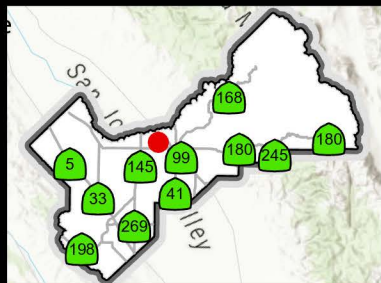
2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 4/2/2026





- Legend**
-  Subject Property
 -  C6
 -  AE20
 -  RR

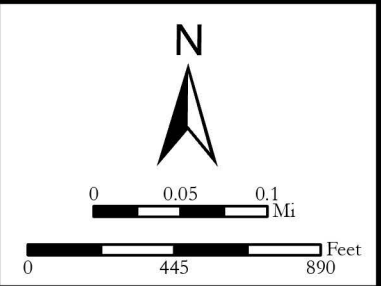


Existing Zoning Map

DRA 4820
STR 29 - 13S / 19E

2026

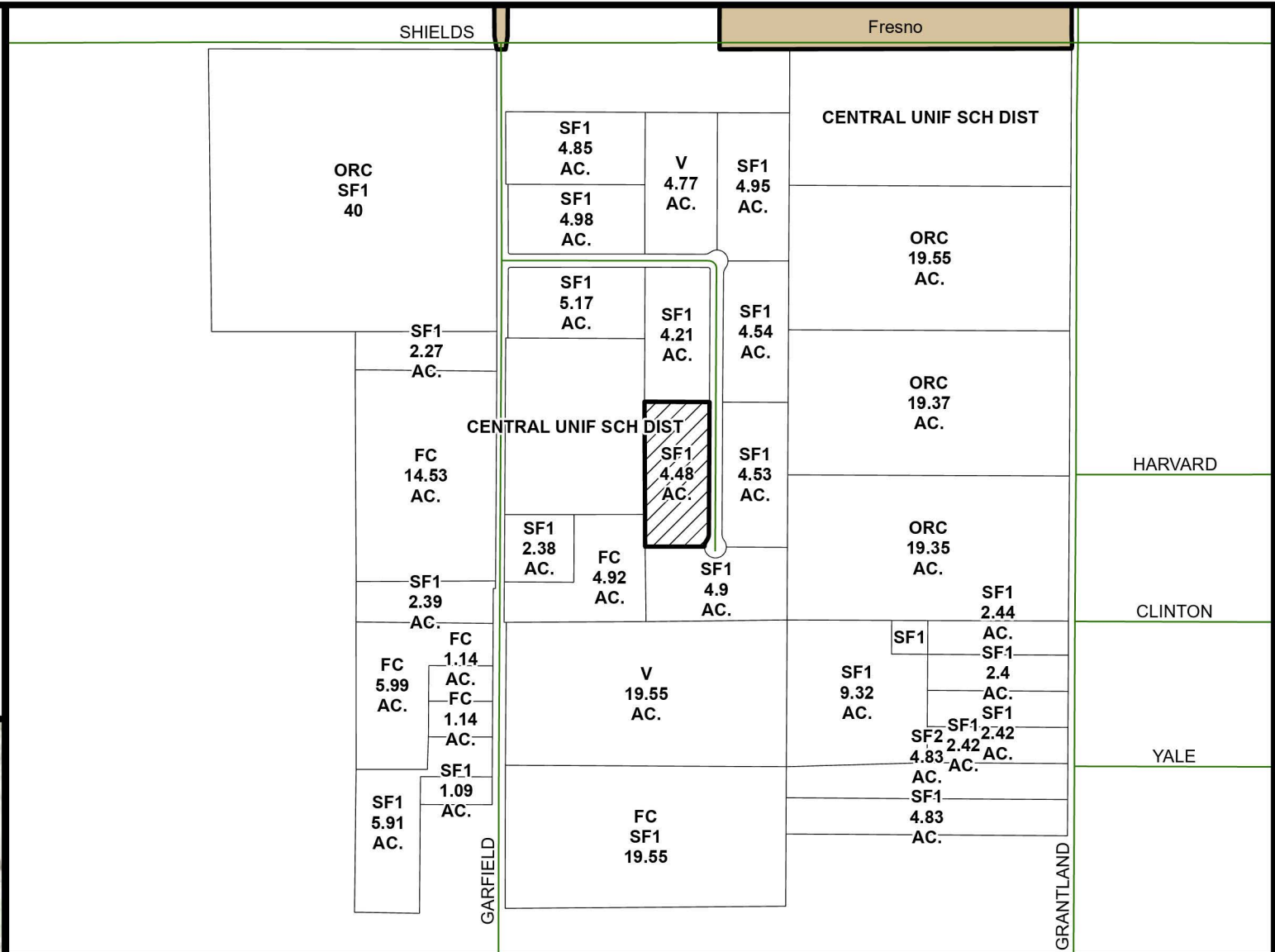
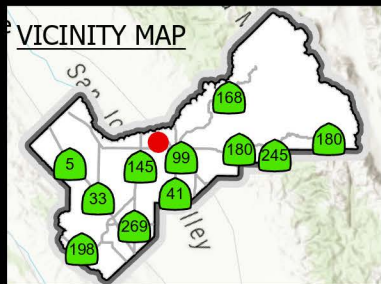
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 4/2/2026



LEGEND:

 Subject Property

LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

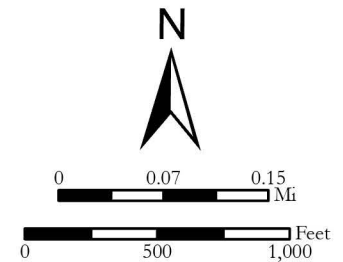


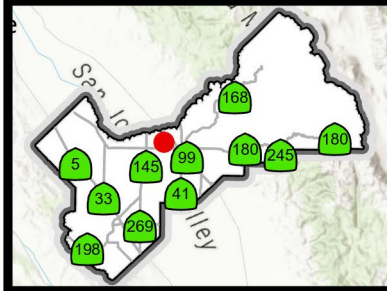
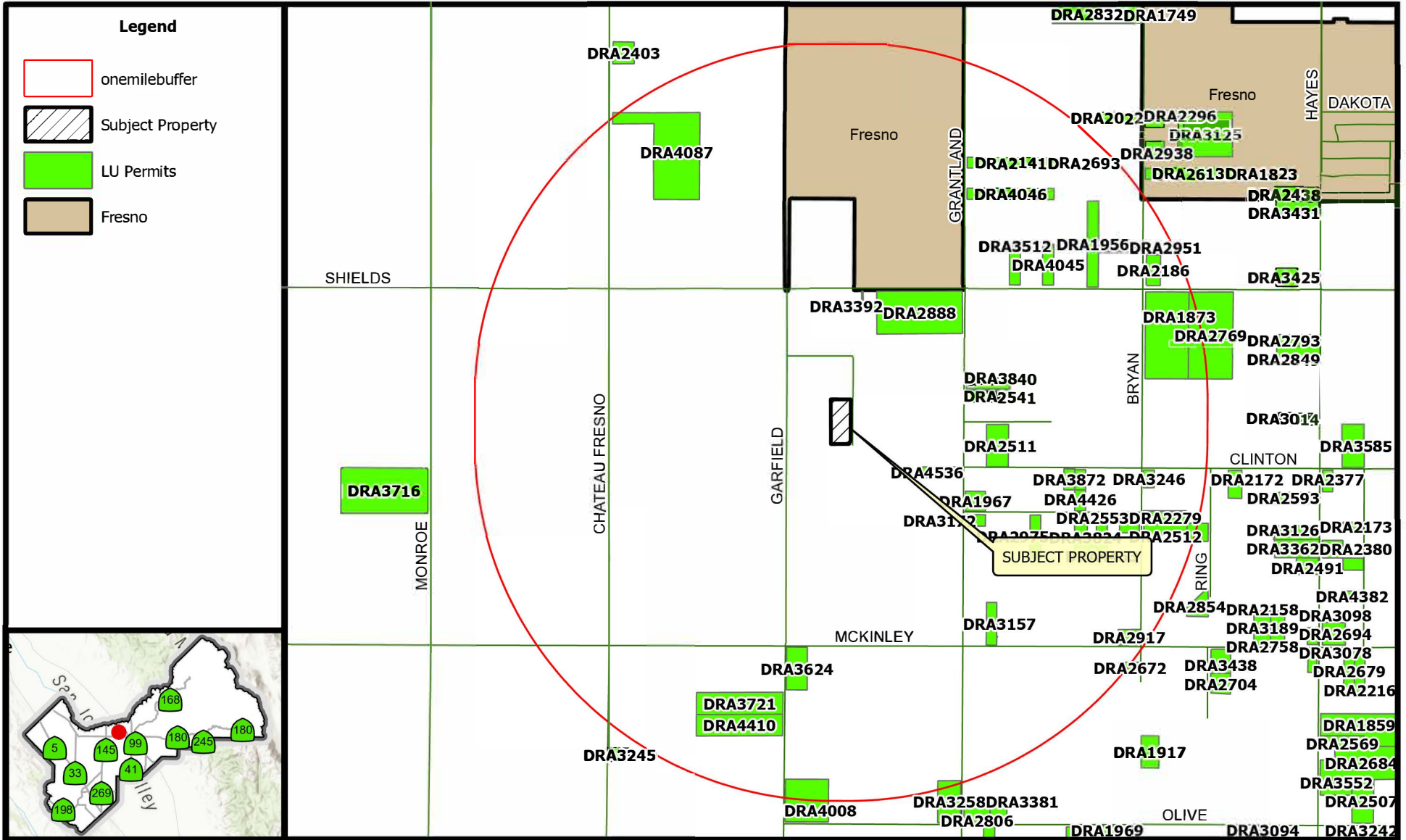
Existing Land Use Map

