SUBJECT: ACCEPTANCE OF IRREVOCABLE OFFER TO CONVEY REAL PROPERTY FOR PUBLIC STREET RIGHTS OF WAY RELATED TO PARCEL MAP NO. 5037, JAYE STREET AND VANDALIA AVENUE - TOLLADAY FAMILY TRUST, CZEM PARTNERS, LLC AND JLH PROPERTIES, LLC

SOURCE: Public Works Department - Engineering Division

COMMENT: As a condition of the Public Improvement/Reimbursement Agreement dated November 28, 2009, the developers are to convey rights of way necessary for the previously constructed improvements required along Jaye Street, Kessing Street and Vandalia Avenue, all pertinent to the development of the property at the southeast corner of Jaye Street and Vandalia Avenue. The agreement is on file with the Public Works Department. The irrevocable offer to convey real property for these rights of way was memorialized with the recording of Parcel Map No. 5037. The developers subsequently revised the interior parcels within Parcel Map No. 5037 with the recording of Lot Line Adjustment 2011-3. Both maps are attached for reference.

On April 11, 2013, the City was reimbursed $130,310.58, the proportional construction costs of the Jaye Street public improvements related to Parcel A of Lot Line Adjustment 2011-3. The City is now obligated, per the above-mentioned agreement, to purchase the right of way adjacent to Parcel A. Staff recommends purchasing all of the right of way related to Parcel Map No. 5037 which amounts to $17,536 based on the appraisal report quoted in the referenced agreement. These areas are defined in the agreement and are described in the attached legal description.

RECOMMENDATION: That the City Council:

1. Accept the Irrevocable Offer of Conveyance of Real Property for Public Street Rights of Way related to Parcel Map No. 5037;

2. Authorize the City Clerk to record a Resolution accepting the offer with the County Recorder’s Office;

3. Approve a reimbursement to the developer’s financial advisor, Aztec Mustang, LLC, in the amount of $17,536 for all public rights of way irrevocably offered for conveyance related to Parcel Map No. 5037; and

Item No. 7
4. Authorize the Mayor to sign all necessary documents and the resolution accepting the Irrevocable Offer of Conveyance of Real Property.

ATTACHMENTS: Resolution of Acceptance
Conveyance of Real Property Legal Description, Exhibit “A”
Plat Map, Exhibit “B”
Parcel Map No. 5037
Lot Line Adjustment 2011-3
RESOLUTION NO. __________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
ACCEPTING AN IRREVOCABLE OFFER OF CONVEYANCE OF
REAL PROPERTY FOR PUBLIC STREET RIGHTS OF WAY RELATED TO
PARCEL MAP NO. 5037 – JAYE STREET AND VANDALIA AVENUE

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Porterville,
that the City of Porterville hereby accepts an Irrevocable Offer of Conveyance of real
property, from TOLLADAY FAMILY TRUST, CZEM PARTNERS, LLC AND J LH
PROPERTIES, LLC, for public street rights of way, in the City of Porterville, County of
Tulare, State of California, to-wit:

See Exhibits “A” and “B” attached hereto and made a part thereof.

BE IT FURTHER RESOLVED that the purchase price of $17,536 is hereby
approved with payment to be made to developer’s financial agent, Aztec Mustang, LLC, the
Mayor is authorized to sign all necessary documents, and the Resolution accepting said
Irrevocable Offer of Conveyance is to be recorded in the office of the Tulare County
Recorder. The foregoing has been accepted by the City Council for the City of Porterville.

PASSED, APPROVED AND ADOPTED this 7th day of May, 2013.

Virginia R. Gurrola, Mayor

ATTEST:
John D. Lollis, City Clerk

By: Patrice Hildreth, Chief Deputy City Clerk
Exhibit “A”

LEGAL DESCRIPTION

Jay Street, Kessing Street and Vandalia Avenue Rights of Way

Those portions of Parcels 1, 2, 3 and 4 of Parcel Map No. 5037, as per map recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, in the office of the County Recorder of Tulare County, situated in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, more particularly described as follows:

Parcel 1 - Jaye/Vandalia

BEGINNING AT the intersection of the South right of way line of Vandalia Avenue with the East right of way line of Jaye Street as shown on said Parcel Map No. 5037;

THENCE, along the South right of way line of said Vandalia Avenue and the West right of way line of Kessing Street as shown on said Parcel Map No. 5037 the following courses:

THENCE, South 89°49’16” East, 222.87 feet to the beginning of a 60.00 foot radius tangent curve, concave to the Southwest;

THENCE, southeasterly, along said curve, through a central angle of 90°07’34”, an arc distance of 94.38 feet;

THENCE, South 00°18’18” West, along the West right of way line of said Kessing Street, 2.00 feet to the cusp of a 60.00 foot radius tangent curve, concave to the Southwest;

THENCE, northwesterly, along said curve, through a central angle of 90°07’34”, an arc distance of 94.38 feet;

THENCE, North 89°49’16” West, 207.48 feet;

THENCE, South 45°41’55” West, 22.00 feet to a point in the East right of way line of Jaye Street;

THENCE, North 01°13’07” East, along the East right of way line of Jaye Street, 17.42 feet to the POINT OF BEGINNING.

Parcel 2 - Jaye Driveway Approach

BEGINNING AT the intersection of the East right of way line of Jaye Street as shown on said Parcel Map No. 5037 with the westerly prolongation of the most northerly North line of said Parcel 4;

THENCE, North 01°13’07” East, along the East right of way line of Jaye Street, 37.83 feet;

THENCE, South 43°46’53” East, 20.51 feet;

THENCE, South 88°46’53” East, 6.00 feet;

THENCE, South 01°13’07” West, 46.00 feet;

THENCE, North 88°46’53” West, 6.00 feet;
THENCE, South 46°13'07" West, 20.51 feet to a point in the East right of way line of Jaye Street;

THENCE, North 01°13'07" East, along the East right of way line of Jaye Street, 37.17 feet to the POINT OF BEGINNING.

Parcel 3 - Jaye/Poplar

COMMENCING AT the most southerly Southwest corner of said Parcel 4;

THENCE, North 40°19'53" West, 4.59 feet to the East right of way line of Jaye Street, said point being the POINT OF BEGINNING;

THENCE, continuing North 40°19'53" West, 30.18 feet;

THENCE, South 89°27'00" East, 20.02 feet to the East right of way line of Jaye Street;

THENCE, South 01°13'07" West, 22.82 feet to the POINT OF BEGINNING.

 Parcel 4 – Kessing/Poplar

BEGINNING AT the intersection of the West right of way line of Kessing Street with the North right of way line of Poplar Avenue as shown on said Parcel Map No. 5037;

THENCE, North 00°18'18" East, along the West right of way line of Kessing Street, 34.73 feet to the cusp of a 50.00 foot radius tangent curve, concave to the Northwest;

THENCE, southwesterly, along said curve through a central angle of 25°50'50", an arc distance of 22.56 feet, to the beginning of a 50.00 foot radius reverse curve, concave to the Southeast;

THENCE, southerly, along said curve through a central angle of 14°03'14", an arc distance of 12.26 feet, to the North right of way line of Poplar Avenue;

THENCE, South 81°04'26" East, along the North right of way line of Poplar Avenue, 9.05 feet to the POINT OF BEGINNING.

CONTAINING: 2,192 square feet (0.05) acres more or less.

BASIS OF BEARINGS: The East right of way line of Jaye Street, as shown on Parcel Map No. 5037, recorded in Book 51 of Parcel Maps, at Page 43, Tulare County Records,
TAKEN AS: North 01°13'07" East.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: [Signature]
Michael K. Reed, Licensed Land Surveyor

Date: 4/30/2013
City of Porterville
291 N. MAIN ST.
PORTERVILLE, CA. 93257
559 782-7462

PORTIONS OF PARCEL MAP NO. 5037 PER MAP
RECORDED AUG. 31, 2011 IN BK. 51 OF PARCEL
MAPS AT PG. 43 T.C.R., SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 21 SOUTH, RANGE 27 EAST,
M.D.B.&M., IN THE CITY OF PORTERVILLE,
COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNERS:
TOLLADAY FAMILY TRUST
JLH PROPERTIES, LLC

AREA: 2,192 S.F.
0.05 AC.

