



County of Fresno

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

DATE: February 12, 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
Department of Public Works and Planning, 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: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: Tawanda Mtunga, 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
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, Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts
Manager
Road Maintenance and Operations Division, Attn: Mohamoud Mohamed, Supervising
Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Maldonado
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
California Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
San Joaquin Valley Air Pollution Control District (PIC-CEQA Division), Attn:
CEQA@valleyair.org

CA Regional Water Quality Control Board, Attn:
centralvalleyfresno@waterboards.ca.gov
State Water Resources Control Board, Division of Drinking Water, Attn: Cinthia Reyes
Fresno County Fire Districts, Attn: Diane Rodriguez, FKU.prevention@fresno.gov
CalTrans. Attn: Dave Padilla, Branch Chief; LDR-D6@dot.ca.gov
Sierra Unified School District: Attn: Dr. Lori Grace, Superintendent,
Kelly Capps, Facilities Director
Sierra Resource Conservation: Attn: Kelly Kucharski

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division,
Current/Environmental Planning

SUBJECT: Directors Review and Approval No. 4800 and
Environmental Impact Report (EIR) No. 8736

APPLICANT: Secrets Unsealed Ministry

DUE DATE: **February 27, 2026**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject Directors Review and Approval application to allow a church and associated religious activities and related facilities. Five structures are proposed: four church related buildings and one caretaker's residence. Additional site improvements consist of parking areas and the construction of a 25-foot wide and one-mile long private access road. The proposed site is on a 47.8-acre portion on the east side of a 445.37-acre parcel located within the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The project site is located southeast of the intersection of Tollhouse Road and Lodge Road, six (6) miles southeast of the community of Prather. (APNs: 140-031-02, 138-014-12) (Sup. Dist. 5).

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.

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

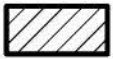
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email alyalvarez@fresnocountyca.gov.

AA

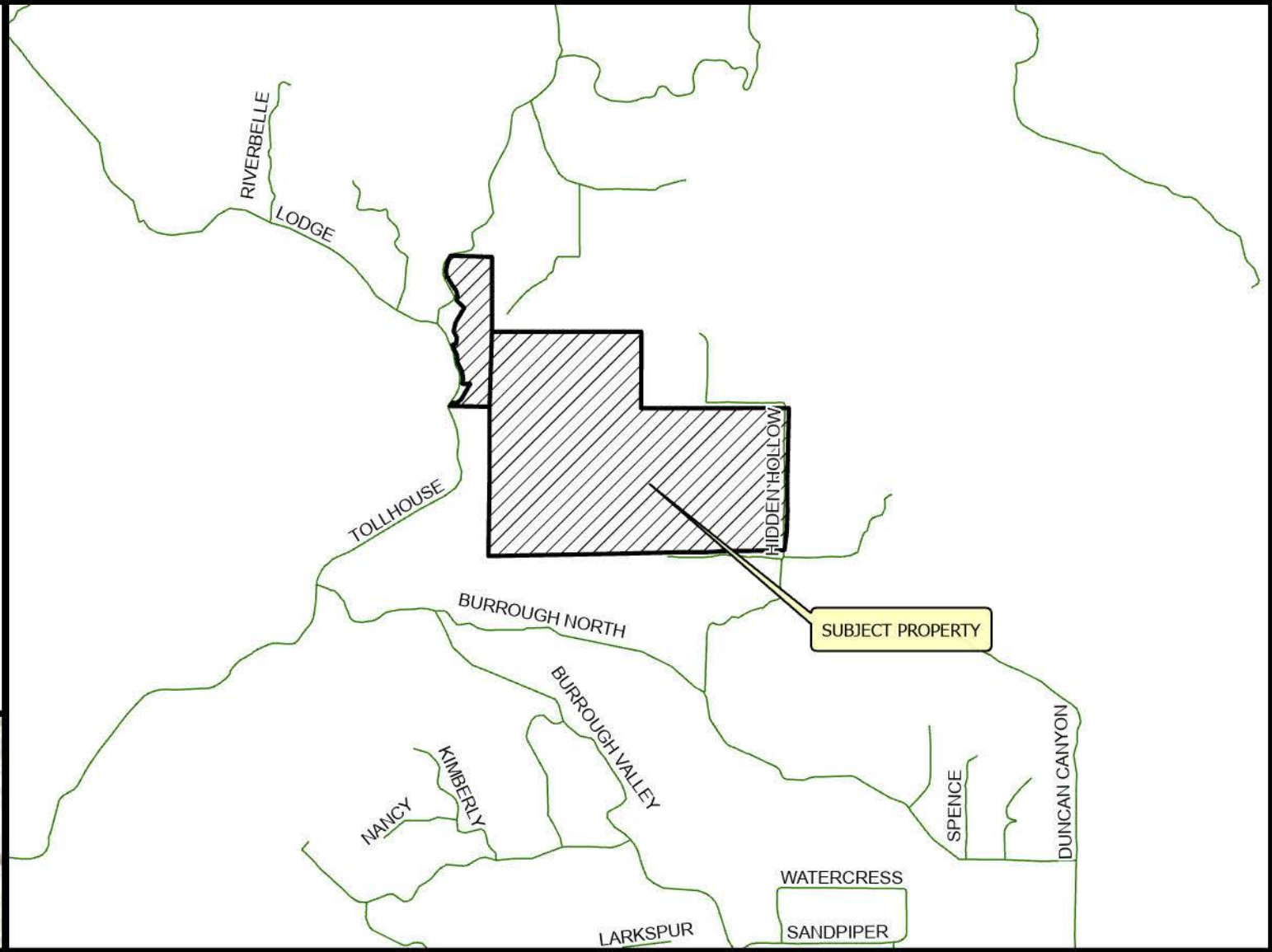
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Activity Code (Internal Review): 2381

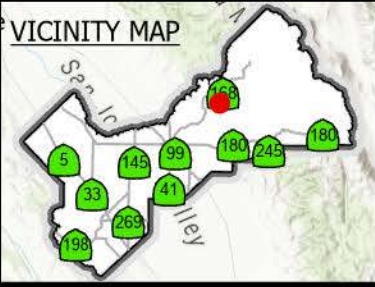
Legend



SubjectProperty



VICINITY MAP

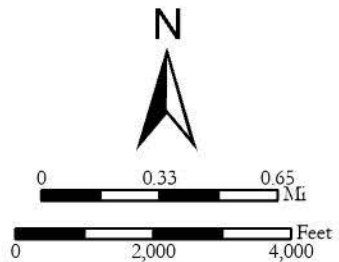


LOCATION MAP



DRA4800

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 10/7/2025



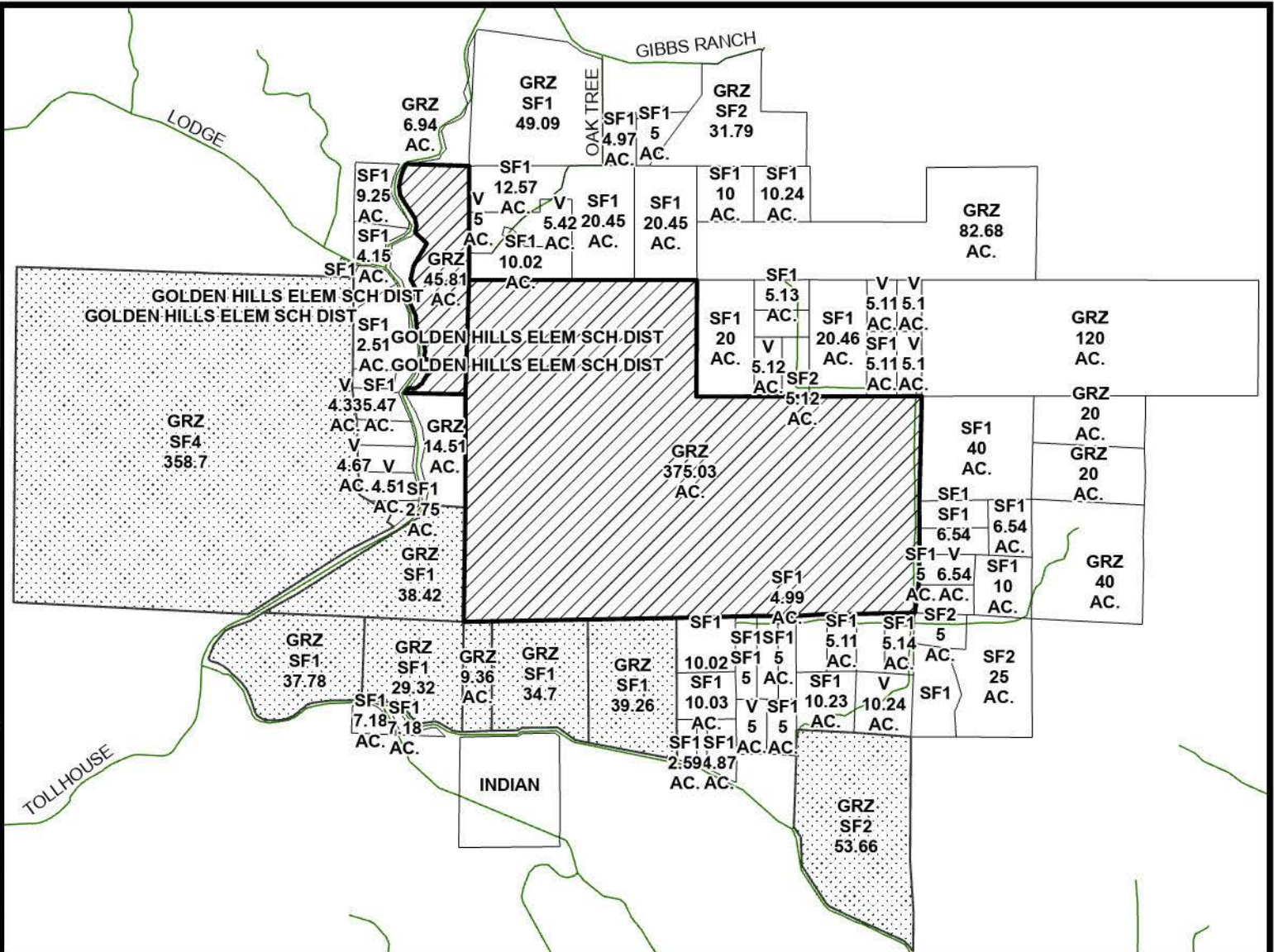
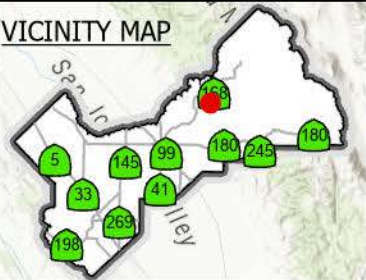
LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND

- GRZ - GRAZING
- SF#- SINGLE FAMILY RESIDENCE
- V - VACANT

VICINITY MAP

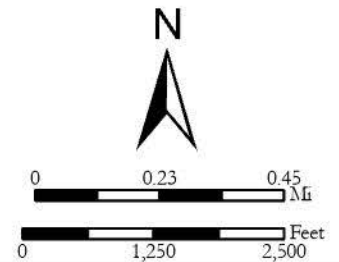


Existing Land Use Map







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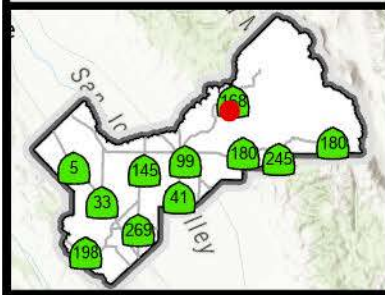
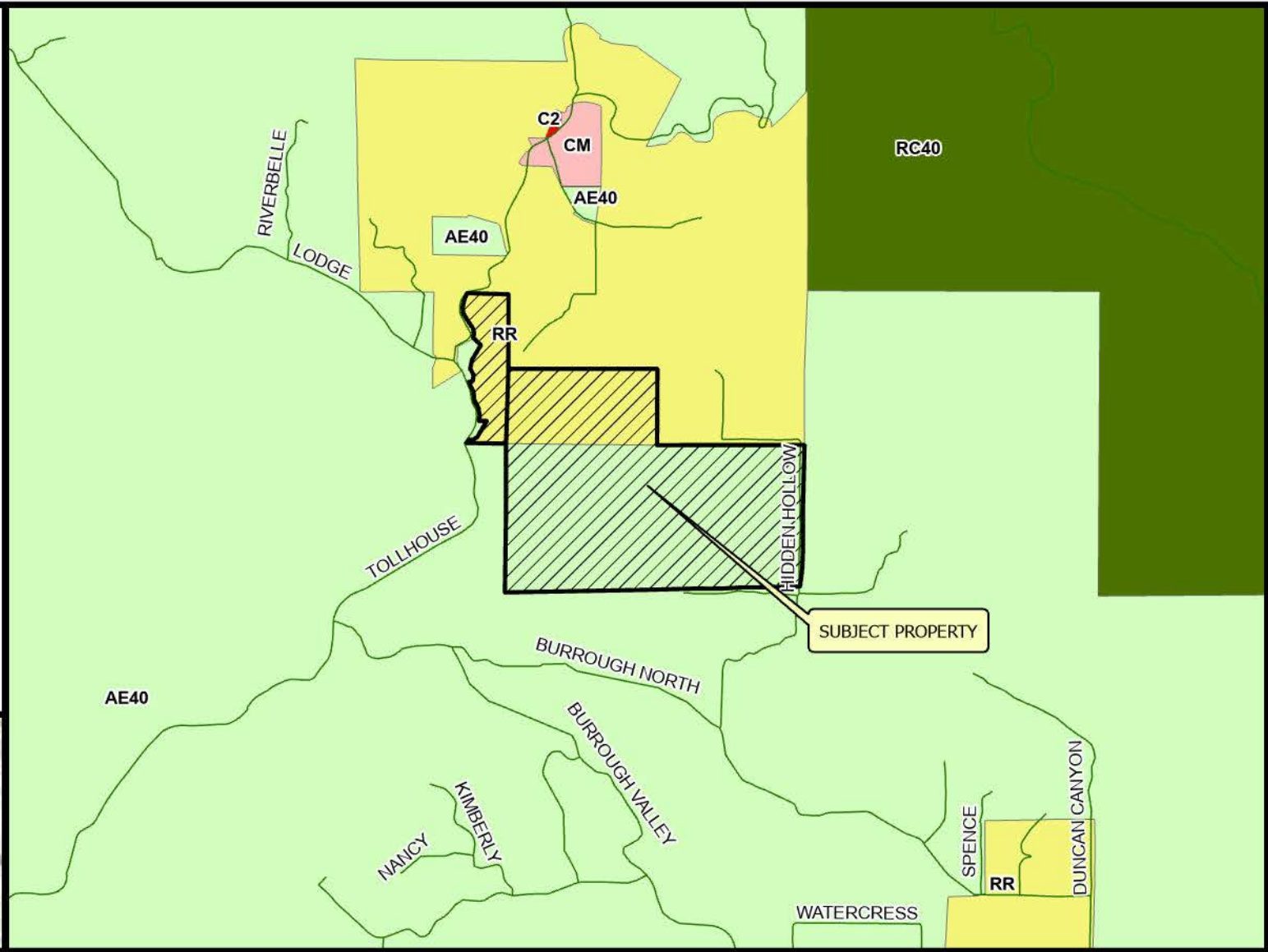
2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 10/7/2025