DRA 4820

2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 4/2/2026



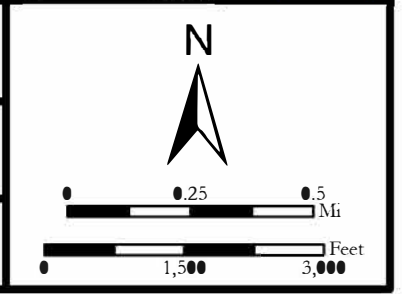


Proximity Map

DRA 4820
STR 29 - 13S / 19E

2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 4/2/2026

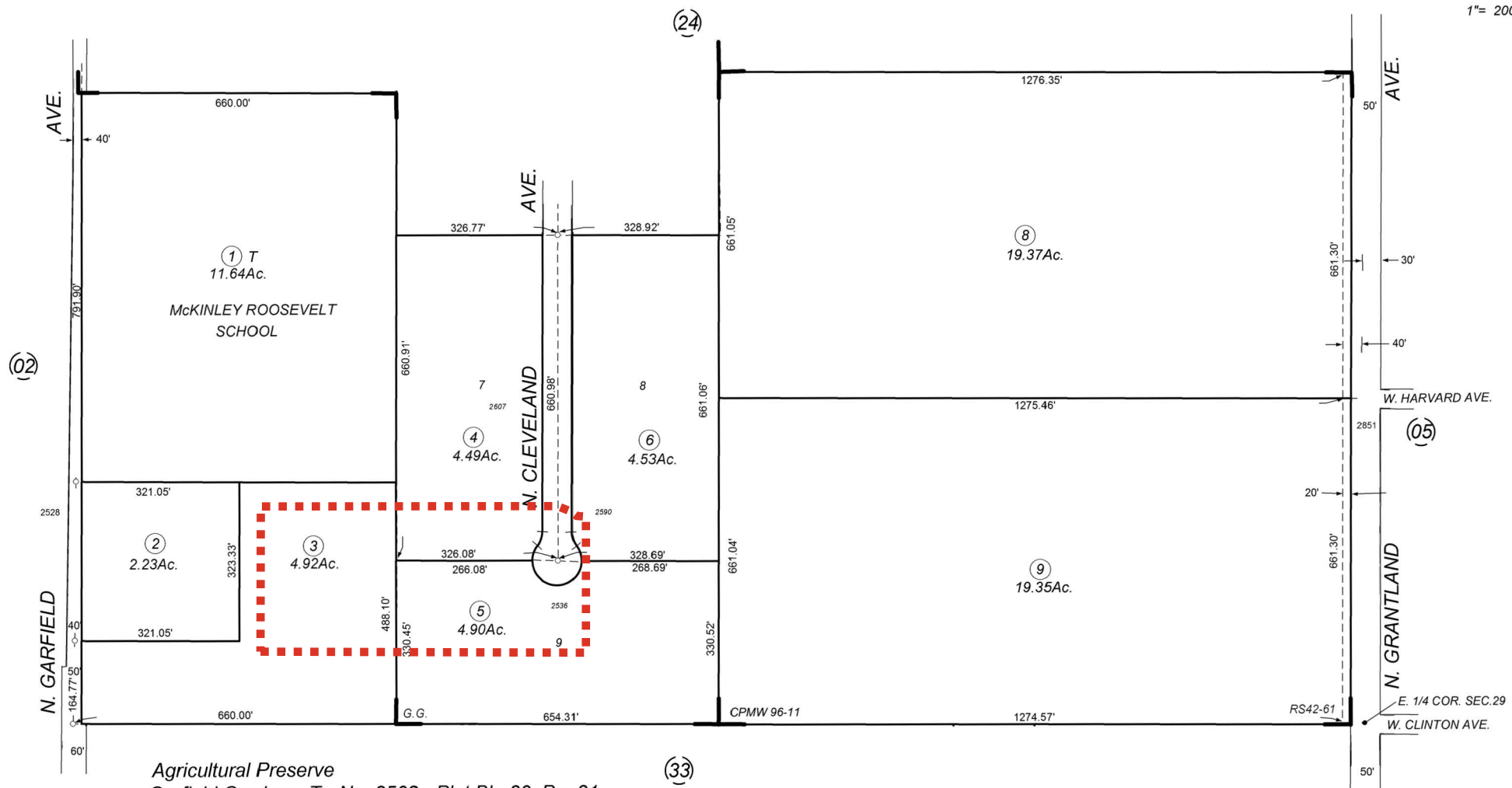


-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision. law.

SUBDIVIDED LAND & POR. SEC.29, T.13S., R.19E. M.D.B.&M.

Tax Rate Area
62-017

312-34



Agricultural Preserve
Garfield Gardens, Tr. No. 2503 - Plat Bk. 30, Pg. 31
Record of Survey-Bk. 42, Pg. 61
Cert. of Parcel Map Waiver No.96-11 - Doc.23114, 2-18-1998

Assessor's Map Bk.312 - Pg.34
County of Fresno, Calif.
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

SECOND RESIDENCE FOR HUSSEIN PROPERTY

2607 NORTH CLEVELAND AVENUE, FRESNO, CA 93723
(DIRECTORS REVIEW AND APPROVAL APPLICATION ONLY)

GENERAL NOTES:

- DRAWINGS PREPARED BY THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. THE DESIGNER AND THE DESIGNER'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF THE DESIGNER. ANY UNAUTHORIZED USE OR MODIFICATION OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S/CONTRACTOR'S SOLE RISK AND WITHOUT LIABILITY TO THE DESIGNER AND THE DESIGNER'S CONSULTANTS.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK.
- ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS AND REGULATIONS.

INDEX OF DRAWINGS:

SHEET NO.	CONTENTS
DR1	GENERAL NOTES AND SITE PLAN
DR2	FLOOR PLAN
DR3	EXTERIOR ELEVATIONS
DR4	EXISTING RESIDENCE PHOTOS
DR5	EXISTING SITE PHOTOS

PROJECT DATA:

PLANNING DATA:	
PROJECT ADDRESS	2607 NORTH CLEVELAND AVE., FRESNO, CA 93723
A.P.N.	312-340-04
EXISTING ZONING	AE-20 (EXCLUSIVE AGRICULTURAL)
PLANNING CRITERIA:	
SETBACKS	FRONT = 35'-0" MINIMUM SIDE = 20'-0" MINIMUM REAR = 20'-0" MINIMUM 35'-0" MAXIMUM
BUILDING HEIGHT	35'-0" MAXIMUM
PARCEL SIZE	±195,584 SQ. FT. (±4.49 ACRES)
LOT COVERAGE	NO REQUIREMENTS
STRUCTURE DATA FOR EXISTING SINGLE-FAMILY RESIDENCE:	
TYPE OF CONSTRUCTION	V-B (SPRINKLERED)
OCCUPANCY	R-3
LIVING SPACE AREA	±6,227 SQ. FT.
STRUCTURE DATA FOR NEW SECOND RESIDENCE:	
TYPE OF CONSTRUCTION	V-B (SPRINKLERED)
OCCUPANCY	R-3
LIVING SPACE AREA	2,000 SQ. FT.