DRAWN BY FM
CHECKED BY DB
RESOLUTION NO. 585
LOTLINE ADJUSTMENT 2011-3

DECISION OF THE CITY PLANNER AND CITY ENGINEER OF THE CITY OF PORTERVILLE APPROVING LOT LINE ADJUSTMENT NO. 2011-3 FOR THAT SITE GENERALLY LOCATED ON SOUTHEAST CORNER OF JAYE STREET AND VANDALIA AVENUE

OWNERS

Tolladay Family Trust
7080 N. Marks Ave, #118
Fresno, Ca 93711

CZEM Partners, LLC
2200 Pine Street
Bakersfield, Ca 93301

JLH Properties, LLC
2200 Pine Street
Bakersfield, Ca 93301

WHEREAS: The City Planner and the City Engineer of the City of Porterville hereby determine that the following findings were relevant to evaluating this lot line adjustment map:

1. A lot line adjustment map has been filed pursuant to the regulations contained in Section 405.03 of the City of Porterville Development Ordinance; and

2. The Planning and Engineering Division staff have jointly reviewed the submitted lot line adjustment map; and

3. Under Section 405.03 of the City of Porterville Development Ordinance, the City Engineer and the City Planner are authorized to approve lot line adjustments without the approval and filing of a parcel map; and

4. The proposed project is consistent with the General Plan; and
5. The proposed Lot Line Adjustment is consistent with the Development Ordinance standards pertaining to the CR (Retail Centers) Zoning; and

6. This lot line adjustment is a ministerial act pursuant to Public Resources Code, Section 15073 and the City of Porterville Code; and

WHEREAS: Resolution No. 585, the legal description (Exhibit “A”), and the lot line adjustment map (Exhibit “B”), shall be filed with the Recorder of the County of Tulare for recordation.

NOW, THEREFORE, BE IT RESOLVED: That Lot Line Adjustment 2011-3 affecting that site generally located on the southeast corner of Jaye Street and Vandalia Avenue is hereby approved by the City Planner and City Engineer of the City of Porterville.

March 16, 2012

William H. Nebeker, City Planner
City of Porterville

March 16, 2012

Michael K. Reed, City Engineer
PLS 7514 exp. 12-31-13
City of Porterville
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Tulare

On 3/19/12 before me, Christina S. Davis, Notary Public, personally appeared William H. Neebe & Michael K. Reed

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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: Christina S. Davis

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: Resolution No. 585 Lot Line Adjustment 2011-3
Document Date: March 16, 2012 Number of Pages: 2

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name:

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

Signer Is Representing: __________________________

Signer's Name:

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

Signer Is Representing: __________________________
EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL
LEGAL DESCRIPTIONS

PROPOSED PARCEL A

That portion of Parcels 1 and 2 of Parcel Map No. 5037, recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, Tulare County Records, being in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, together with those portions of the areas indicated as an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way lying adjacent to said Parcels 1 and 2, described as follows:

BEGINNING at the Northwest corner of said Parcel 1;

Thence South 89°49'16" East, along the North line of said Parcel 1, a distance of 207.48 feet to the beginning of a 60.00 foot radius tangent curve, concave to the Southwest;

Thence Southeasterly, along said curve, through a central angle of 90°07'34", an arc distance of 94.38 feet;

Thence South 00°18'18" West, along the East line of said Parcel 1, a distance of 114.00 feet;

Thence North 90°00'00" West, a distance of 57.00 feet;

Thence South 00°00'00" East, a distance of 17.00 feet;

Thence North 90°00'00" West, a distance of 128.00 feet;

Thence South 64°18'38" West, a distance of 49.52 feet;

Thence North 89°41'42" West, a distance of 36.50 feet to the Westerly line of said Parcel 2;

Thence along the Westerly lines of said Parcel 2 the following courses:

North 01°13'07" East, a distance of 23.00 feet;

Thence North 88°46'53" West, a distance of 6.00 feet;

Thence North 43°46'53" West, a distance of 20.51 feet;

Thence North 01°13'07" East, a distance of 159.98 feet;

Thence North 45°41'55" East, a distance of 22.00 feet to the POINT OF BEGINNING.
EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL

LEGAL DESCRIPTIONS

Containing 53,761 square feet, more or less.

TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

BEGINNING at the intersection of the South right-of-way line of Vandalia Avenue with the East right-of-way line of Jaye Street as shown on said Parcel Map No. 5037;

Thence along the South right-of-way line of said Vandalia Avenue and the West right-of-way line of Kessing Street as shown on said Parcel Map No. 5037 the following courses:

South 89°49’16” East, a distance of 222.87 feet to the beginning of a 60.00 foot radius tangent curve, concave to the Southwest;

Thence Southeasterly, along said curve, through a central angle of 90°07’34”, an arc distance of 94.38 feet;

Thence South 00°18’18” West, along the West line of said Kessing Street, a distance of 2.00 feet to the cusp of a 60.00 foot radius tangent curve, concave to the Southwest;

Thence Northwesterly, along said curve, through a central angle of 90°07’34”, an arc distance of 94.38 feet;

Thence North 89°49’16” West, a distance of 207.48 feet;

Thence South 45°41’55” West, a distance of 22.00 feet to the East right-of-way line of said Jaye Street;

Thence North 01°13’07” East, along the East right-of-way line of said Jaye Street, a distance of 17.42 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

BEGINNING at the intersection of the East line of Jaye Street as shown on said Parcel Map No. 5037 with the Westerly prolongation of the most Northerly North line of Parcel 4 of said Parcel Map No. 5037;

Thence North 01°13’07” East, along the East right-of-way line of said Jaye Street, a distance of 37.83 feet;
EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL
LEGAL DESCRIPTIONS

Thence along the Southerly and Westerly lines of said Parcel 2, the following courses:

South 43°46'53" East, a distance of 20.51 feet;

Thence South 88°46'53" East, a distance of 6.00 feet;

Thence South 01°13'07" West, a distance of 23.00 feet to the most Northerly Northwest corner of said Parcel 4;

Thence leaving said Southerly and Westerly lines of said Parcel 2, North 89°41'42" West, along the Westerly prolongation of the most Northerly North line of said Parcel 4, a distance of 20.50 feet to the POINT OF BEGINNING.
EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL

LEGAL DESCRIPTIONS

PROPOSED PARCEL B

That portion of Parcels 1, 2, and 3 of Parcel Map No. 5037, recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, Tulare County Records, being in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, described as follows:

BEGINNING at the Southeast corner of said Parcel 3;

Thence along the Southerly and Westerly lines of said Parcel 3 the following courses:

North 89°41'42" West, a distance of 115.00 feet;

Thence North 00°18'18" East, a distance of 54.00 feet;

Thence North 89°41'42" West, a distance of 128.93 feet to the most Westerly line of said Parcel 3;

Thence North 00°18'18" East, along the most Westerly line of said Parcel 3 and along the Westerly line of said Parcel 2, a distance of 116.31 feet;

Thence South 89°41'42" East, a distance of 14.50 feet;

Thence North 64°18'38" East, a distance of 49.52 feet;

Thence North 90°00'00" East, a distance of 128.00 feet;

Thence North 00°00'00" East, a distance of 17.00 feet;

Thence North 90°00'00" East, a distance of 57.00 feet to the East line of said Parcel 1;

Thence South 00°18'18" West, along the East line of said Parcels 1 and 3, a distance of 210.00 feet to the POINT OF BEGINNING

Containing 40,136 square feet, more or less.
EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL
LEGAL DESCRIPTIONS

PROPOSED PARCEL C

Parcel 4 of Parcel Map No. 5037, recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, Tulare County Records, being in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, together with portions of the areas indicated as an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way lying adjacent to Jaye Street as shown on said Parcel Map No. 5037.

EXCEPTING THEREFROM that portion of said Parcel 4, described as follows:

BEGINNING at the Southeast corner of said Parcel 4;

Thence North 81°04’26” West, along the South line of said Parcel 4, a distance of 79.95 feet;

Thence North 08°55’34” East, a distance of 60.00 feet;

Thence South 81°04’26” East, parallel with and 60.00 feet Northerly of the Southerly line of said Parcel 4, a distance of 79.90 feet to the East line of said Parcel 4;

Thence along the East line of said Parcel 4 the following courses:

South 00°18’18” West, a distance of 25.95 feet to the beginning of a 50.00 foot radius tangent curve, concave to the West;

Thence Southerly, along said curve, through a central angle of 25°50’50”, an arc distance of 22.56 feet to the beginning of a 50.00 foot radius reverse curve, concave to the East;

Thence Southerly, along said curve, through a central angle of 14°03’14”, an arc distance of 12.26 feet to the POINT OF BEGINNING.

Containing 47,122 square feet, more or less.

TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

BEGINNING at the intersection of the East line of Jaye Street as shown on said Parcel Map No. 5037 with the Westerly prolongation of the most Northerly North line of said Parcel 4;
EXHIBIT A

LOT LINE ADJUSTMENT

PROPOSED PARCEL

LEGAL DESCRIPTIONS

Thence South 89°41'42" East, along the Westerly prolongation of the most Northerly North line of said Parcel 4, a distance of 20.50 feet;

Thence along the Northerly and Westerly lines of said Parcel 4 the following courses:

Thence South 01°13'07" West, a distance of 23.00 feet;

Thence North 88°46'53" West, a distance of 6.00 feet;

Thence South 46°13'07" West, a distance of 20.51 feet to the East line of said Jaye Street;

Thence North 01°13'07" East, along the East line of said Jaye Street, a distance of 37.17 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

COMMENCING at the most Southerly Southwest corner of said Parcel 4;

Thence North 40°19'53" West, a distance of 4.59 feet to the East line of said Jaye Street, said point being the TRUE POINT OF BEGINNING;

Thence continuing North 40°19'53" West, a distance of 30.18 feet;

Thence South 89°27'00" East, a distance of 20.02 feet to the East line of said Jaye Street;

Thence South 01°13'07" West, a distance of 22.82 feet to the TRUE POINT OF BEGINNING.

[Stamp]
EXHIBIT A
LOT LINE ADJUSTMENT
PROPOSED PARCEL
LEGAL DESCRIPTIONS

PROPOSED PARCEL D

That portion of Parcel 4 of Parcel Map No. 5037, recorded August 31, 2011 in Book 51 of Parcel Maps at Page 43, Tulare County Records, being in the Southeast quarter of Section 35, Township 21 South, Range 27 East, Mount Diablo Base and Meridian, in the City of Porterville, County of Tulare, State of California, together with that portion of the area indicated as an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way lying adjacent to the Southeast corner of said Parcel 4, described as follows:

BEGINNING at the Southeast corner of said Parcel 4;

Thence North 81°04'26" West, along the South line of said Parcel 4, a distance of 79.95 feet;

Thence North 08°55'34" East, a distance of 60.00 feet;

Thence South 81°04'26" East, parallel with and 60.00 feet Northerly of the South line of said Parcel 4, a distance of 79.90 feet to the East line of said Parcel 4;

Thence along the East line of said Parcel 4 the following courses:

South 00°18'18" West, a distance of 25.95 feet to the beginning of a 50.00 foot radius tangent curve, concave to the West;

Thence Southerly, along said curve, through a central angle of 25°50'50", an arc distance of 22.56 feet to the beginning of a 50.00 foot radius reverse curve, concave to the East;

Thence Southerly, along said curve, through a central angle of 14°03'14", an arc distance of 12.26 feet to the POINT OF BEGINNING.

Containing 4,942 square feet, more or less.

TOGETHER WITH AND SUBJECT TO an irrevocable offer of conveyance to the City of Porterville for public street rights-of-way described as follows:

BEGINNING at the intersection of the West line of Kessing Street with the North line of Poplar Avenue as shown on said Parcel Map No. 5037;
EXHIBIT A
LOT LINE ADJUSTMENT
PROPOSED PARCEL
LEGAL DESCRIPTIONS

Thence North 00°18'18" East, along the West line of said Kessing Street, a distance of 34.73 feet to the
cusp of a 50.00 foot radius tangent curve, concave to the Northwest;

Thence Southwesterly, along said curve through a central angle of 20°50'50", an arc distance of 22.56
feet, to the beginning of a 50.00 foot radius reverse curve, concave to the Southeast;

Thence Southerly, along said curve through a central angle of 14°03'14", an arc distance of 12.26 feet, to
the North line of said Poplar Avenue;

Thence South 81°04'26" East, along the North line of said Poplar Avenue, a distance of 9.05 feet to the
POINT OF BEGINNING.
EXHIBIT B
LOT LINE ADJUSTMENT

BEING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST,
MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE
OF CALIFORNIA