Legend

-  SubjectProperty
-  CM
-  AE40
-  C2
-  RC40
-  RR

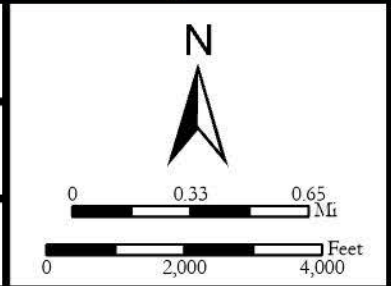


Existing Zoning Map

DRA4800
STR 6 - 11S / 24E

2025

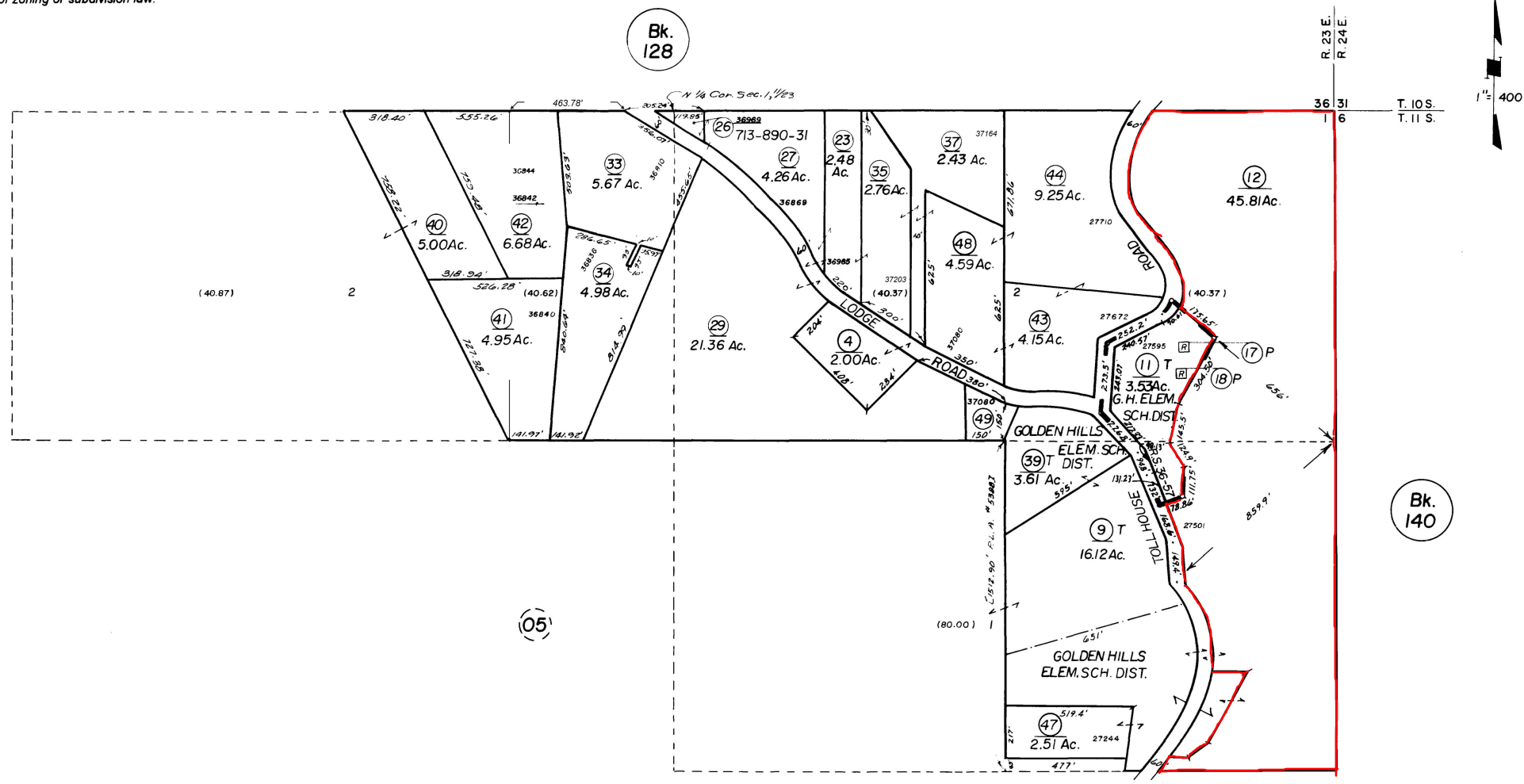
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 10/7/2025



— 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.

POR. SEC. I, T. IIS., R. 23 E., M.D.B.&M.

Tax Area
 199-020
 199-026



Record of Survey- Bk.36, Pg.57

Assessor's Map Bk.138 - Pg.14
 County of Fresno, Calif.

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





Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
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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*), 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 # ____ - ____ - ____

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

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

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

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

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

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

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

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

General Requirements

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

Specific Information to be Shown

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

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

**Secrets Unsealed Church
Director Review & Approval
Operational Statement
~~April 24, 2025~~
Revised October 1, 2025**

Property Owner:

Secrets Unsealed Ministry
5949 E. Clinton Ave.
Fresno, CA 93727

Applicant:

Mr. Edmond Matevosian, Project Manager
c/o Secrets Unsealed Ministry
5949 E. Clinton Ave.
Fresno, CA 93727

Representative:

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

Project Site:

Southeast of Tollhouse Rd. & Lodge Rd., Tollhouse, CA
Tollhouse, CA 93667

APN: 140-031-02

Zoning: AE-40

Land Use Designation: Exclusive Agriculture

Area: 47.8 +/- acres of 445.37 +/- overall acres owned by the applicant

REQUEST:

Approve a Director Review and Approval (DRA) for a church with incidental religious uses on a 47.8 +/- acre parcel within 445.37 +/- acres of property owned by the applicant located southeast of the intersection of Tollhouse and Lodge Roads in Fresno County. Please see attached photographs and *Exhibit "A" – Overall Site Plan & Exhibit "B" – Enlarged Site Plan both dated 10-1-25.*

BACKGROUND

The applicant is a supporting ministry of the Seventh Day Adventist Church (hereinafter Church). The site was selected to provide a convenient location for northeastern Fresno County residents to attend Seventh Day Adventist Church services.

The Seventh Day Adventist Church is an Adventist Protestant Christian denomination which is distinguished by its observance of Saturday, the seventh day of the week in the Christian (Gregorian) and the Hebrew calendar, as the Sabbath. With some interpretive differences, the faith's emphasis is on the imminent Second Coming (advent) of Jesus Christ. Much of the theology of the Seventh Day Adventist Church corresponds to common evangelical Christian teachings, such as the Trinity and the infallibility of Scripture.

The church places an emphasis on diet and health, including adhering to biblical food laws, advocating vegetarianism. Consistent with biblical teachings, the Church has a holistic view of human nature that the body, soul, and spirit form one inseparable entity.

The core tenants of the Seventh Day Adventist Church are "Love God and love your neighbor as yourself" and the practice of physical stewardship of one's body by emphasizing a vegan or vegetarian diet. Consumption of alcohol is prohibited so no alcohol will be consumed at the project site or at any of its events.

The Seventh Day Adventist Church is governed by a General Conference of Seventh Day Adventists, with smaller regions administered by divisions, unions, local conferences and local churches. As of 2016, the Seventh Day Adventist Church is "one of the fastest growing and most widespread churches worldwide", with a worldwide baptized membership of over 22 million people.

A portion of the Church's property is designated and zoned for Rural Residential uses. The applicant has no plans to develop that portion of the property at this time. Fifteen rural residential lots were identified as a logical yield for the purpose of analyzing cumulative traffic for the church project.

The applicant owns a total of 445.37 +/- acres consisting of four parcels as summarized below

APN	Zone/Acres	Description of Project
138-410-12	RR / 45.81 +/-	Project access road alignment/Southern California Edison Bridges
138-050-13	AE-40 / 14.51 +/-	Undeveloped Open Space
140-031-02	AE-40 / RR (303.7 +/-/71.33+/-) 375.03 +/-	RR portion 15 potential conceptual rural residential lots AE-40 portion includes 48.7 +/- acre parcel where church site is proposed
140-320-21	AE-40 / 10.02 +/-	29032 Quail Mountain Lane Existing single-family residence, Not a Part

APN 140-031-02 (375.03 +/- acres), which has split zoning with 71.33 +/- acres zoned RR and 303.7 +/- acres zoned AE-40, was reconfigured by lot line adjustment (PLA 25-20) to create a 263.7 +/- acre parcel and a 40 +/- acre parcel for the proposed church site 240 ft. south which added 7.8 +/- acres. Subsequently, the applicant expanded the proposed church site and add 7.8 +/- acres to accommodate a proposed fire water tank and allow flexibility in siting the church facilities to avoid site water features. Please see *Exhibit "C" – Lot Line Adjustment* prepared by Dale G. Mell & Associates revised 2/5/25. PLA 25-20 will be revised to reflect the enlarged parcel of 47.8 +/- acres with a remainder of 255.9 +/- acres.

The lot line adjustment is to limit development of the proposed Church to the 47.8 +/- acre parcel. The western-most portion of the access road will travel through APN 138-050-12 with no structures proposed on this parcel. The remaining Church holdings, which include APNs 138-050-13 (14.51 +/- acres) and 140-320-21 (10.02 +/- acres) will remain unaltered with no roads, buildings or ancillary uses proposed.

Chapter 808.2, Table 2-2 Allowable Uses and Permit Requirements for Agricultural Zones of Fresno County Zoning Ordinance allows *assembly and meeting facilities* with the approval of a Director Review and Approval if the following findings can be made:

DIRECTOR REVIEW AND APPROVAL FINDINGS

- 1. The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Chapter, to adjust the use with land and uses in the neighborhood.**

The proposed Church would occupy a small portion of a 47.8 +/- acre parcel of a 445.37 +/- acre property owned by the applicant. At buildout, the project would include an approximately one-mile long, 25 ft. wide paved private road, four buildings, a residence, parking lots and landscaping resulting in a small percentage of the overall 445.37 +/- acres being developed.

The majority of the 47.8 +/- acre parcel will be kept as natural open space with substantial area for setbacks from adjacent properties. Adequate area is available for all of the proposed uses and compliance with mandatory parking, landscaping, septic system and other site development standards.

- 2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**

Access to the proposed project will be from Tollhouse Rd. via a proposed approximately one-mile-long, 25 ft. wide paved private road. Church traffic will predominantly be off-peak during Saturdays and evenings. A comprehensive traffic analysis is being prepared by Provost & Pritchard and the results of the analysis will be included in the project environmental impact report. The project proposes an

efficient internal circulation system and an option for emergency access at Quail Mountain Ln. to the surrounding community.

3. The proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare; and,

The applicant has taken great care to site the Church in an isolated portion of the property set back approximately one mile east from Tollhouse Rd. and below the line of sight of neighboring properties to the south and east. The location was selected to be compatible with the landscape and avoid obstruction of views of the surrounding neighbors. Churches of this nature in a rural area are common throughout the state.

Project lighting will comply with county standards to avoid nuisance lighting in a rural context and trees surrounding the developed area will provide additional screening.

The project will have limited water demand and sewer generation based on the small number daily of employees and infrequent gatherings as described below under “Event Types.” No information exists to suggest the public health safety or general welfare is infringed by the proposed use.

The applicant has committed to preparing a full array of technical studies and a comprehensive environmental impact report. Surveys of the access road, 47.8 +/- acre parcel and areas of disturbance were conducted for biological resources by Argonaut Ecological Inc. and for cultural resources by Peak & Associates.

The applicant is preparing technical studies including, but not limited to, a biological resources assessment, cultural resources assessment, Phase 1 Environmental Assessment, geotechnical investigation, noise impact assessment, air quality and greenhouse gas assessment and comprehensive traffic analysis.

These studies will be used to prepare an environmental impact report to identify and mitigate any potential impacts that may occur in association with construction and operation of the project.

4. The proposed development is consistent with the General Plan.

The proposed Church is located in an area that is intended to provide religious services to the foothill area. The proposed facility, similar to other churches, provides services the government cannot provide or does so poorly. The Church will present Christian based sermons, provide moral direction to parishioners as well as spiritual and personal counseling.

The project site has not been used for agricultural cultivation and no conversion of productive agricultural land would occur to develop the project. The California Important Farmland Map identifies the project site as “Non-Agricultural or Natural Vegetation” and is described as suitable for the grazing of livestock. It has no irrigation water allocation and contains a limited number of trees that will not be

harvested for timber production. No other agricultural land would be impacted by the project.

DIRECTOR REVIEW AND APPROVAL OPERATIONAL STATEMENT

1. NATURE OF THE OPERATION/BACKGROUND

The Church proposes to conduct traditional Christian church services and events on the site. Similar to other churches, the Church prepares and conducts services, Bible studies as well as personal growth, wellness and health classes. Church sermons, classes and seminars will also be provided in Spanish. All activities, weddings and similar typical church events will be based on the Church's religious beliefs. The public is welcome to attend any service, class or seminar as the Church promotes the growth of the Christian faith.

Some events will be recorded and uploaded to the internet, so no antennas or satellite dishes are necessary. As is typical with all churches, recording of the sermons for others to observe off site will occur. Like other churches, this recording process requires staff with technical skills who will be on and off site to facilitate Church recordings and streaming on the internet. This process is clearly incidental to the main purpose of the Church, which is to provide spiritual programs, events, and lectures in a Christian environment. A list of the proposed Church events is provided below.

The Church is preparing a variety of technical studies including, but not limited to, a biological resources assessment, cultural resources assessment, Phase 1 Environmental Assessment, geotechnical investigation, noise impact assessment, air quality and greenhouse gas assessment and a comprehensive traffic analysis. These studies will be used to prepare an environmental impact report to identify and mitigate any significant impacts that may occur in association with construction and operation of the project.

The proposed church includes four buildings and a residence that will be constructed in three phases.

Phase 1 includes:

A 9,996 +/- sq. ft. administrative office building (Building "A") and a 19,817 +/- sq. ft. interim sanctuary, office and classrooms (Building "B"). Building "B" will also include a gym, multi-purpose room with stage, conference room, storage and workstations for volunteers and bridal room. A 3,800 +/- sq. ft. residence is also proposed as part of this phase to provide housing for an on-site caretaker and visiting pastors or guest speakers.

Initial church services will be held in Building "B" until the permanent sanctuary is built in Phase 3. Please see *Exhibit "D" – Site Plan Phase 1*, *Exhibit "E" – Admin Offices Floor Plan*, and *Exhibit "F" – Interim Sanctuary & Classrooms Floor Plan* dated 4/23/25, prepared by SJA Design Group.

Phase 2 includes:

A 9,600 +/- sq. ft. multi-purpose building (Building “C”) to store church furniture, and special fixtures used during church activities. Please see *Exhibit “G” – Site Plan Phase 2* and *Exhibit “H” – Multi-Purpose Bldg Floor Plan* dated 4/23/25, prepared by SJA Design Group.

The Phase 2 multi-purpose building would accommodate the following:

1. An area to maintain and repair Church equipment used on the property
2. A storage area for Church property
3. A garage to park the Church van, maintenance and equipment.
4. A library with English and Spanish Bible-related books for pastors and parishioners to conduct research, read, and study. Small seminars, lectures, and Bible study classes could also be held in this space.
5. Office supply room for storage of miscellaneous church office materials and supplies.
6. A lobby and reception area displaying miscellaneous religious materials for sale. The religious material sale area will not exceed 500 +/- sq. ft.
7. An outside covered loading zone.