PROJECT CONTACTS:

OWNER:	ABDUL HUSSEIN 2607 NORTH CLEVELAND AVENUE FRESNO, CA 93723 (559) 203-8155
DESIGNER:	MARTINEZ AND GARTUNG DESIGNS, INC. 14160 WEST C STREET KERRMAN, CA 93630 (559) 473-5205

SCOPE OF WORK:

NEW SECOND RESIDENCE BEING ADDED TO PROPERTY. ALL OTHER EXISTING SITE AND BUILDING ELEMENTS TO REMAIN, NO NEW WORK.

**MARTINEZ
AND
GARTUNG
DESIGNS**

14160 WEST C ST.
KERRMAN, CA 93630
PH: 559-473-5205
EMAIL: AMFG@AM1-FG.COM

SECOND RESIDENCE
FOR HUSSEIN PROPERTY
2607 NORTH CLEVELAND AVENUE, FRESNO, CA 93723

SHEET TITLE:
NOTES, SHEET INDEX,
AND SITE PLAN

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

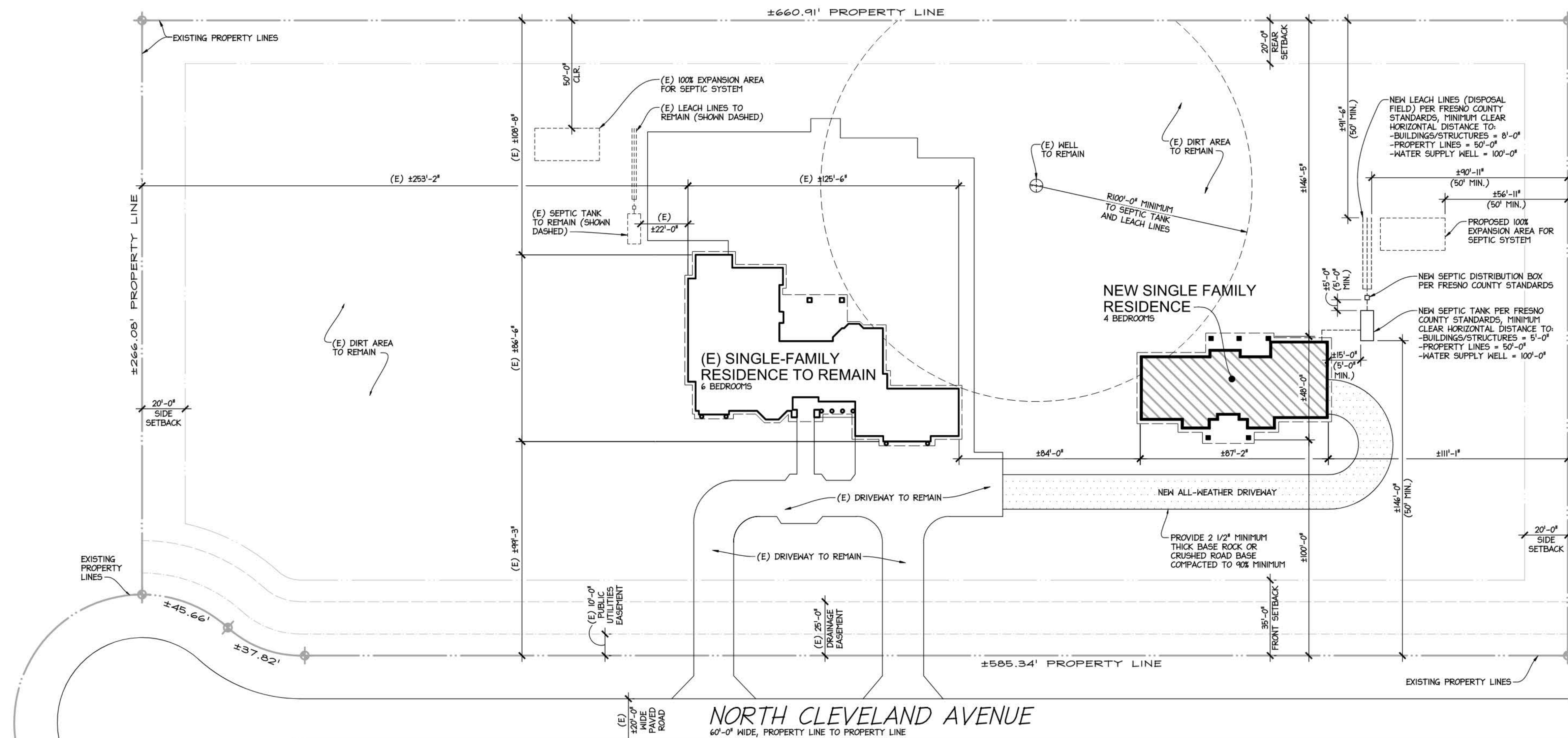
REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:

REVISION: DATE:



SITE PLAN LEGEND:

(E)	EXISTING
[Hatched Box]	NEW WORK UNDER THIS PROJECT
[Dotted Box]	NEW CONCRETE
[Solid Box]	EXISTING TO REMAIN