Phase 3 includes:

A 25,686 +/- sq. ft. 254-seat permanent sanctuary and banquet hall with a kitchen facility. Please see *Exhibit “I” – Site Plan Phase 3* and *Exhibit “J” – Sanctuary & Banquet Hall Floor Plan*, dated 4/23/25 prepared by SJA Design Group. Other features of the building include a lobby, two multi-purpose rooms, lounge, make-up room and a 250-person capacity banquet hall, kitchen and storage. Technical support rooms for filming events are also proposed.

Event Types

A 12-person Church van will provide transportation for the elderly and handicapped to and from the site. Security will be provided according to the county guidelines. All events will be indoors with the exception of weddings.

Saturday Church Service. It is estimated a typical Saturday church service will initially have 20 to 50 attendees and grow to 254.

Special Services. Four to six times a year, the Church will host special services and training on denominational topics including a healthy diet and lifestyle with an estimated 150 to 200 attendees.

Holiday Services & Banquets. Four times a year the Church will host holiday services, banquets, etc. These events will have less than 150 people in attendance.

The Church facilities will be used only for church-related activities and will not be rented out for general public use.

Weddings, and Funeral Memorials. Four to six times a year the Church will host weddings or funerals limited to parishioners. No more than 140 people will attend the weddings which may be performed under the outdoor pergola and stage area. The Church will provide security per county standards. No amplified music will be used outdoors. Weddings will conclude by sunset.

Weekly Classes. Monday through Thursday the Church will provide classes on various religious topics of interest to the congregation in Building “B” classrooms such as Bible study, and personal growth. Approximately 20 people will attend these classes daily.

2. TIME LIMITS

General administration and other related typical church business and similar tasks will occur from 8:00 a.m. to 5:00 p.m. Indoor activities such as banquets, seminars, etc. will take place from 7:00 a.m. to 10:00 p.m.

When the weather is accommodating, outdoor activities of the congregation such as potlucks, seminars, or weddings, may occur from 8:00 a.m. to 10:00 p.m. The events will be conducted in the area identified on the attached site plan.

3. NUMBER OF CUSTOMERS OR VISITORS

Similar to other churches, excepting church services, there will be no customers and rarely visitors.

4. NUMBER OF EMPLOYEES

Similar to other churches, Church staff will include pastors, worship leaders, administrative staff, volunteers, custodians, grounds and maintenance personnel, etc. Initially, the project is anticipated to have 10 full-time, 3 part-time employees and 6 part-time volunteers. Over time, as the congregation grows, the Church staff may increase to 20 full-time and 6 part-time employees in Phase 3. Church volunteers are assumed to remain constant.

5. SERVICE DELIVERY VEHICLES

As described above, the Church has one van used for general church purposes and for transporting parishioners to and from church. Third-party vehicles will deliver office supplies, food, flowers, and other supplies necessary for church services. Parcel delivery services such as UPS/Fed Ex/USPS/Amazon will make the typical deliveries.

6. ACCESS TO THE SITE

Primary access to the site will be from the existing driveway off Tollhouse Rd. A new 25 ft. wide paved private access road approximately one mile in length will be constructed from the existing driveway to the Church building site. To increase community access, the access road from the south off Quail Mountain Lane can be used as an emergency access road if a state of emergency is declared by the Governor or county officials.

The existing bridges constructed by Southern California Edison (SCE) will be used if it can be determined if the bridge is of a width and structural condition that would accommodate safe fire protection vehicle, project and neighborhood traffic. Please see *Exhibit "A" - Overall Site Plan* for the location of the existing entrance to site and the proposed new 25 ft. wide paved private access road.

7. NUMBER OF PARKING SPACES

Parking will be provided per Fresno County standards. As shown on *Exhibit "A" - Overall Site Plan*, the project includes 144 stalls for Phase 1, 12 stalls for Phase 2, and 160 stalls for Phase 3 for a total of 316 stalls including 14 accessible stalls. The access driveway terminates at a centrally located circular drop-off area for parishioners proximate to the Church buildings. A loading zone for deliveries is proposed on the north side of the multi-purpose building.

8. GOODS OR SERVICES SOLD ON SITE

Similar to other churches, the Church will include a lobby and reception area displaying miscellaneous religious materials such as Bibles, books, and prerecorded religious videos for sale. The religious material sale area will not exceed 500 +/- sq. ft.

9. EQUIPMENT

Typical office equipment such as printers, copy machines, and computers will be used. Typical of other churches, Church sermons and activities will use video and audio equipment to produce, record and download to the internet. Landscaping maintenance equipment will be used and stored in the proposed multi-purpose building.

10. SUPPLIES AND MATERIALS

The Church requires no special supplies or materials.

11. DOES THE USE CAUSE AN UNSIGHTLY APPEARANCE?

No. The project development site was intentionally selected to be secluded from adjacent properties. The proposed Church will be located at an elevation below the surrounding properties making it essentially invisible from neighboring properties. In addition, thick vegetation will block views of the site from adjacent properties to the north, south and east.

The Church development area will be attractively landscaped with native and drought-tolerant plants.

Noise

An indoor sound amplification system will be used. The sound amplification system will be located in the sanctuary and banquet hall. The sound amplification system will be turned off at 10:00 p.m. to ensure conformance with all Fresno County noise standards. All sound amplification will be monitored by Church staff to ensure that established noise levels are not exceeded.

No outdoor sound amplification will occur. As noted above, except for weddings, all events will be indoors. A noise study will be prepared as part of the CEQA project review.

Glare

The site is isolated and heavily screened from public views by topography and existing on-site vegetation. The project is approximately 80 ft. lower in elevation than surrounding properties and set back over one mile from Tollhouse Rd. All lighting will be hooded and directed away from nearby properties.

Dust

All project site roadways and parking areas will be paved to avoid creating dust.

12. LIQUID OR SOLID WASTES TO BE PRODUCED

Waste Disposal

Project septic tanks and leach fields will be located, sized and constructed per Fresno County standards.

Solid Waste Disposal

The Church will be served by a private waste hauler. Solid waste containers will be located on the property for pick-up by the waste hauler. Recyclable materials will be separated as required by law. The proposed project is estimated to produce an average of one cubic yard of waste per week.

13. ESTIMATED VOLUME OF WATER TO BE USED

Project potable water will be provided by a private on-site well. The applicant will develop the well consistent with Fresno County standards. Three test wells have been developed, and the fourth test well is currently in the process of being permitted. Water-draw down tests will be conducted during the summer per county regulations.

Average daily water usage is estimated to be very low given the limited number of employees and one on-site residence. Preliminary project water demand is estimated at 350 gallons per day. More precise water calculations will be developed as part of the project CEQA review. All buildings will include fire sprinklers per CBC 2022.

14. PROPOSED ADVERTISING/SIGNAGE

A monument sign will be constructed near the entrance to the property along Tollhouse Rd. Each structure will also have signage with the ministry name and corresponding building. All signage will be designed per Fresno County standards.

15. WILL EXISTING BUILDINGS BE USED?

No. The land is currently vacant and undeveloped.

The second floor of the residence will be used exclusively by the applicants and will not be accessible to the public.

16. OUTDOOR LIGHTING PROPOSED

Due to the size of the site, remote location, and elevation approximately 80 ft. below surrounding properties, the proposed project will not cause adverse outdoor lighting impacts. All proposed lighting will include a combination of low and standard voltage fixtures. Lighting will be hooded to direct illumination downward to avoid light spillage or nuisance to surrounding properties.

17. LANDSCAPING OR FENCING

An existing barbed wire fence surrounds the entire property. Native landscaping is present throughout the property and will be retained aside from the areas occupied by the project. Native and drought-tolerant plants will also be used in perimeter areas proximate to the proposed buildings. Parking areas will be landscaped to meet Fresno County shade standards.

18. ANY OTHER INFORMATION THAT WILL PROVIDE A CLEAR UNDERSTANDING OF THE PROJECT

The project proposes to develop on-site solar on building rooftops and install battery back-up systems to supply the project. The solar panels will be non-reflective and absorb light. No glare or reflection would be generated by the panels. Use of on-site solar power would reduce project greenhouse gas emissions.

19. IDENTIFY PROJECT OWNERS

Secrets Unsealed Ministry
5949 E. Clinton Ave.
Fresno, CA 93727



View west from proposed church location. An open area of the parcel was selected for the church to minimize tree removal.



View northwest from proposed church location.

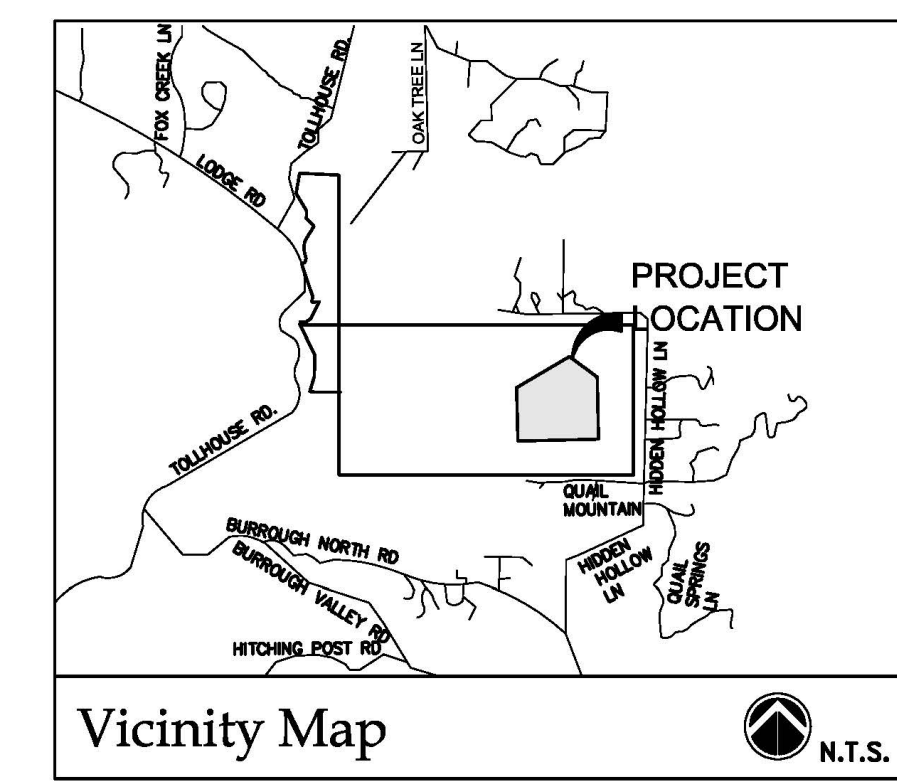
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PROJECT DATA	
Applicant: Affn: Pr. Stephen Bohr Secrets Unsealed 5949 E. Clinton Ave. Fresno, CA 93727 PH: (559)264-2300 EMAIL: stephen.bohr@secretsunsealed.org	
Address: XXX TOLLHOUSE ROAD TOLLHOUSE, CA 93667	
Parcels Existing Zoning /Land Use APN: 140-031-02 PARCEL 1: 255.9 AC (ZONED AE-40) PARCEL 2: 47.8 AC (ZONED AE-40) PARCEL 3: 71.33 AC (ZONED RR) TOTAL AREA = 375.03 AC APN: 138-050-13 14.51 AC (ZONED AE-40) APN: 138-014-12 45.81 AC (ZONED RR) APN:140-032-021 10.02AC (ZONED RR)	
Building Area PHASE 1 BUILDING A (ADMIN OFFICES) AREA = 9,996sf BUILDING B (INTERIM SANCTUARY & CLASSROOMS) AREA = 19,278sf SUB-TOTAL AREA = 29,274sf PHASE 2 BUILDING C (MULTI-PURPOSE) AREA = 9,600sf PHASE 3 BUILDING D (SANCTUARY & BANQUET HALL) AREA = 26,338sf TOTAL = 65,212sf BUILDING COVERAGE =3.7% OF THE 40AC PARCEL 2 BUILDING COVERAGE OF PARCEL 1 & 2 = 0.5% RESIDENCE 4BED/3.5 BATH - 3 CAR GARAGE AREA = 3,800sf	

Code Analysis	
PER CBC 2022 A2 OCCUPANCY (BANQUET HALL) CONST. TYPE V-B SPRINKLERS YES TABLE 504.3: ALLOWABLE HEIGHT: 60 FEET TABLE 504.4: ALLOWABLE STORY: 2-STORY TABLE 506.2: ALLOWABLE AREA FACTOR: 24000 SQ. FT. (SI)	
A3 OCCUPANCY (WORSHIP CENTER & SANCTUARY) TYPE V-B SPRINKLERS YES TABLE 504.3: ALLOWABLE HEIGHT: 60 FEET TABLE 504.4: ALLOWABLE STORY: 2-STORY TABLE 506.2: ALLOWABLE AREA FACTOR: 24000 SQ. FT. (SI)	
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PER CBC 2022 508.3.1 NONSEPARATED OCCUPANCIES NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECT. 302.1. THE REQUIREMENT OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 THAT APPLY SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA. THE COMBINED ALLOWABLE AREA OF BOTH SPACES IS LIMITED TO THE ALLOWABLE AREA OF THE MOST RESTRICTIVE OCCUPANCY PER CBC 305.1.1 RELIGIOUS EDUCATIONAL ROOMS AND RELIGIOUS AUDITORIUMS WHICH ARE ACCESSORY TO PLACES OF WORSHIP IN ACCORDANCE WITH SECT. 303.1.4 AND HAVE AN OCCUPANT LOAD OF LESS THAN 100 PER ROOM OR SPACE SHALL BE CLASSIFIED AS GROUP A3 OCCUPANCIES	
Parking Requirement : WORSHIP /SANCTUARY= (1) STALLS PER 40sf NON-FIXED SEATS BANQUET HALL = (1) STALL PER 40sf NON-FIXED SEATS MULTI-PURPOSE RM = (1) STALL PER 250sf (LIBRARY) OFFICE = (1) STALL PER 400sf OF GROSS FLR AREA TOTAL REQUIRED PHASE 1 PHASE A ADMIN OFFICE = 9,996/225 = 45 STALLS BLDG B (SANCTUARY WOULD NOT BE IN USE AS THE SAME TIME AS THE MULTI-PURPOSE RM & GYM IS USED BY OFFICE STAFF) INTERIM SANCTUARY = 2,984/40 = 75 STALLS OFFICE = 5,016/225 = 23 STALLS TOTAL STALLS PHASE 1 = 143 STALLS PHASE 2 BLDG C LIBRARY & LOBBY = 2,918/250 = 12 STALLS PHASE 3 BLDG D INTERIM SANCTUARY = 4,695/40 = 118 STALLS MULTI-PURPOSE RM = 1,644/40 = 42 STALLS TOTAL STALLS PHASE 3 = 160 STALLS IT IS ASSUMED THAT BLDG A & C WOULD NOT BE IN USE AT THE SAME TIME AS BLDG D AND SO PARKING FOR THOSE AREAS WILL COUNT TOWARDS BLDG D REQUIRED PARKING COUNT TOTAL REQUIRED PARKING FOR PHASE 1, 2 & 3 = 258 STALLS	
Parking Provided : PROVIDED PARKING PHASE 1: STANDARD STALLS = 137 STALLS ACCESSIBLE STALLS = 7 STALLS TOTAL PHASE 1 = 144 STALLS PHASE 2: STANDARD STALLS = 11 STALLS ACCESSIBLE STALLS = 1 STALLS TOTAL PHASE 2 = 12 STALLS PHASE 3: STANDARD STALLS = 95 STALLS ACCESSIBLE STALLS = 6 STALLS TOTAL PHASE 3 = 101 STALLS TOTAL PARKING = 257 STALLS	

Enlarged Site Plan 1" = 80'-0"

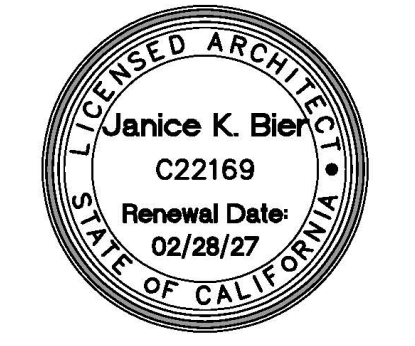


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Secrets Unsealed Church
Tollhouse Road, Tollhouse CA

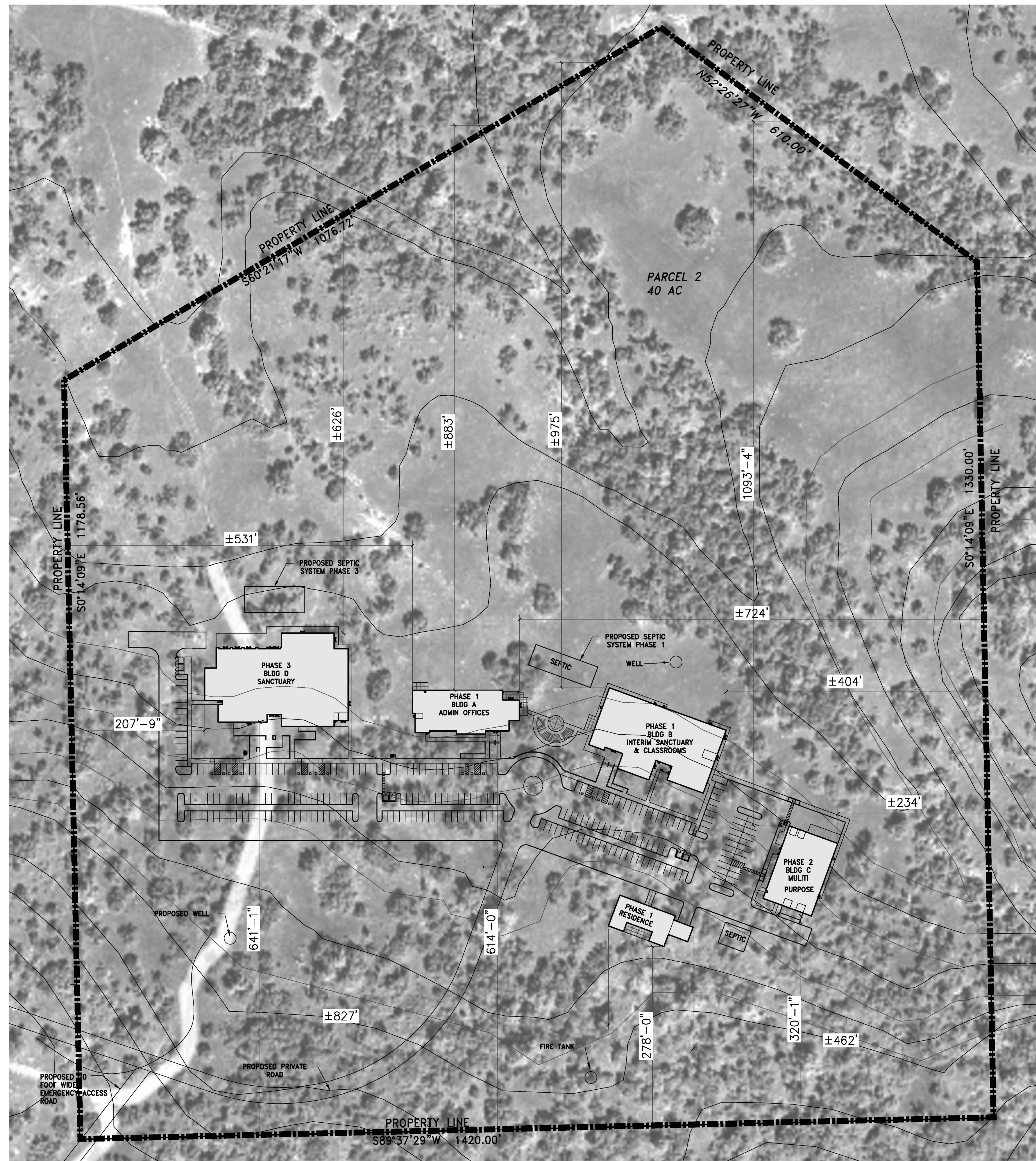


Date: 10.01.25
 Drawn By: Susan Jones
 Project # 23005

Enlarged Site Plan

Revisions
 ▲ date

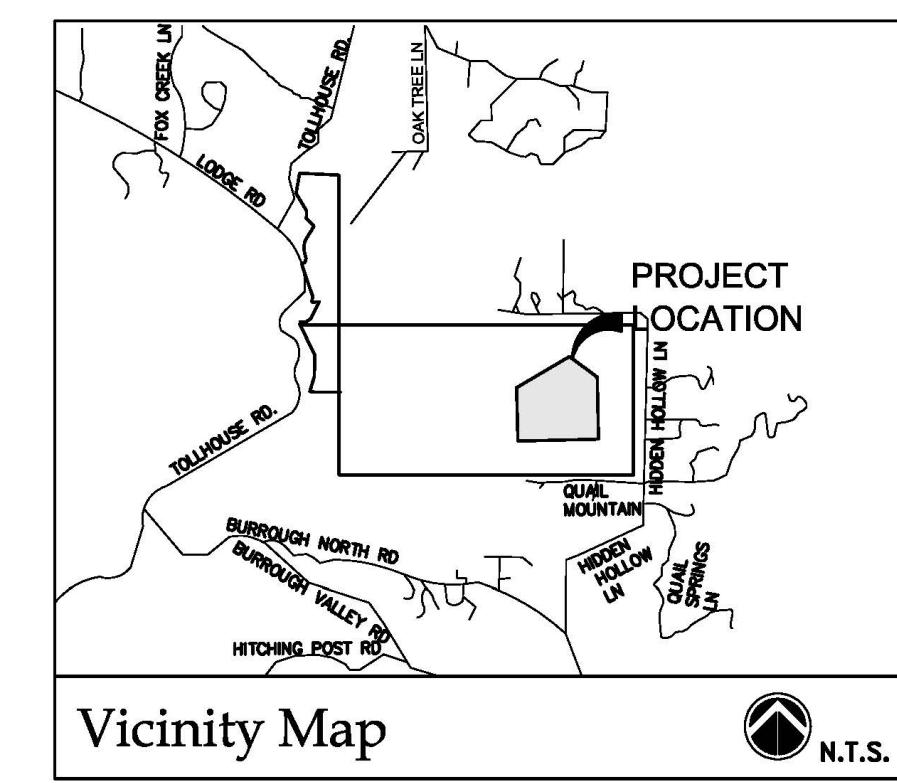
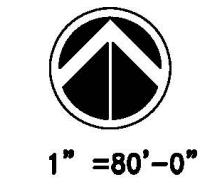
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PROJECT DATA	
Applicant: Attn: Pr. Stephen Bohr Secrets Unsealed 5949 E. Clinton Ave. Fresno, CA 93727 PH: (559)264-2300 EMAIL: stephen.bohr@secretsunsealed.org	
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SUB-TOTAL AREA = 29,274sf	
PHASE 2 BUILDING C (MULTI-PURPOSE) AREA = 9,600sf	
PHASE 3 BUILDING D (SANCTUARY & BANQUET HALL) AREA = 26,338sf	
TOTAL = 65,212sf	
BUILDING COVERAGE = 3.7% OF THE 40AC PARCEL 2	
BUILDING COVERAGE OF PARCEL 1 & 2 = 0.5%	
RESIDENCE 4BED/3.5 BATH - 3 CAR GARAGE AREA = 3,800sf	

Code Analysis	
PER CBC 2022	
A2 OCCUPANCY (BANQUET HALL)	TYPE V-B
CONST.	YES
SPRINKLERS	YES
TABLE 504.3:	ALLOWABLE HEIGHT: 60 FEET
TABLE 504.4:	ALLOWABLE STORY: 2-STORY
TABLE 506.2:	ALLOWABLE AREA FACTOR: 24000 SQ. FT. (SI)
A3 OCCUPANCY (WORSHIP CENTER & SANCTUARY)	TYPE V-B
CONST.	YES
SPRINKLERS	YES
TABLE 504.3:	ALLOWABLE HEIGHT: 60 FEET
TABLE 504.4:	ALLOWABLE STORY: 2-STORY
TABLE 506.2:	ALLOWABLE AREA FACTOR: 24000 SQ. FT. (SI)
B OCCUPANCY (OFFICES)	TYPE V-B
CONST.	YES
SPRINKLERS	YES
TABLE 504.3:	ALLOWABLE HEIGHT: 60 FEET
TABLE 504.4:	ALLOWABLE STORY: 3-STORY
TABLE 506.2:	ALLOWABLE AREA FACTOR: 36000 SQ. FT. (SI)
S2 OCCUPANCY (WAREHOUSE)	TYPE II-B
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SPRINKLERS	NO
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TABLE 504.4:	ALLOWABLE STORY: 2-STORY
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PER CBC 305.1.1 RELIGIOUS EDUCATIONAL ROOMS AND RELIGIOUS AUDITORIUMS WHICH ARE ACCESSORY TO PLACES OF WORSHIP IN ACCORDANCE WITH SECT. 303.1.4 AND HAVE AN OCCUPANT LOAD OF LESS THAN 100 PER ROOM OR SPACE SHALL BE CLASSIFIED AS GROUP A3 OCCUPANCIES	
Parking Requirement :	
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BANQUET HALL	= (1) STALL PER 40sf NON-FIXED SEATS
MULTI-PURPOSE RM	= (1) STALL PER 250sf (LIBRARY)
OFFICE	= (1) STALL PER 400sf OF GROSS FLR AREA
TOTAL REQUIRED	
PHASE 1	
BLDG A	ADMIN OFFICE = 9,996/225 = 45 STALLS
BLDG B	(SANCTUARY WOULD NOT BE IN USE AS THE SAME TIME AS THE MULTI-PURPOSE RM & GYM IS USED BY OFFICE STAFF)
INTERIM SANCTUARY	= 2,984/40 = 75 STALLS
OFFICE	= 5,016/225 = 23 STALLS
TOTAL STALLS PHASE 1	= 143 STALLS
PHASE 2	
BLDG C	LIBRARY & LOBBY = 2,918/250 = 12 STALLS
PHASE 3	
BLDG D	INTERIM SANCTUARY = 4,695/40 = 118 STALLS
MULTI-PURPOSE RM	= 1,644/40 = 42 STALLS
TOTAL STALLS PHASE 3	= 160 STALLS
IT IS ASSUMED THAT BLDG A & C WOULD NOT BE IN USE AT THE SAME TIME AS BLDG D AND SO PARKING FOR THOSE AREAS WILL COUNT TOWARDS BLDG D REQUIRED PARKING COUNT	
TOTAL REQUIRED PARKING FOR PHASE 1, 2 & 3 = 258 STALLS	
Parking Provided :	
PROVIDED PARKING	
PHASE 1:	
STANDARD STALLS	= 137 STALLS
ACCESSIBLE STALLS	= 7 STALLS
TOTAL PHASE 1	= 144 STALLS
PHASE 2:	
STANDARD STALLS	= 11 STALLS
ACCESSIBLE STALLS	= 1 STALLS
TOTAL PHASE 2	= 12 STALLS
PHASE 3:	
STANDARD STALLS	= 95 STALLS
ACCESSIBLE STALLS	= 6 STALLS
TOTAL PHASE 3	= 101 STALLS
TOTAL PARKING	= 257 STALLS

Enlarged Site Plan



Vicinity Map

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Secrets Unsealed Church
Tollhouse Road, Tollhouse CA



Date: 10.01.25
Drawn By: Susan Jones
Project # 23005

Enlarged Site Plan

Revisions
date

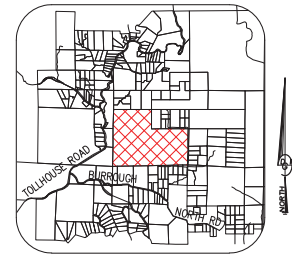
SHEET No.
A1.0a

Exhibit "C"

APPROVED
February 28, 2025
DEVELOPMENT SERVICES

LEGEND

- SUBJECT PROPERTY BOUNDARY
- EXISTING PARCEL LINE TO BE REMOVED
- ADJUSTED PARCEL LINE
- EXISTING EASEMENTS
- T.R. TO REMAIN
- T.B.A. TO BE ADJUSTED
- USP UNITED STATE PATENT



LOCATION MAP
NOT TO SCALE

ADJUSTED PARCELS

RESULTING PARCEL OWNERSHIP:
PARCEL 1, 40.0 ACRES
SECRETS UNSEALED
PARCEL 2, 263.7 ACRES
SECRETS UNSEALED

EXISTING PARCELS:

EXISTING PARCEL 'A' - AREA = 143.7
EXISTING PARCEL 'B' - AREA = 160.0

IEI PARCEL DESCRIPTIONS:

GOVERNMENT LOTS 5 AND 6 AND THE EAST
HALF OF THE SW QUARTER, SECTION 6, 11/24.
THE SE QUARTER OF SECTION 6, 11/24

LOT LINE ADJUSTMENT

BEING A PORTION OF SECTION 06,
TOWNSHIP 11 SOUTH, RANGE 24 EAST,
MOUNT Diablo BASE & MERIDIAN

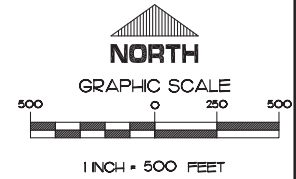
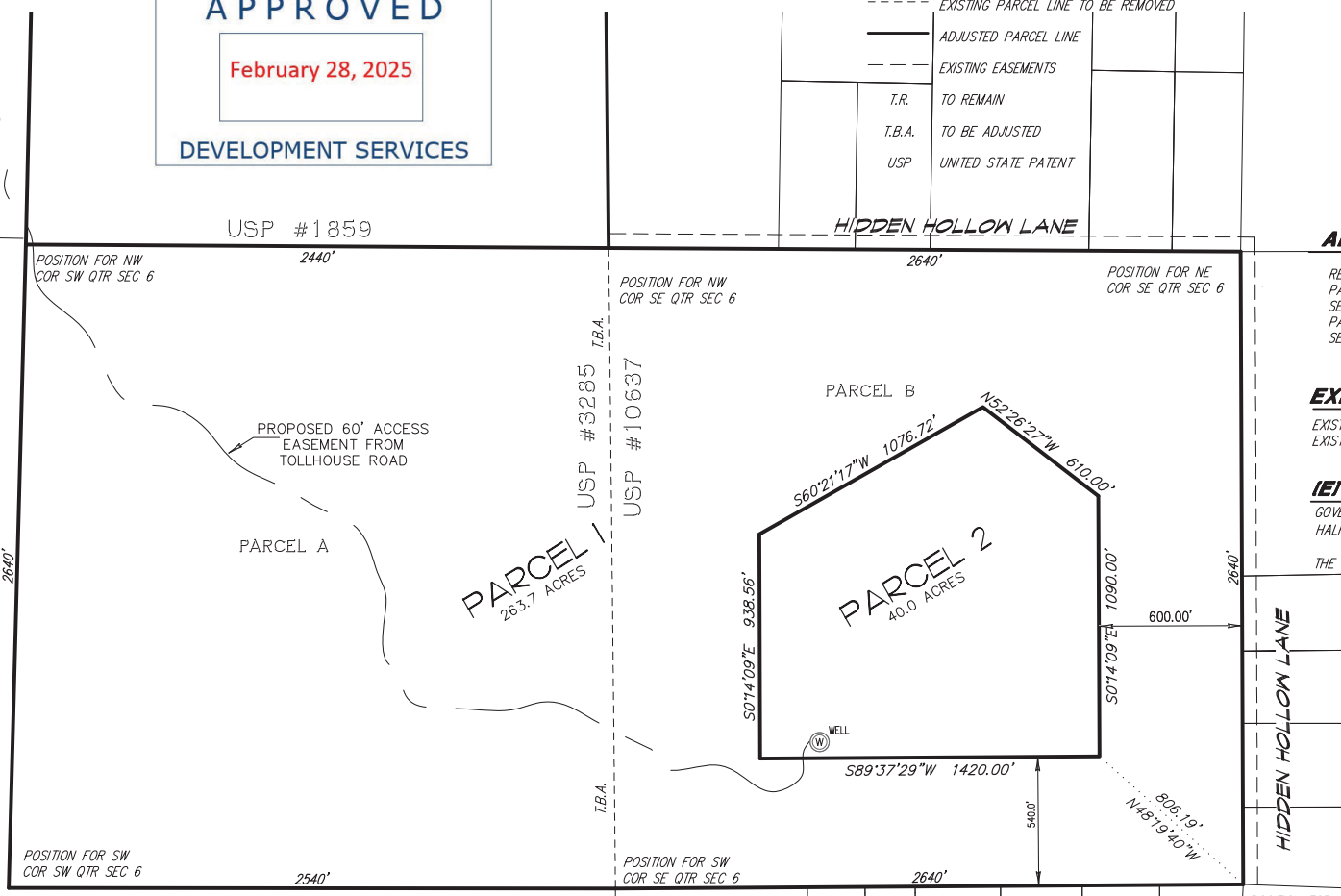
SITE LOCATION:
N/O QUAIL MOUNTAIN LANE W/O HIDDEN HOLLOW LANE
Assessor's Parcel No. 911
PORTION OF 140-09-02

PREPARED BY:

DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH HWY 99 AVENUE, FRESNO, CALIFORNIA 93703
(509) 382-4086 • FAX: 251-8220 • EMAIL: DGM@MELLGOSURVEY.COM

JOB # 24-014
DRAWN BY: DGM
CHECKED BY: DGM
SCALE: 1" = 500'
DATE: 01/17/25
DWG # 24-014LLA
FIELD BOOK: XXX
DATE OF SURVEY: XX/XX/XX
REV: 02/05/25
SHEET 1 OF 1

PLOTTED BY: DALE G. MELL - 1/24/2025 5:53:06 PM V:\PROJECTS\2024\PROJECTS\24-014\DWGS\24-014LLA.DWG



NOTES:

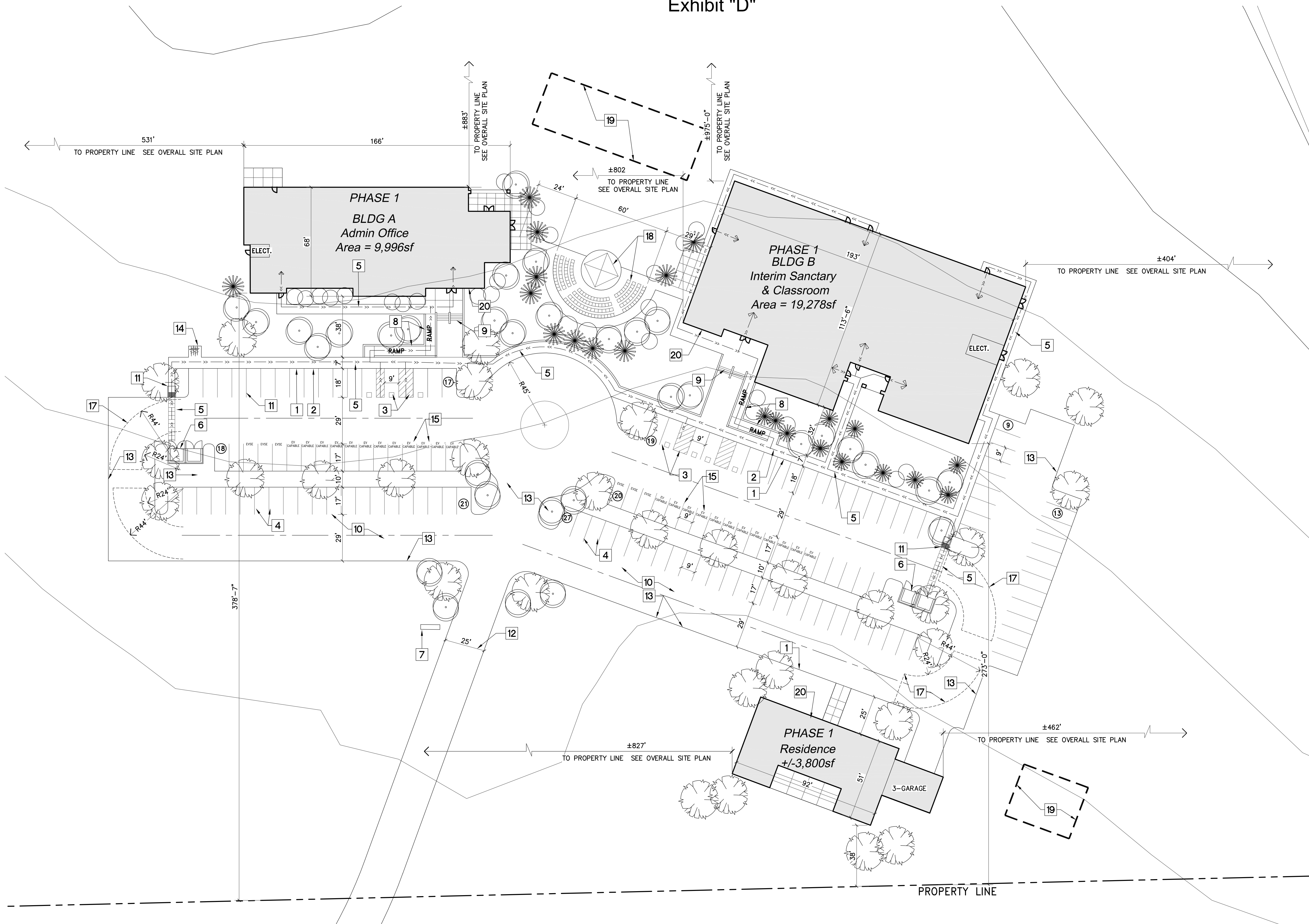
NO EXISTING STRUCTURES WITHIN PROJECT LIMITS

PREPARED FROM G.L.O. TOWNSHIP PLAT

RECORD OR CALCULATED BEARINGS AND DISTANCES PER TRACT/PARCEL MAP FILED IN VOLUME/BOOK ___ OF PLATS/PARCEL MAPS AT PAGE ___, FRESNO COUNTY RECORDS.

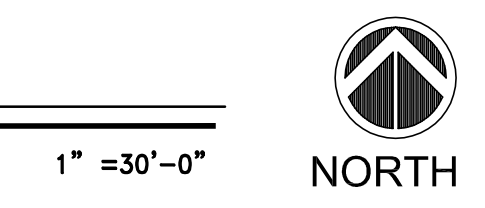
PLA 25-20

Exhibit "D"



Site Keynotes	
No.	Description
1	6" CONCRETE CURB
2	CONCRETE SIDEWALK MIN 7 FEET WHEN ADJACENT TO PARKING
3	ACCESSIBLE PARKING STALLS, SIGNAGE & RAMP PER CBC 2022
4	PARKING STALLS PER COUNTY STANDARDS
5	PEDESTRIAN PATH OF TRAVEL, SLOPES SHALL NOT EXCEED 5% IN PATH OF TRAVEL OR 2% IN CROSS SLOPE, SEE CIVIL DWGS
6	TRASH ENCLOSURE PER COUNTY STANDARDS
7	MONUMENT / PYLON SIGN BY OTHERS AND UNDER SEPARATE PERMIT
8	RAMP WITH HANDRAILS MAX SLOPE 1:12
9	STAIRS WITH HANDRAILS PER CBC 2022
10	PAVED ASPHALT PARKING LOT
11	CURB RAMP W/ TRUNCATED DOMES PER CBC 2022
12	PRIVATE ROAD PAVED WITH ASPHALT
13	CONCRETE CURB GC TO REPAINT RED W/ WHITE LETTERING "FIRE LANE NO PARKING" EVERY 25'
14	SHORT TERM BICYCLE RACK, PER CAL GREEN SECT. 5.106.4.1.1, 5% PER TOTAL PARKING COUNT, ULINE MODEL #H-2544BL PHASE 1: 144x.05= (1) 8 BIKE REQ'D PHASE 2: 12x.05= (1) 2 BIKE REQ'D PHASE 3: 103x.05= (2) 6 BIKE REQ'D
15	PER CALGREEN TABLE 5.106.5.3.1 PER PHASE 1 = 144 STALLS (25) EV CAPABLE OF WHICH (6) ARE EVSE PHASE 2 = ADDED 12 STALLS (4) EV CAPABLE OF WHICH (0) ARE EVSE PHASE 3 = ADDED 103 STALLS (25) EV CAPABLE OF WHICH (6) ARE EVSE
16	CURB RAMP FOR LOADING ZONE ONLY FOR STORAGE ROOM
17	FIRE EMERGENCY TURNAROUND 24 FOOT INSIDE RADIUS AND 44 FOOT OUTSIDE RADIUS
18	OUTDOOR STAGE, PERGOLA AND SEATING FOR MAX 140
19	NEW SEPTIC SYSTEM
20	BUILDING ADDRESS SIGN SHALL BE LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. NUMBERS SHALL BE CONTRASTING WITH BACKGROUND, MIN 4" HIGH

Site Plan - Phase 1



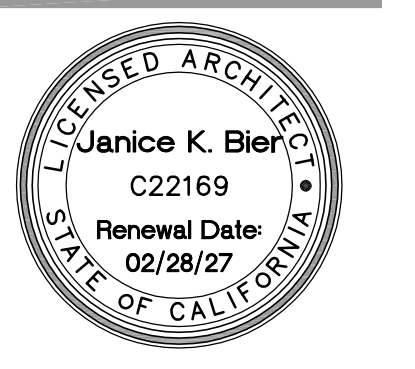
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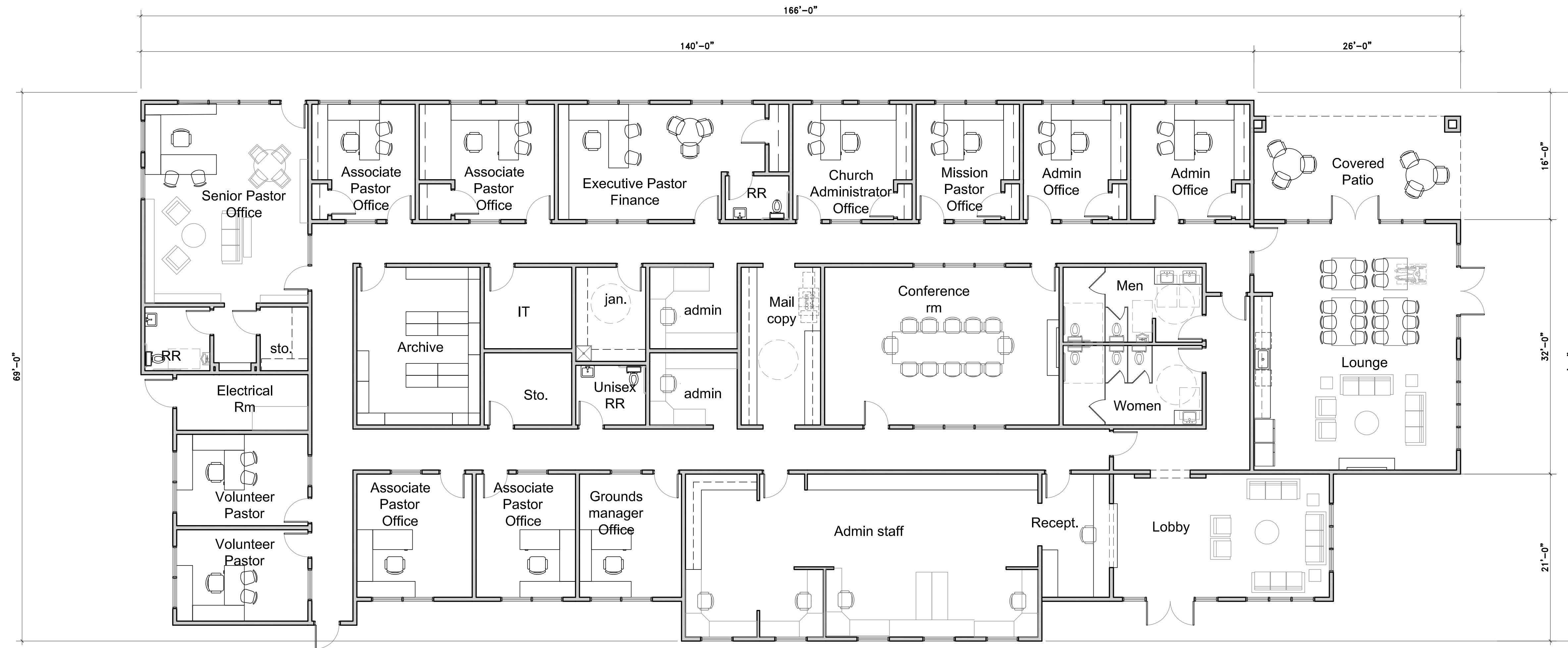


Date: 04.23.25
Drawn By: Susan Jones
Project # 23005

Site Plan
Phase 1

Revisions
△ date

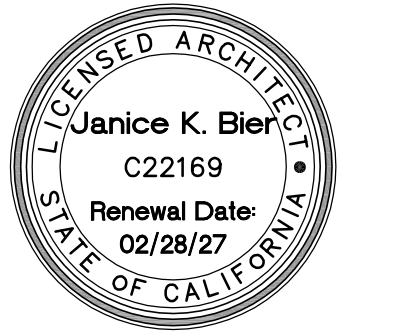
Exhibit "E"



Admin Offices / Floor Plan
 Building A / Area 9,996sf



1/8"=1'-0"