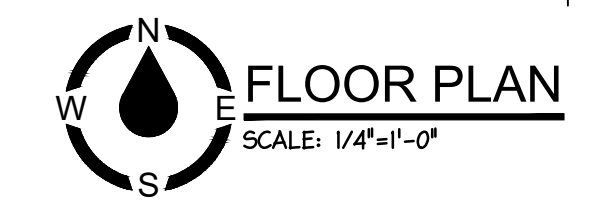
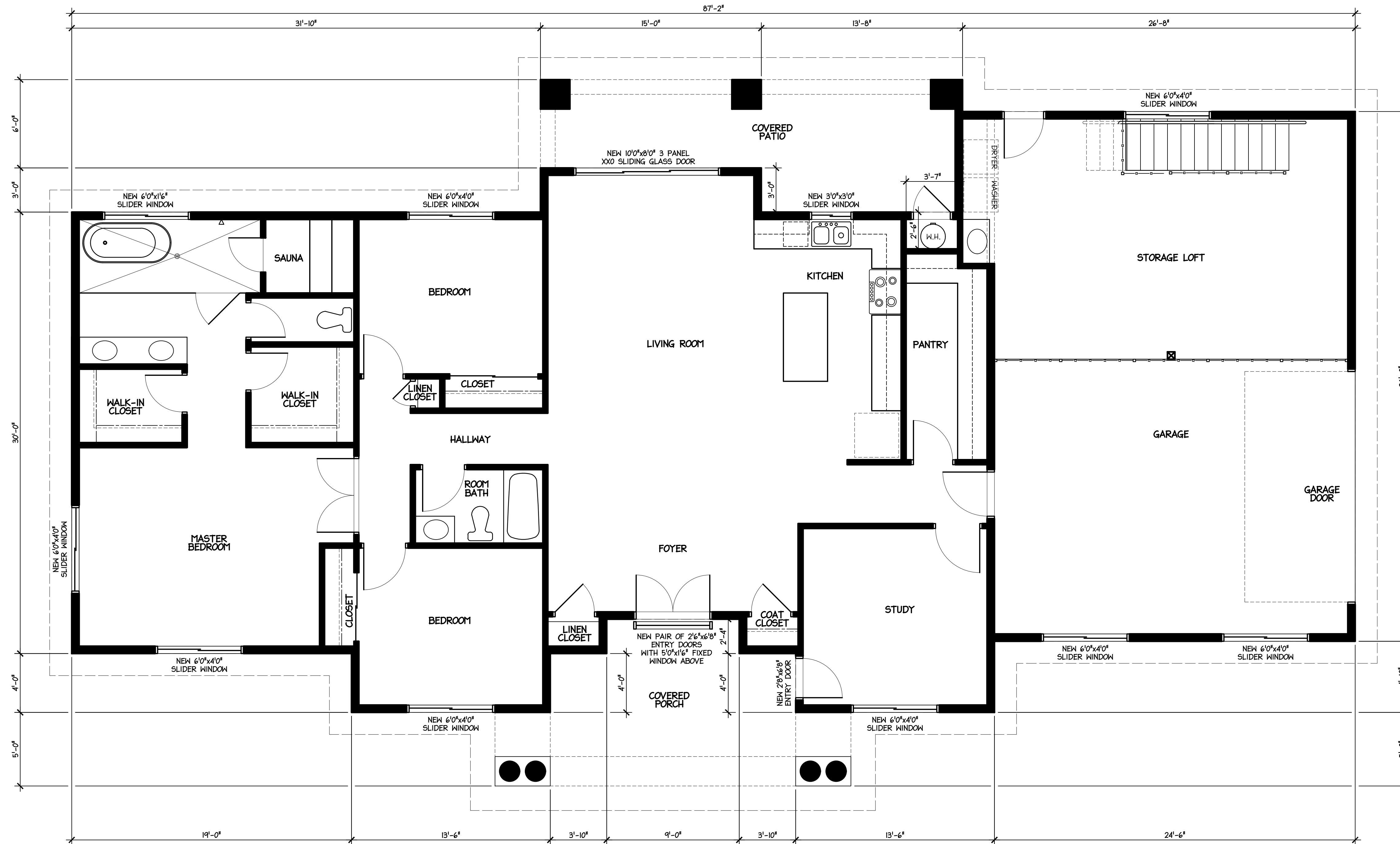


PROJECT NO.

2603

SHEET NO.

DR1



SHEET TITLE:
FLOOR PLAN

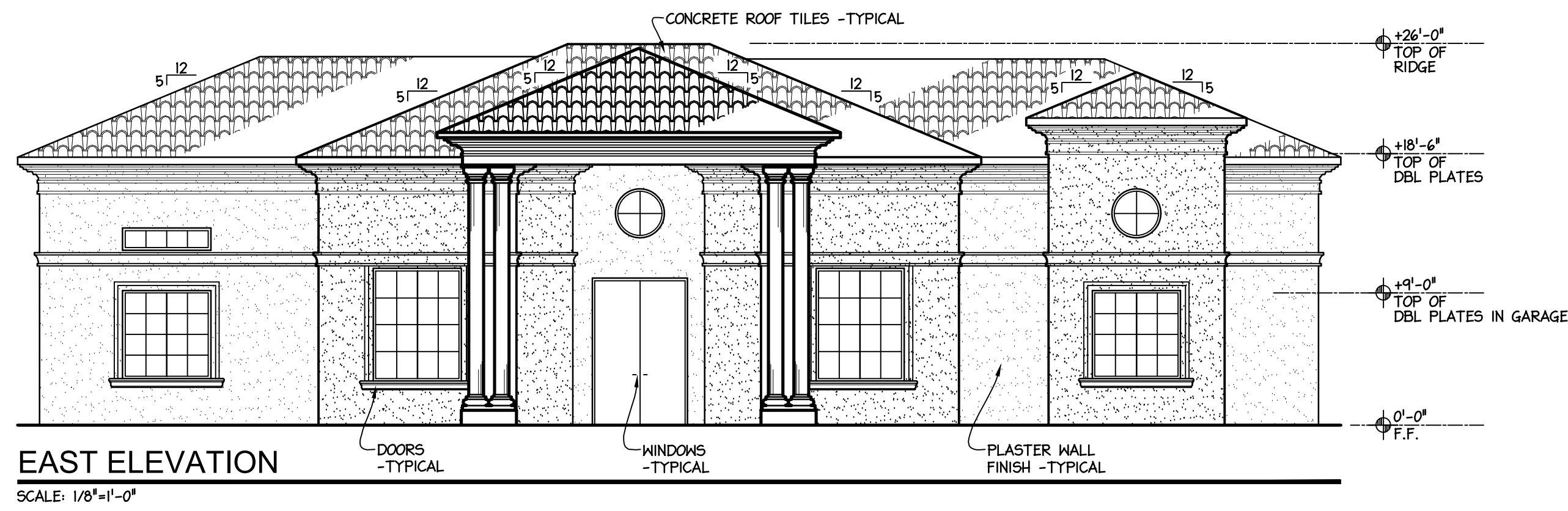
REVISION: DATE:

DESIGN BY: ALFREDO MARTINEZ

SUB.#1 DATE: 3-23-2026

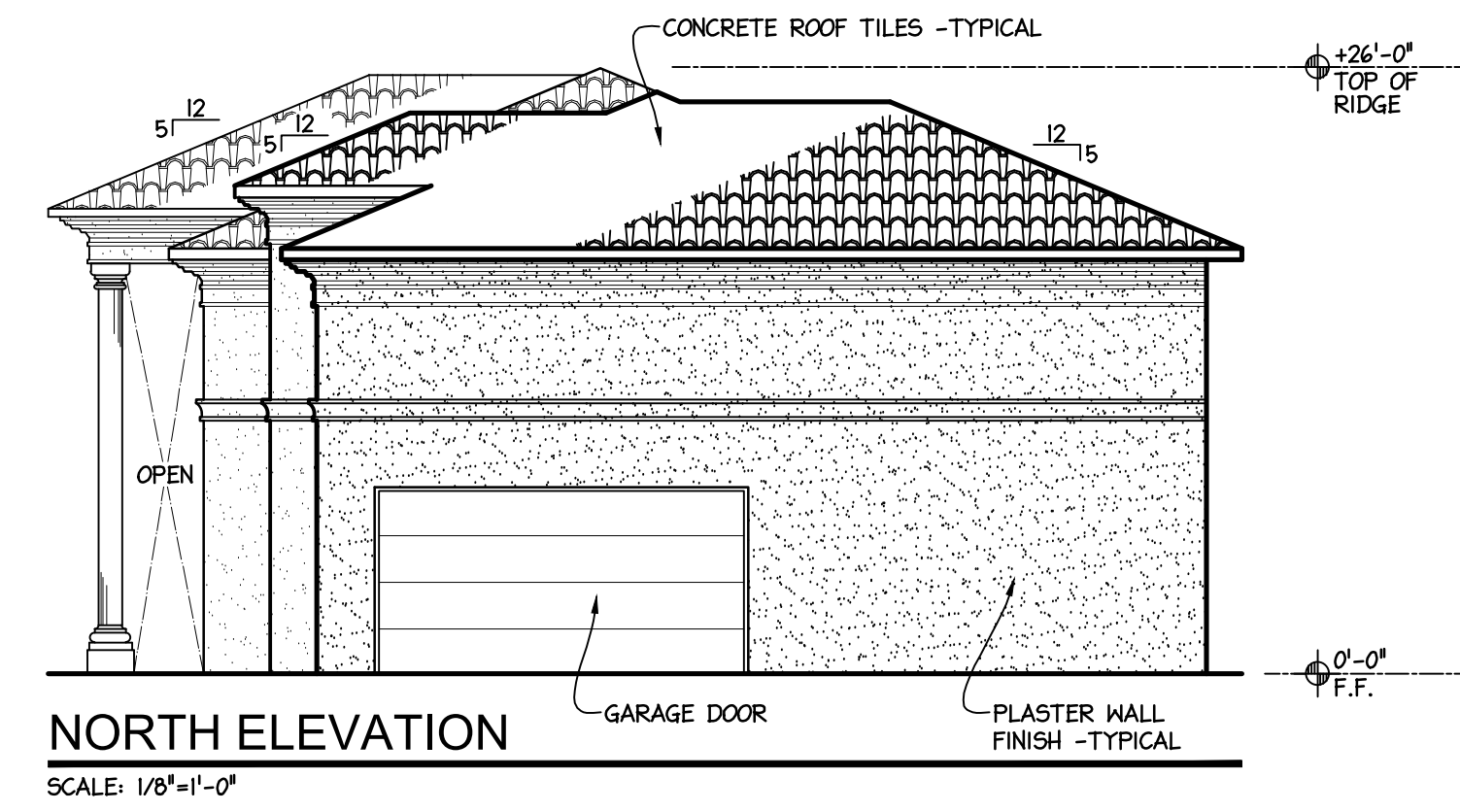
PROJECT NO.
2603

SHEET NO.
DR2



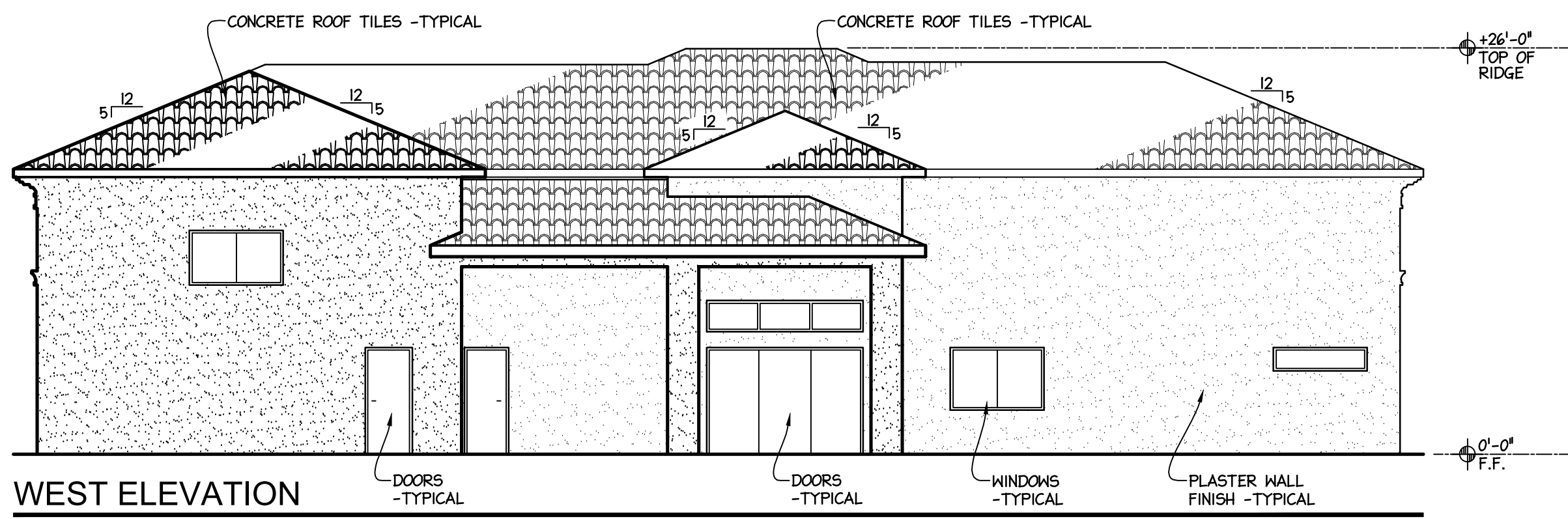
EAST ELEVATION

SCALE: 1/8"=1'-0"



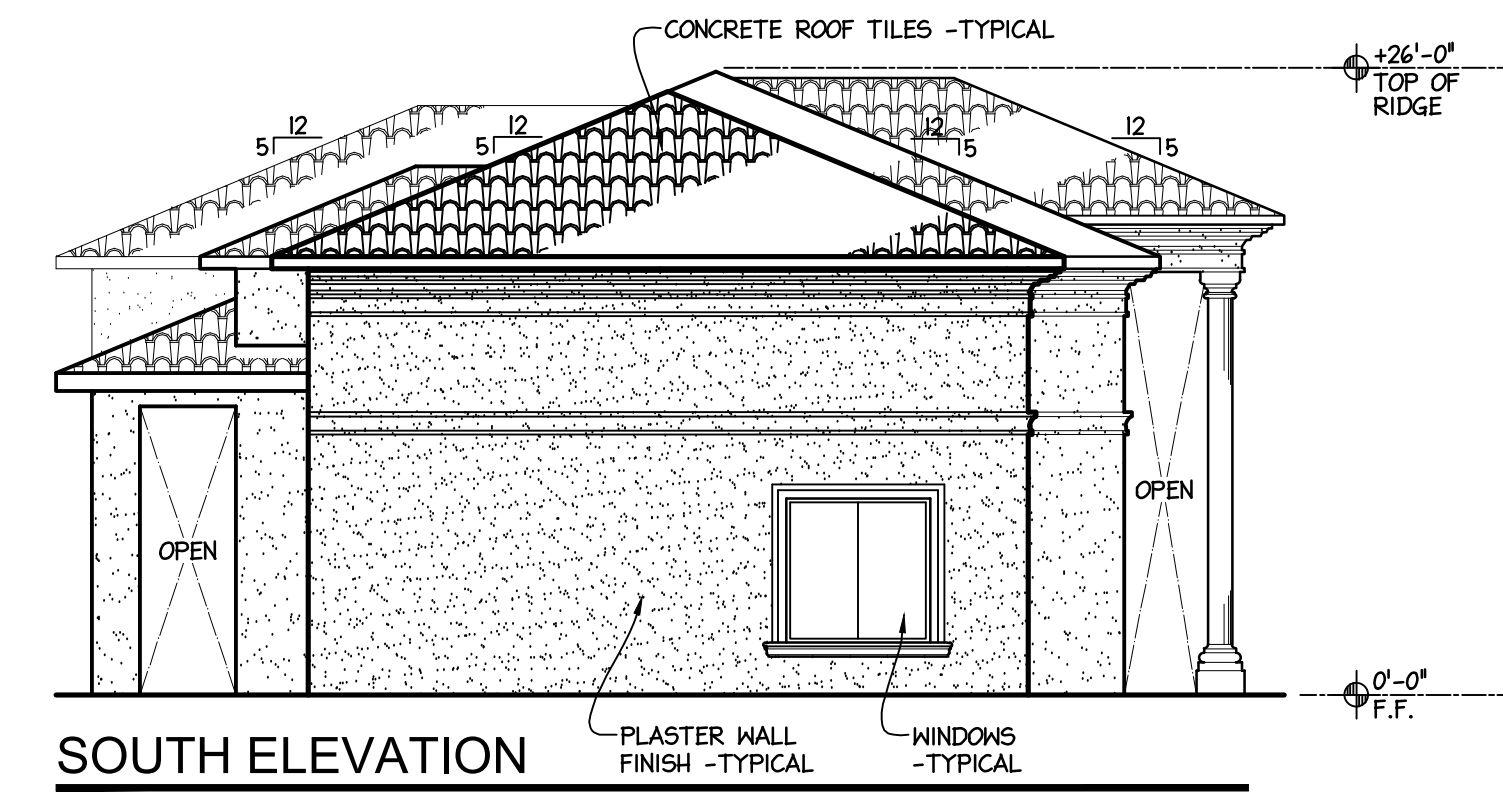
NORTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISION: DATE:

DESIGN BY: ALFREDO MARTINEZ

SUB.#1 DATE: 3-23-2026

PROJECT NO.

2603

SHEET NO.