Date: 04.23.25
 Drawn By: Susan Jones
 Project # 23005

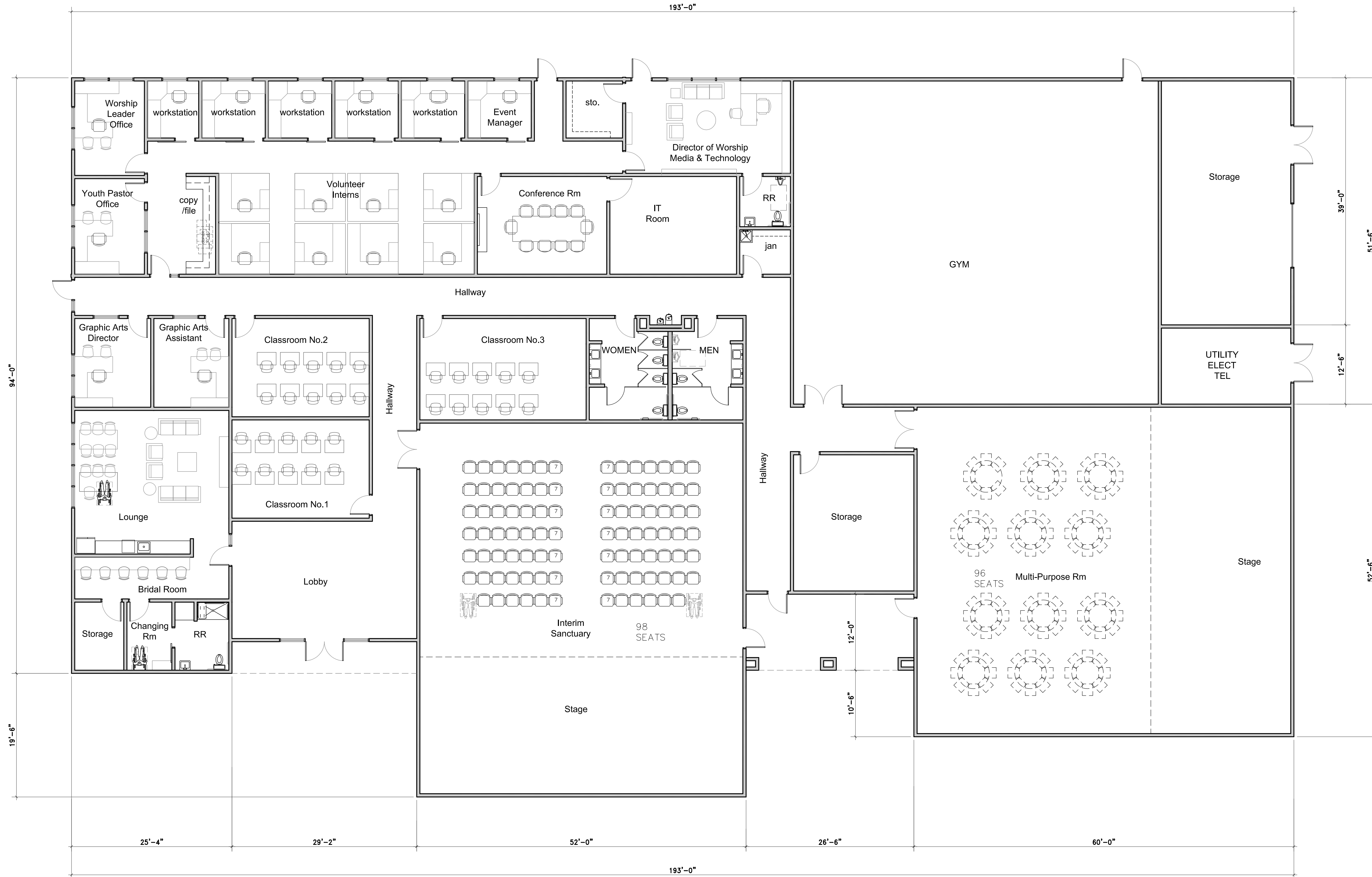
**Admin & Offices
 Floor Plan**

Revisions
 ▲ date

SHEET No.

A2.1

Exhibit "F"



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Interim Sanctuary & Classrooms / Floor Plan
 Building B / Area = 19,278

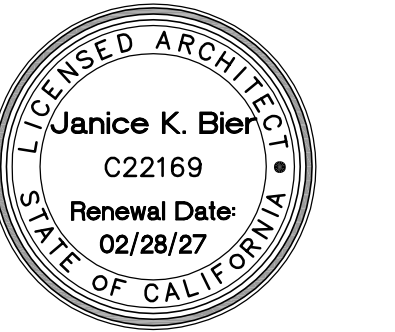


1/8"=1'-0"



1915 Carolina Ave.
 Clovis CA 93611
 PH: 559. 593.9692
 susan@sjadesigngroup.com

Secrets Unsealed Church
 Tollhouse Road, Tollhouse CA



Date: 04.23.25
 Drawn By: Susan Jones
 Project # 23005

**Interim Sanctuary & Classrooms
 Floor Plan**

Revisions
 ▲ date

SHEET No.

A2.2

Exhibit "G"

Site Keynotes	
No.	Description
1	6" CONCRETE CURB
2	CONCRETE SIDEWALK MIN 7 FEET WHEN ADJACENT TO PARKING
3	ACCESSIBLE PARKING STALLS, SIGNAGE & RAMP PER CBC 2022
4	PARKING STALLS PER COUNTY STANDARDS
5	PEDESTRIAN PATH OF TRAVEL, SLOPES SHALL NOT EXCEED 5% IN PATH OF TRAVEL OR 2% IN CROSS SLOPE, SEE CIVIL DWGS
6	TRASH ENCLOSURE PER COUNTY STANDARDS
7	MONUMENT / PYLON SIGN BY OTHERS AND UNDER SEPARATE PERMIT
8	RAMP WITH HANDRAILS MAX SLOPE 1:12
9	STAIRS WITH HANDRAILS PER CBC 2022
10	PAVED ASPHALT PARKING LOT
11	CURB RAMP W/ TRUNCATED DOMES PER CBC 2022
12	ALL WEATHER PRIVATE ROAD PAVED WITH ASPHALT
13	CONCRETE CURB GC TO REPAINT RED W/ WHITE LETTERING "FIRE LANE NO PARKING" EVERY 25'
14	SHORT TERM BICYCLE RACK, PER CAL GREEN SECT. 5.106.4.1.1, 5% PER TOTAL PARKING COUNT, ULINE MODEL #H-2544BL PHASE 1: 144x.05= (1) 8 BIKE REQ'D PHASE 2: 12x.05= (1) 2 BIKE REQ'D PHASE 3: 103x.05= (2) 6 BIKE REQ'D
15	PER CALGREEN TABLE 5.106.5.3.1 PER PHASE 1 = 144 STALLS (25) EV CAPABLE OF WHICH (6) ARE EVSE PHASE 2 = ADDED 12 STALLS (4) EV CAPABLE OF WHICH (0) ARE EVSE PHASE 3 = ADDED 103 STALLS (25) EV CAPABLE OF WHICH (6) ARE EVSE
16	CURB RAMP FOR LOADING ZONE ONLY FOR STORAGE ROOM
17	FIRE EMERGENCY TURNAROUND 24 FOOT INSIDE RADIUS AND 44 FOOT OUTSIDE RADIUS
18	OUTDOOR STAGE, PERGOLA AND SEATING FOR MAX 140
19	NEW PROPOSED SEPTIC SYSTEM
20	BUILDING ADDRESS SIGN SHALL BE LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. NUMBERS SHALL BE CONTRASTING WITH BACKGROUND, MIN 4" HIGH

SJA
Design Group

1915 Carolina Ave.
Clovis CA 93611

PH: 559. 593.9692
susan@sjadesigngroup.com

Secrets Unsealed Church
Tollhouse Road, Tollhouse CA

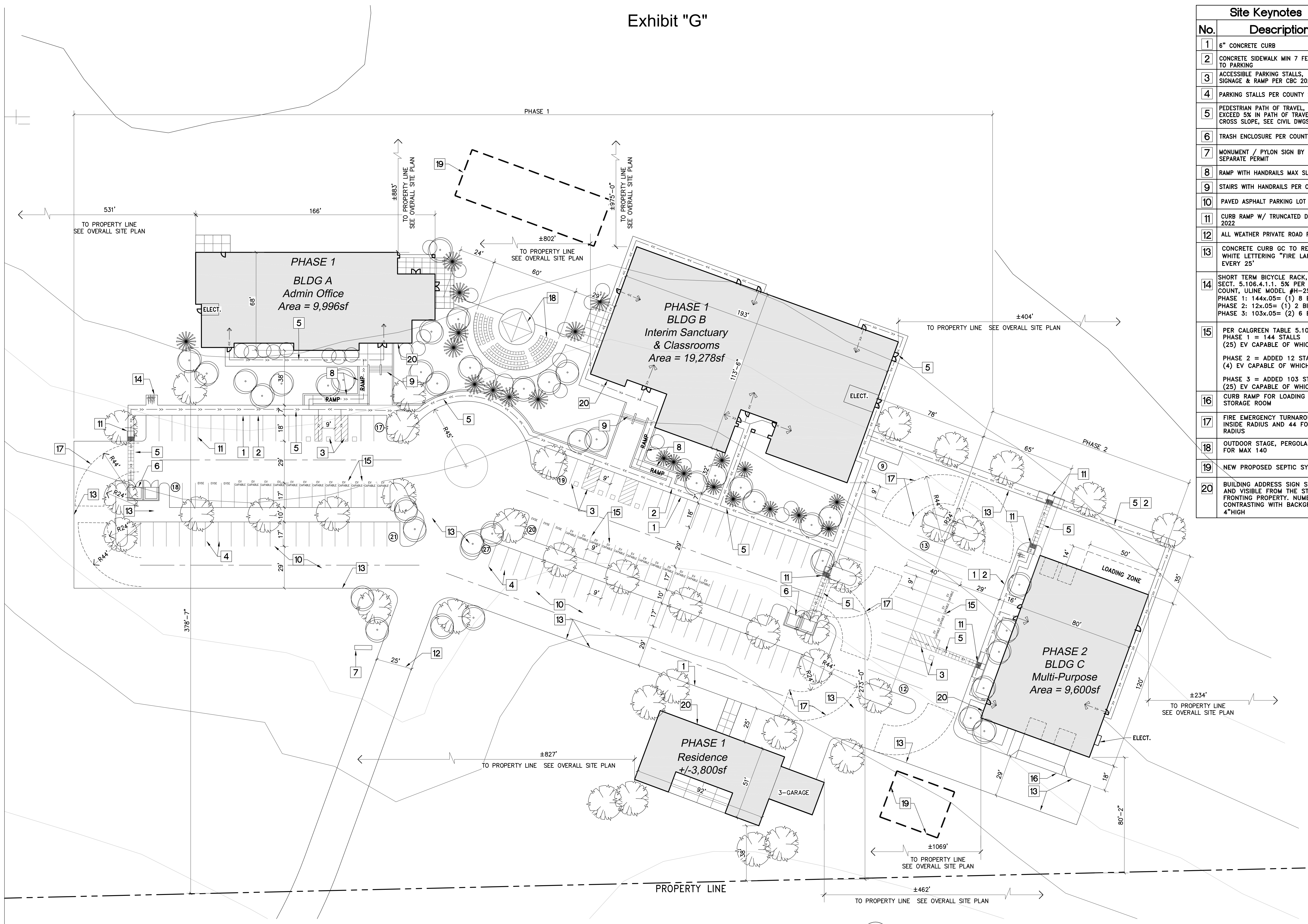


Date: 04.23.25
Drawn By: Susan Jones
Project # 23005

Site Plan
Phase 2

Revisions
△ date

SHEET No.
A1.2



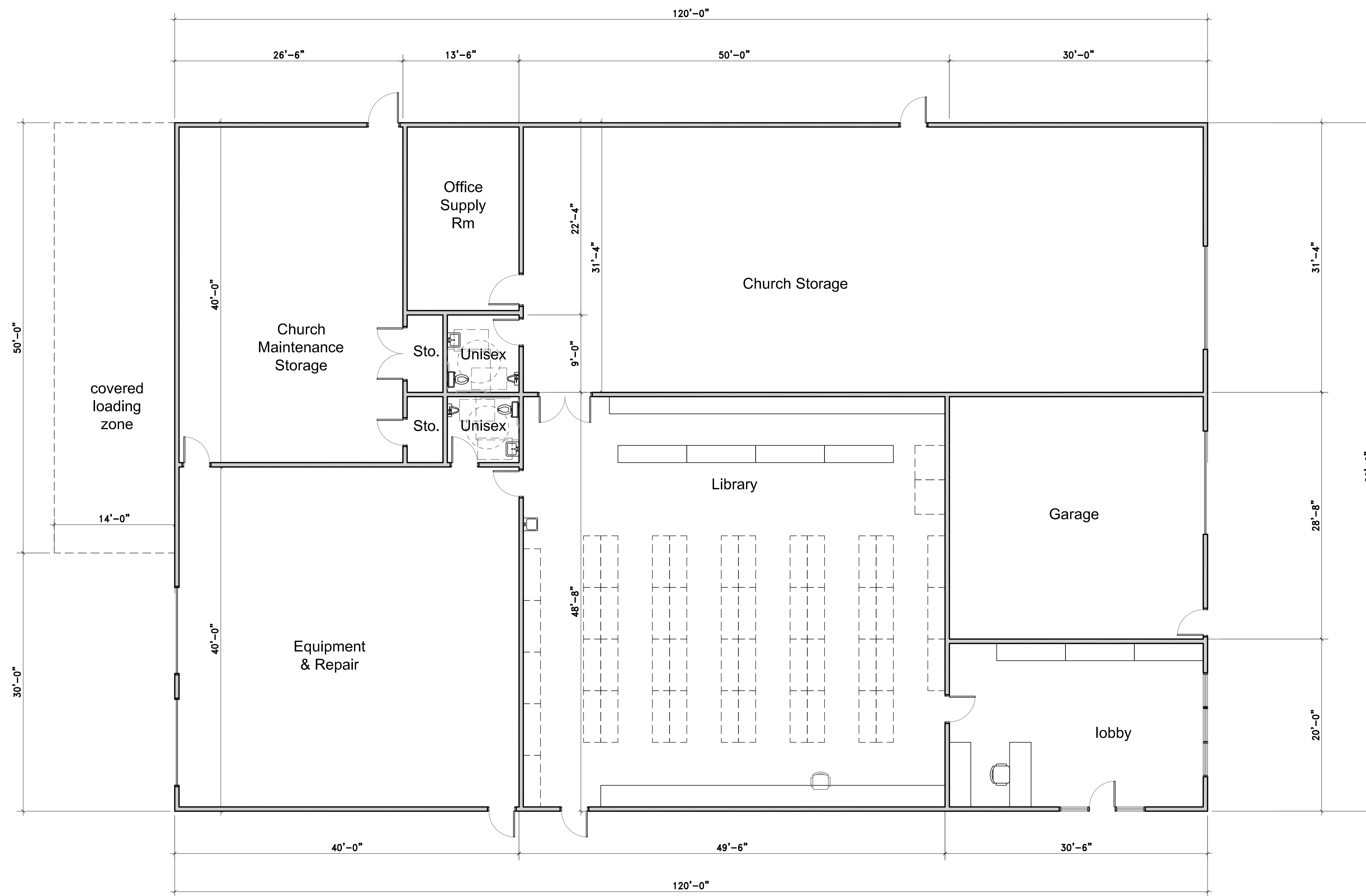
Site Plan - Phase 2

1" = 30'-0"



This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.

Exhibit "H"



Multi-Purpose Bldg Floor Plan

Building C / Area = 9,600sf



NORTH

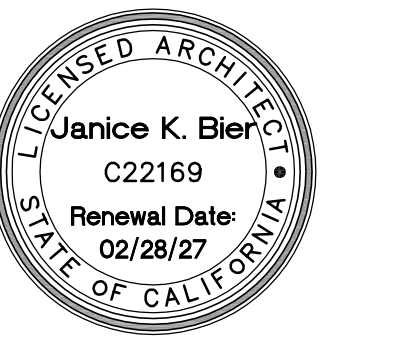
1/8"=1'-0"

This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.



1915 Carolina Ave.
Clovis CA 93611
PH: 559. 593.9692
susan@sjadesigngroup.com

Secrets Unsealed Church
Tollhouse Road, Tollhouse CA



Date: 04.23.25
Drawn By: Susan Jones
Project # 23005

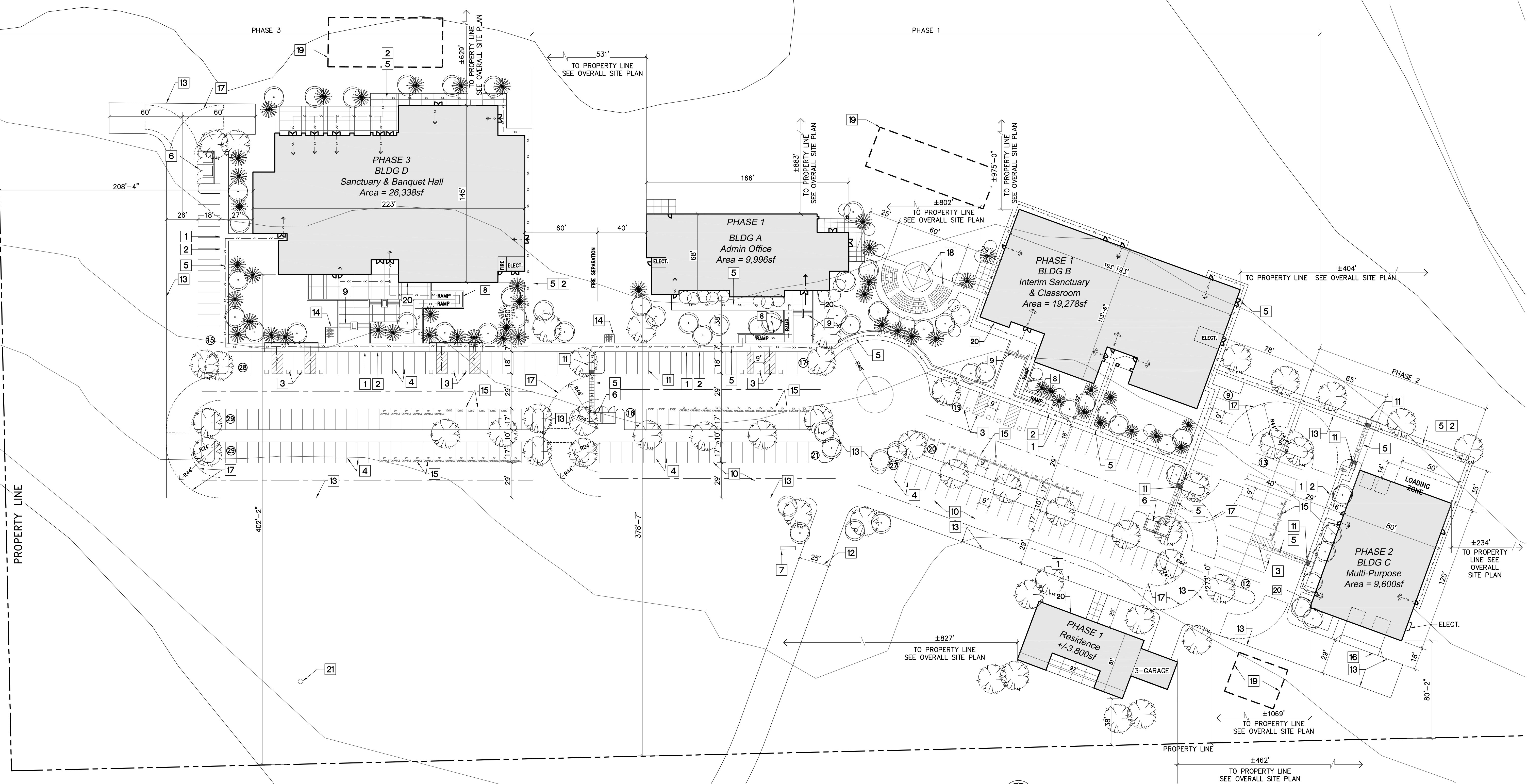
**Multi-Purpose
Bldg Floor Plan**

Revisions
△ date

SHEET No.

A2.3

Exhibit "I"



Site Plan - Phase 3

1" = 40'-0"



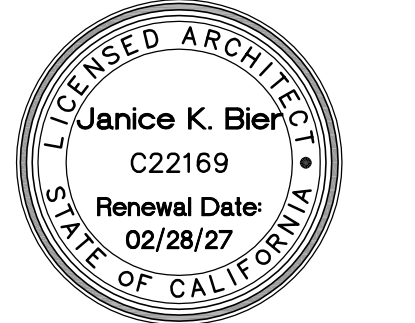
Site Keynotes	
No.	Description
1	6" CONCRETE CURB
2	CONCRETE SIDEWALK MIN 7 FEET WHEN ADJACENT TO PARKING
3	ACCESSIBLE PARKING STALLS, SIGNAGE & RAMP PER CBC 2022
4	PARKING STALLS PER COUNTY STANDARDS
5	PEDESTRIAN PATH OF TRAVEL, SLOPES SHALL NOT EXCEED 5% IN PATH OF TRAVEL OR 2% IN CROSS SLOPE, SEE CIVIL DWGS
6	TRASH ENCLOSURE PER COUNTY STANDARDS
7	MONUMENT / PYLON SIGN BY OTHERS AND UNDER SEPARATE PERMIT
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9	STAIRS WITH HANDRAILS PER CBC 2022
10	PAVED ASPHALT PARKING LOT
11	NEW CURB RAMP PER COUNTY STDS W/ TRUNCATED DOMES
12	ALL WEATHER PRIVATE ROAD PAVED WITH ASPHALT
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18	OUTDOOR STAGE, PERGOLA AND SEATING FOR MAX 140
19	NEW PROPOSED SEPTIC SYSTEM
20	BUILDING ADDRESS SIGN SHALL BE LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. NUMBERS SHALL BE CONTRASTING WITH BACKGROUND, MIN 4"HIGH
21	NEW PROPOSED WELL

SJA
Design Group

1915 Carolina Ave.
Clovis CA 93611

PH: 559. 593.9692
susan@sjadesigngroup.com

Secrets Unsealed Church
Tollhouse Road, Tollhouse CA



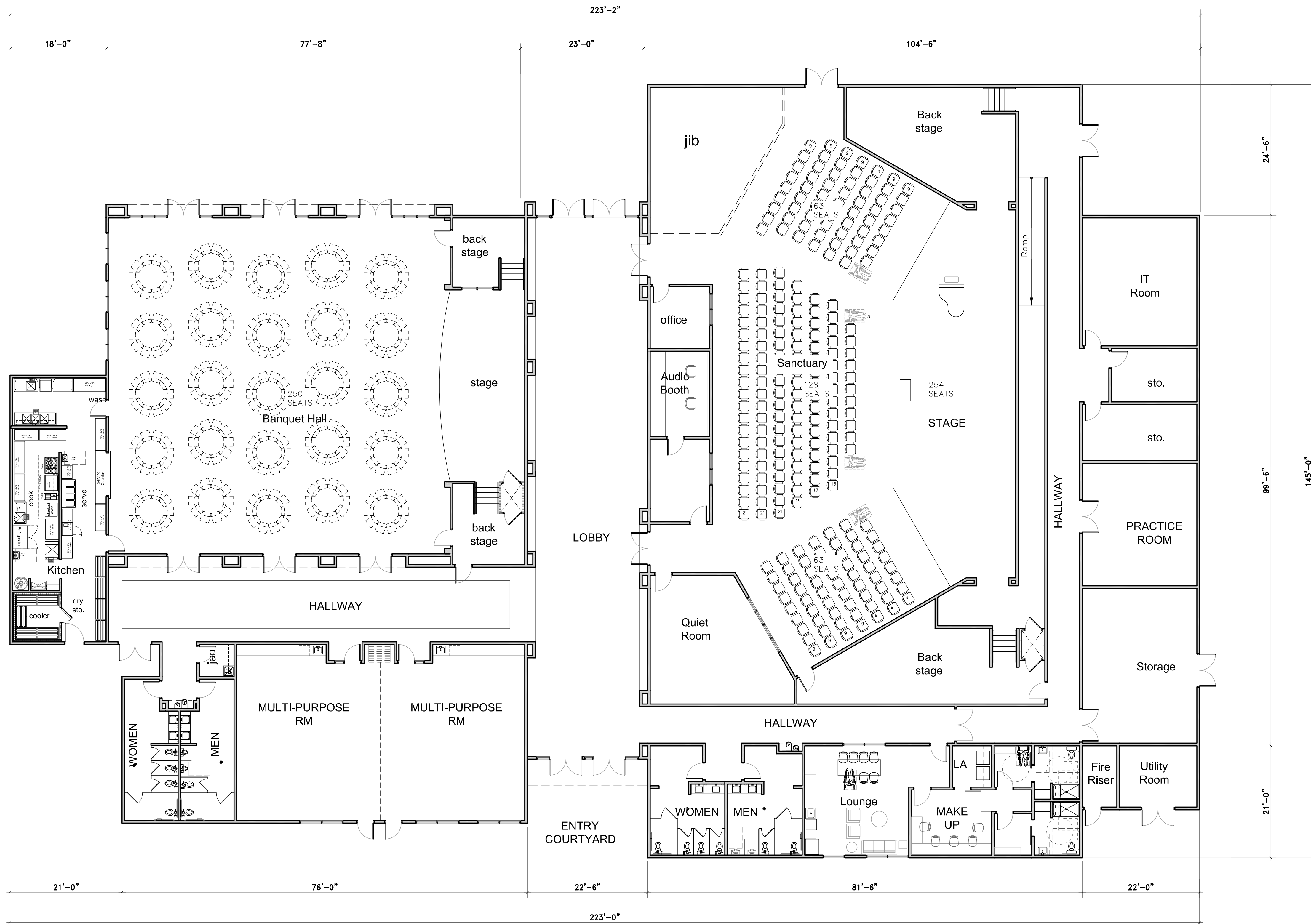
Date: 04.23.25
Drawn By: Susan Jones
Project # 23005

Site Plan
Phase 3

Revisions
△ date

This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.

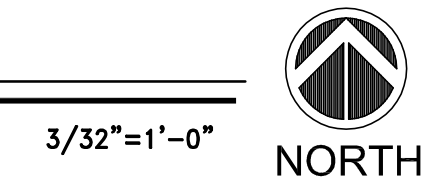
Exhibit "J"



This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.

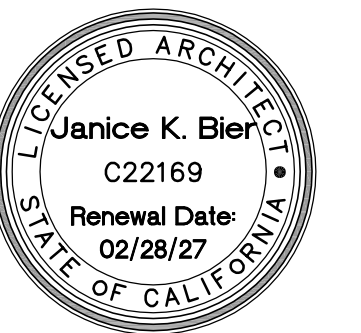
Sanctuary & Banquet Hall / Floor Plan

Building D / Area = 26,338 sf



1915 Carolina Ave.
Clovis CA 93611
PH: 559. 593.9692
susan@sjadesigngroup.com

Secrets Unsealed Church
Tollhouse Road, Tollhouse CA



Date: 04.23.25
Drawn By: Susan Jones
Project # 23005

Sanctuary & Banquet Hall
Floor Plan

Revisions
△ date

SHEET No.

A2.4

REC'D FEB 28 2022



PLACER TITLE COMPANY
A MOTHER LODE COMPANY

Date: February 25, 2022

Please direct correspondence to:

7700 N. Palm, Suite 101

Fresno, CA 93711

Telephone: (559)261-2910

Fax: (559) 261-2963

Email: ascott@placertitle.com

Escrow Number: P-518550

Property:

27501 Tollhouse Road, Tollhouse, CA 93667

Secrets Unsealed, A California Nonprofit Religious
Corporation
5949 E. Clinton Ave
Fresno, CA 93727

We have completed the above numbered escrow and enclose the following items:

- Buyer's Closing Statement - Please retain for tax purposes.
- Check for \$247.94 representing Buyer's refund.
- Original grant deed.

**IMPORTANT! SEE PAGE 2 FOR ADDITIONAL INFORMATION REGARDING PAYMENT OF REAL
PROPERTY TAXES ON YOUR NEW PROPERTY AND YOUR HOMEOWNER'S INSURANCE.**

Unless electronically recorded, and noted above, any recorded documents to which you may be entitled,
and your policy of title insurance, if not enclosed, will follow under separate cover.

Thank you for giving us the opportunity to serve you. We invite you to call upon us whenever we can be
of assistance.

Sincerely,

Alisa Scott
Escrow Officer



Placer Title Company
 Escrow Trust Account
 7700 N. Palm, Suite 101
 Fresno, CA 93711
 (559)261-2910

City National Bank
 555 S. Flower Street 17th Floor
 Los Angeles, CA 90071
 16-1606/1220

2216987

February 25, 2022

\$247.94

PAY Two Hundred Forty Seven and 94/100 ***** Dollars

TO THE Secrets Unsealed, A California Nonprofit Religious Corporation
 ORDER 5949 E. Clinton Ave
 OF Fresno, CA 93727

Alisa Scott
[Signature]

MEMO P-518550

⑈ 2216987⑈ ⑆ 122016066⑆ 555 268076⑈

Ⓜ THE FACE OF THIS CHECK HAS A SECURITY VOID BACKGROUND PATTERN - DO NOT CASH IF THE WORD VOID IS VISIBLE Ⓜ

COPY

Coordinator: Alisa Scott

2216987

DATE: 2/25/2022

FILE: P-518550

CHECK AMOUNT: \$247.94

BUYER/SELLER: Secrets Unsealed, A California Nonprofit Religious Corporation/P...