DR3

**SECOND RESIDENCE
FOR HUSSEIN PROPERTY**
2607 NORTH CLEVELAND AVENUE, FRESNO, CA 93723

SHEET TITLE:
EXISTING RESIDENCE PHOTOS

REVISION	DATE

DESIGN BY: ALFREDO MARTINEZ
Alfredo Martinez

SUBM DATE: 3-23-2026

PROJECT NO:
2603

SHEET NO:
DR4



EXISTING RESIDENCE - EAST



EXISTING RESIDENCE - NORTH



EXISTING RESIDENCE - WEST



EXISTING RESIDENCE - SOUTH



NORTH



NORTHEAST

EAST



EAST



EAST



SOUTHEAST

SOUTH



SOUTHWEST

WEST



WEST



WEST



WEST

NORTHWEST

**MARTINEZ
AND
GARTUNG
DESIGNS**
14160 WEST C ST.
KERMAN CA, 93630
PH: 554-473 5205
EMAIL: AMFG@ATT-FG.COM

**SECOND RESIDENCE
FOR HUSSEIN PROPERTY**
2607 NORTH CLEVELAND AVENUE, FRESNO, CA 93723

SHEET TITLE:
EXISTING SITE PHOTOS

REVISION: DATE:

DESIGN BY: ALFREDO MARTINEZ

SUB.#1 DATE: 3-23-2026

PROJECT NO.
2603

SHEET NO.

DR5

RECORDING REQUESTED BY

Provident Title

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME SALEM HUSSEIN
STREET ADDRESS 2607 N CLEVELAND AVE
CITY, STATE & ZIP CODE FRESNO, CA 93723

Fresno County Recorder
Paul Dictos, CPA

2022-0036236

Recorded at the request of:
SIMPLIFILE, PROVO

03/21/2022 08:00 00

Titles: 1 Pages: 3

Fees: \$25.00

CA SB2 Fees: \$0.00

Taxes: \$0.00

Total: \$25.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
Fountain Valley Escrow, Inc.
Order No. 12390489
Escrow No. 8451020
Parcel No. 312-340-04

AND WHEN RECORDED MAIL TO:

SALEM HUSSEIN
2607 NORTH CLEVELAND AVE
FRESNO CA 93723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0.00 and CITY \$0.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: City of Fresno, and
FRESNO

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SALEM HUSSEIN (WHO ACQUIRES TITLE AS SALEM ABDULLA HUSSEIN, A SINGLE MAN)

hereby GRANT(S) to SALEM HUSSEIN AND SAMIRA HUSSEIN, HUSBAND AND WIFE AND OMAR HUSSEIN,
MARRIED MAN AS SOLE AND SEPARATE PROPERTY AS JOINT TENANTS.

the following described real property in the County of Fresno, State of California:
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.
More commonly known as: 2607 North Cleveland Ave, Fresno, CA 93723

THIS IS A GIFT AND THE GRANTOR RECEIVED
NOTHING IN RETURN OR CONVEYANCE BY
REASON OF DEATH, R&T 11930

Date March 14, 2022

Salem Hussein
SALEM HUSSEIN
Salem Hussein

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 } S.S.
COUNTY OF FRESNO

On MARCH 14, 2022, before me, C LANDRE - NOTARY PUBLIC,
personally appeared SALEM HUSSEIN 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 *C Landre* (Seal)



EXHIBIT "A"

LOT 7 OF TRACT NO. 2503, GARFIELD GARDENS, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED OCTOBER 22, 1976 IN BOOK 30 PAGE 31 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 312-340-04



PAUL DICTOS, CPA
FRESNO COUNTY ASSESSOR-RECORDER
P. O. Box 1146
Fresno, CA 93715
(559) 600-3534
<https://www.co.fresno.ca.us/departments/assessor>

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)

SALEM HUSSEIN
2607 NORTH CLEVELAND AVE
FRESNO CA 93723

ASSESSOR'S PARCEL NUMBER
312-340-04

SELLER/TRANSFEROR
SALEM HUSSEIN

BUYER'S DAYTIME TELEPHONE NUMBER
()

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
2607 NORTH CLEVELAND AVE FRESNO CA 93723

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR

YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)
SALEM HUSSEIN

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

CITY	STATE	ZIP CODE
FRESNO	CA	93723

2607 NORTH CLEVELAND AVE

PART 1. TRANSFER INFORMATION *Please complete all statements.*

- YES NO This section contains possible exclusions from reassessment for certain types of transfers.
- A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
 - B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
 - *C. This is a transfer: between parent(s) and child(ren) from grandparent(s) to grandchild(ren).
 - *D. This transfer is the result of a cotenant's death. Date of death _____
 - *E. This transaction is to replace a principal residence owned by a person 55 years of age or older. Within the same county? YES NO
 - *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
 - G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____
 - H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
 - I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
 - J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
 - K. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
 - L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
 - M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
 - N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
 - *O. This transfer is to the first purchaser of a new building containing an active solar energy system.
 - P. Other. This transfer is to ADDING SAMIRA HUSSEIN AND OMAR HUSSEIN

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION



PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
 - Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
 - Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
 - Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
 - Original term in years (including written options): _____ Remaining term in years (including written options): _____
 - Other. Please explain: _____
- C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ _____
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
 - FHA (____ Discount Points) Cal-Vet VA (____ Discount Points) Fixed rate Variable rate
 - Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
 - Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: (____) _____
- Direct from seller From a family member-Relationship _____
- Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
 - Single-family residence Co-op/Own-your-own Manufactured home
 - Multiple-family residence. Number of units: _____ Condominium Unimproved lot
 - Other. Description: (i.e., timber, mineral, water rights, etc.) _____ Timeshare Commercial/Industrial
- B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.
If YES, enter the value attributed to the manufactured home: \$ _____
- YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.
If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor
Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFEREE OR CORPORATE OFFICER ▶ <i>Salem Hussein</i>	DATE 03/14/2022	TELEPHONE (____) _____
NAME OF BUYER/TRANSFEREE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT) SALEM HUSSEIN	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