SETTLEMENT DATE: 2/25/2022

PROPERTY ADDRESS: 27501 Tollhouse Road, Tollhouse, CA 93667

PAYEE: Secrets Unsealed, A California Nonprofit Religious Corporation

2/25/2022: Allocation for Buyer Refunds/Proceeds Group

\$247.94

Fresno County Recorder
Paul Dictos, CPA

2022-0025230

Recorded at the request of:
ERECORDING PARTNERS NETWORK

02/25/2022 08:54 30

Titles: 1 Pages: 12

Fees: \$44.00

CA SB2 Fees:\$0.00

Taxes: \$1320.00

Total: \$1364.00

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

Secrets Unsealed, A California Nonprofit Religious Corporation
5949 E. Clinton Ave
Fresno, CA 93727

SPACE ABOVE FOR RECORDER'S USE ONLY

APN: 138-050-13, 138-140-12, 140-031-02

Order No: P-518550

Grant Deed

Document Title

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 fee per GC27388.1(a)(2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT)
- Exempt from fee per GC27388.1(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 GC27388.1(a)(1); fee cap of \$225 reached
- Exempt from the fee per GC27388.1(a)(1); not related to real property

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

ACSWA

2/24/2022

Signature

Date

**THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING
HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION**

ADDITIONAL RECORDING FEE APPLIES

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

Secrets Unsealed, A California Nonprofit Religious Corporation
5949 E. Clinton Ave
Fresno, CA 93727

SPACE ABOVE FOR RECORDER'S USE ONLY

Order No: P-518550

APN: 138-050-13, 138-140-12, 140-031-02

Grant Deed

Document Title

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)

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- Exempt from fee per GC27388.1(a)(1); fee cap of \$225 reached
- Exempt from the fee per GC27388.1(a)(1); not related to real property

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

AKRWA

2/24/2022

Signature

Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-518550
Branch: 2101

**AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO**

Secrets Unsealed, A California Nonprofit Religious
Corporation
5949 E. Clinton Ave
Fresno, CA 93727

A.P.N.: 138-050-13, 138-140-12, 140-031-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$1,320.00 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of _____

(X) 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, **Patricia E. Mahoney Massengale who acquired title as Patricia E. Mahoney and Susan Lynn Gratz and Barbara Beasley Eggbrouwer, trustee of The Barbara Beasley Eggbrouwer Revocable Trust under Trust Agreement dated July 13, 2016** ~~as to an undivided 2/12th interest~~ and **John B. Weldon Jr. and Jacquelynn D. Larsen, who acquired title as Jacquelyn D. Larsen** ~~as to an undivided 3/12th interest~~

Hereby GRANT(S) to **Secrets Unsealed, a California Nonprofit Religious Corporation**

The land described herein is situated in the State of California, County of Fresno, unincorporated area, described as follows:

Parcel One:

All of Lots 1 and 2 in the Northeast quarter lying Easterly of Tollhouse Road, in Section 1, Township 11 South, Range 23 East, M.D.B. & M., in the County of Fresno, State of California, according to the Official Government Plat thereof.

Excepting therefrom one acre in the Southwest corner thereof.

Also excepting therefrom that portion conveyed to Sierra Union School District of Fresno County as evidenced by Resolution of Acceptance and Quitclaim Deed recorded January 27, 1964 in Book 4956, Page 232 of Official Records.

Parcel Two:

That portion of the Northeast quarter of the Southeast quarter of Section 1, Township 11 South, Range 23 East, M.D.B. & M., in the County of Fresno, State of California, according to the Official Government Plat thereof, lying Southeast of Tollhouse Road.

Parcel Three:

The Southeast quarter, the South half of the Northwest quarter, Lots 6 and 7, and the East half of the Southwest quarter, all of Section 6, Township 11 South, Range 24 East, M.D.B. & M., in the County of Fresno, State of California, according to the Official Government Plat thereof.

APN: 140-031-02

APN: 138-050-13, 138-140-12, 140-031-02

Dated: February 18, 2022

Counterpart signature page(s) attached
hereto and made a part hereof.

Patricia E. Mahoney
Counterpart signature page(s) attached
hereto and made a part hereof.

Susan Lynn Gratz

The Barbara Beasley Eggbrouwer Revocable Trust under Trust Agreement dated July 13, 2016

By: *Barbara Beasley Eggbrouwer*
Barbara Beasley Eggbrouwer, Trustee
* *Diane Sather aka Barbara Beasley Eggbrouwer, Trustee*

John B. Weldon Jr.
Counterpart signature page(s) attached
hereto and made a part hereof.

Jacquelyn D. Larsen

* signed in counterpart

Parcel Three:

The Southeast quarter, the South half of the Northwest quarter, Lots 6 and 7, and the East half of the Southwest quarter, all of Section 6, Township 11 South, Range 24 East, M.D.B. & M., in the County of Fresno, State of California, according to the Official Government Plat thereof.

APN: 140-031-02

APN: 138-050-13, 138-140-12, 140-031-02

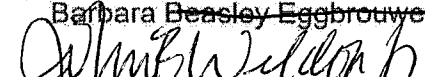
Dated: February 18, 2022

Counterpart signature page(s) attached
hereto and made a part hereof.

Patricia E. Mahoney
Counterpart signature page(s) attached
hereto and made a part hereof.

Susan Lynn Gratz

The Barbara Beasley Eggbrouwer Revocable Trust under Trust Agreement dated July 13, 2016
Counterpart signature page(s) attached
hereto and made a part hereof.

By: _____
~~Barbara Beasley Eggbrouwer, Trustee~~ Diane Sather aka Barbara Beasley Eggbrouwer,
 Trustee

John B. Weldon Jr.
Counterpart signature page(s) attached
hereto and made a part hereof.

Jacquelyn D. Larsen

Parcel Three:

The Southeast quarter, the South half of the Northwest quarter, Lots 6 and 7, and the East half of the Southwest quarter, all of Section 6, Township 11 South, Range 24 East, M.D.B. & M., in the County of Fresno, State of California, according to the Official Government Plat thereof.

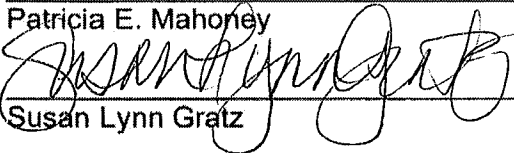
APN: 140-031-02

APN: 138-050-13, 138-140-12, 140-031-02

Dated: February 18, 2022

Counterpart signature page(s) attached
hereto and made a part hereof.

Patricia E. Mahoney



Susan Lynn Gratz

The Barbara Beasley Eggbrouwer Revocable Trust under Trust Agreement dated July 13, 2016

Counterpart signature page(s) attached
hereto and made a part hereof.

By:

~~Barbara Beasley Eggbrouwer, Trustee~~
Counterpart signature page(s) attached
hereto and made a part hereof.

Diane Sather aka Barbara Beasley Eggbrouwer,

Trustee

John B. Weldon Jr.

Counterpart signature page(s) attached
hereto and made a part hereof.

Jacquelyn D. Larsen

Parcel Three:

The Southeast quarter, the South half of the Northwest quarter, Lots 6 and 7, and the East half of the Southwest quarter, all of Section 6, Township 11 South, Range 24 East, M.D.B. & M., in the County of Fresno, State of California, according to the Official Government Plat thereof.

APN: 140-031-02

APN: 138-050-13, 138-140-12, 140-031-02

Dated: February 18, 2022


Patricia E. Mahoney aka Patricia E. Mahoney Massengale

Counterpart signature page(s) attached
hereto and made a part hereof.

Susan Lynn Gratz

The Barbara Beasley Eggbrouwer Revocable Trust under Trust Agreement dated July 13, 2016

Counterpart signature page(s) attached

By: hereto and made a part hereof.

~~Barbara Beasley Eggbrouwer, Trustee~~ Diane Sather, aka Barbara Beasley Eggbrouwer,
Counterpart signature page(s) attached
hereto and made a part hereof. Trustee

John B. Weldon Jr.

Counterpart signature page(s) attached
hereto and made a part hereof.

Jacquelyn D. Larsen

Parcel Three:

The Southeast quarter, the South half of the Northwest quarter, Lots 6 and 7, and the East half of the Southwest quarter, all of Section 6, Township 11 South, Range 24 East, M.D.B. & M., in the County of Fresno, State of California, according to the Official Government Plat thereof.

APN: 140-031-02

APN: 138-050-13, 138-140-12, 140-031-02

Dated: February 18, 2022

Counterpart signature page(s) attached
hereto and made a part hereof.

Patricia E. Mahoney
Counterpart signature page(s) attached
hereto and made a part hereof.

Susan Lynn Gratz

The Barbara Beasley Eggbrouwer Revocable Trust under Trust Agreement dated July 13, 2016
Counterpart signature page(s) attached
hereto and made a part hereof.

By: _____
Barbara Beasley Eggbrouwer, Trustee Diane Sather aka Barbara Beasley Eggbrouwer,
Counterpart signature page(s) attached Trustee
hereto and made a part hereof.

John B. Weldon Jr.

Jacquelyn D. Larsen
Jacquelyn D. Larsen
J. D. L.

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) ss.

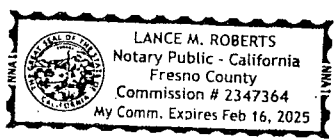
On February 22, 2022 before me,

Lance M Roberts
Notary Public personally appeared Barbara Beasley Eggbrower LMR
Barbara Digne Sather

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 Lance M Roberts



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~~ ^{AZ})
County of ~~Fresno~~ ^{Maricopa}) ss.

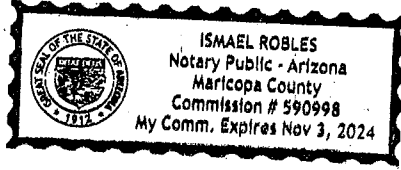
On 2/2/22 before me,
Ismael Robles

Notary Public personally appeared John B. Weldon Jr

_____ 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~~ ^{AZ} that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE _____



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State of California)
County of Fresno) ss.

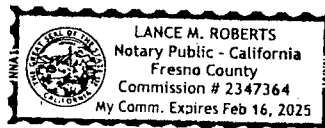
On February 19, 2022 before me,
Lance M Roberts

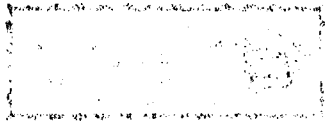
Notary Public personally appeared Susan Lynn Gratz

_____ 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 Lance M Roberts





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State of California)
County of Fresno) ss.

On February 22, 2022 before me,

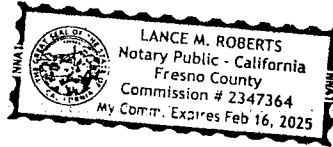
Lance M Roberts

Notary Public personally appeared Patricia E Mahoney Massengale

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 Lance M Roberts



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~~ ^{BD} San Mateo) ss.

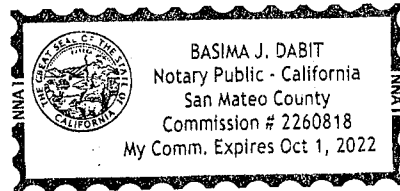
On 2/22/2022 before me,
Basima J Dabit

Notary Public personally appeared Jacquelynn D. Larsen

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



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.

[Empty box for additional information]

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)
Secrets Unsealed, A California Nonprofit Religious Corporation
5949 E. Clinton Ave
Fresno, CA 93727

ASSESSOR'S PARCEL NUMBER
138-050-13, 138-140-12, 140-031-02

SELLER/TRANSFEROR
Patricia E. Mahoney and Susan Lynn Gratz and The Barbara Beasley Eggbrouwer Revocable Trust under Trust Agreement dated July 13.
BUYER'S DAYTIME TELEPHONE NUMBER

N/A

BUYER'S EMAIL ADDRESS

N/A

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
27501 Tollhouse Road, Tollhouse, CA 93667

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy	MO	DAY	YEAR
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?			

MAIL PROPERTY TAX INFORMATION TO (NAME)
Secrets Unsealed, A California Nonprofit Religious Corporation

ADDRESS
5949 E. Clinton Ave, Fresno, CA 93727

CITY STATE ZIP CODE

PART I: TRANSFER INFORMATION (please answer all questions)

YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
<input type="checkbox"/>	<input type="checkbox"/>	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.).
<input type="checkbox"/>	<input type="checkbox"/>	*C. This is a transfer between: <input type="checkbox"/> parent(s) and child(ren) <input type="checkbox"/> grandparent(s) and grandchild(ren).
<input type="checkbox"/>	<input type="checkbox"/>	*D. This transfer is the result of a cotenant's death. Date of death: _____
<input type="checkbox"/>	<input type="checkbox"/>	*E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>	*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? <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>	*G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same County <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>	H. 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: _____
<input type="checkbox"/>	<input type="checkbox"/>	I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
<input type="checkbox"/>	<input type="checkbox"/>	J. 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: _____
<input type="checkbox"/>	<input type="checkbox"/>	K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
<input type="checkbox"/>	<input type="checkbox"/>	L. 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 <input type="checkbox"/> the transferor, and/or <input type="checkbox"/> the transferor's spouse <input type="checkbox"/> registered domestic partner. 2. to/from an irrevocable trust for the benefit of the <input type="checkbox"/> creator/grantor/trustor and/or <input type="checkbox"/> grantor's/trustor's spouse <input type="checkbox"/> grantor's/trustor's registered domestic partner
<input type="checkbox"/>	<input type="checkbox"/>	M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
<input type="checkbox"/>	<input type="checkbox"/>	N. 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.
<input type="checkbox"/>	<input type="checkbox"/>	O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
<input type="checkbox"/>	<input type="checkbox"/>	*P. This transfer is to the first purchaser of a new building containing an active solar energy system.
<input type="checkbox"/>	<input type="checkbox"/>	Q. Other. This transfer is to _____

*Please refer to the instructions for Part 1

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

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. Please check appropriate box.
 - 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 or acquisition price. Do not include closing costs or mortgage insurance \$1,200,000.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$1,200,000.00
- 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: Quality First Real Estate
Phone Number (559) 709-5776
- 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

- 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: \$ _____
- D. YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- E. YES NO The property produces rental or other income.
If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- F. The condition of the property at the time of sale was: Good Average Fair Poor

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>Milton Teske</i>	DATE 2/23/2022 1:31:19 PM MST
NAME OF BUYER/TRANSFEREE OR CORPORATE OFFICER	TITLE EMAIL ADDRESS

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

Placer Title Company

7700 N. Palm, Suite 101
Fresno, CA 93711
(559)261-2910

File Number: P-518550
Sales Price: \$1,200,000.00
Close Date: 2/25/2022
Disbursement Date: 2/25/2022
Date Prepared: 2/25/2022 12:42:17 PM

BUYER(S) FINAL CLOSING STATEMENT

Type: Sale
Property: 27501 TOLLHOUSE ROAD
TOLLHOUSE, CA 93667 (FRESNO)
(138-050-13, 138-140-12, 140-031-02)

Buyer(s): SECRETS UNSEALED, A CALIFORNIA NONPROFIT RELIGIOUS CORPORATION
5949 E. Clinton Ave
Fresno, CA 93727

Lender:

Description	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Contract sales price		\$1,200,000.00	
Deposit from Secrets Unsealed, A California Nonprofit Religious Corporation			\$20,000.00
Funds for closing from Secrets Unsealed, A California Nonprofit Religious Corporation			\$1,183,467.36
Prorations			
County taxes 2/25/2022 to 7/1/2022 @ \$187.76/Six Months		\$131.43	
2/25/2022 to 7/1/2022 @ \$553.97/Six Months		\$387.78	
2/25/2022 to 7/1/2022 @ \$2,126.01/Six Months		\$1,488.21	
Title Charges			
Endorsement(s) to Placer Title Company			
Recording Service Fee to eRecording Partners Network (ePN)		\$18.00	
Settlement or closing fee to Placer Title Company \$2,300.00 Total: \$2,300.00		\$1,150.00	
Government Recording and Transfer Charges			
Recording fees: Deed \$44.00		\$44.00	
Totals		\$1,203,219.42	\$1,203,467.36

Balance Due TO Buyer: \$247.94

Proceeds paid as:
\$247.94 to Secrets Unsealed, A California Nonprofit Religious Corporation

APPROVED AND ACCEPTED

SETTLEMENT COORDINATOR



Alisa Scott