PREPARED FOR
MICHAEL TOLLADAY
7080 N. MARKS AVE.
FRESNO, CA. 93711

PREPARED BY
DIXON & ASSOCIATES LAND SURVEYING
620 DEWITT, #101
CLOVIS, CA. 93612

NOTES
DATE: NOVEMBER 17, 2011
APN: 260-300-17
SEWER: CITY OF PORTERVILLE
WATER: CITY OF PORTERVILLE

LEGEND
PROPOSED PARCEL LINE
EXISTING PARCEL LINE TO BE DELETED (PER VTPM 2-2009)
IRREVOCABLE OFFER OF CONVEYANCE TO THE CITY OF
PORTERVILLE FOR PUBLIC STREET RIGHTS
OF WAY PER PARCEL MAP NO. 5037

OWNER'S STATEMENT
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN ON THIS MAP AND WE ARE THE
ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS LOT LINE ADJUSTMENT
AND STATE THAT THE INFORMATION SHOWN ON THIS MAP IS TRUE AND CORRECT.

TOLLADAY FAMILY TRUST
MICHAEL R. TOLLADAY, TRUSTEE

CZEC PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: AZTEC MUSTANG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGER

DAVE MOSSMAN, MANAGING MEMBER

JOLY PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

JOHN S. HALE, PRESIDENT

DIXON & ASSOCIATES, INC.
LAND SURVEYING
620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612
Ph: (559) 297-4200 FAX: (559) 297-4297
EXHIBIT B

LOT LINE ADJUSTMENT

BEING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE OF CALIFORNIA

PREPARED FOR

MICHAEL TOLLADAY
7081 N. MARKS AVE.
FRESNO, CA. 93711

PREPARED BY

DIXON & ASSOCIATES LAND SURVEYING
520 DEWITT, #101
CLOVIS, CA. 93612

NOTES

DATE: NOVEMBER 17, 2011
APN: 260-300-17
SEWER: CITY OF PORTERVILLE
WATER: CITY OF PORTERVILLE

LEGEND

--- PROPOSED PARCEL LINE
--- EXISTING PARCEL LINE TO BE DELETED (PER VPM 2-2009)
\[\] IRREVOCABLE OFFER OF CONVEYANCE TO THE CITY OF PORTERVILLE FOR PUBLIC STREET RIGHTS OF WAY PER PARCEL MAP NO. 5037

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN ON THIS MAP AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS LOT LINE ADJUSTMENT AND STATE THAT THE INFORMATION SHOWN ON THIS MAP IS TRUE AND CORRECT.

TOLLADAY FAMILY TRUST

MICHAEL R. TOLLADAY, TRUSTEE
TERRY ANN TOLLADAY, TRUSTEE

CECD PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: AZTEC MUSTANG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGER

DAVE MOSSMAN, MANAGING MEMBER

JLM PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

JOHN S. HALE, PRESIDENT

EXHIBIT B

LOT LINE ADJUSTMENT

SHEET 1 OF 4
EXHIBIT B
LOT LINE ADJUSTMENT

BEING IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 27 EAST,
MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF PORTERVILLE, COUNTY OF TULARE, STATE
OF CALIFORNIA

PREPARED FOR

MICHAEL TOLLADAY
7080 N. MARKS AVE.
FRESNO, CA. 93711

PREPARED BY

DIXON & ASSOCIATES LAND SURVEYING
620 DEWITT, #101
CLOVIS, CA. 93612

NOTES
DATE: NOVEMBER 17, 2011
APN: 200-300-17
SEWER: CITY OF PORTERVILLE
WATER: CITY OF PORTERVILLE

LEGEND
- - - PROPOSED PARCEL LINE
- - - EXISTING PARCEL LINE TO BE DELETED (PER VTPUM 2-2009)
⚠️ IRREVOCABLE OFFER OF CONVEYANCE TO THE CITY OF PORTERVILLE FOR PUBLIC STREET RIGHTS
OF WAY PER PARCEL MAP NO. 5037

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN ON THIS MAP AND WE ARE THE
ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF THIS LOT LINE ADJUSTMENT
AND STATE THAT THE INFORMATION SHOWN ON THIS MAP IS TRUE AND CORRECT.

TOLLADAY FAMILY TRUST

MICHAEL R. TOLLADAY, TRUSTEE

TERREN T. TOLLADAY, TRUSTEE

CZEM PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: AZTEC MUSTANG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGER

DAVE MOSSMAN, MANAGING MEMBER

JLH PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

JOHN S. HALE, PRESIDENT

EXHIBIT B
LOT LINE ADJUSTMENT
SHEET 1 OF 4

DIXON & ASSOCIATES, INC.
LAND SURVEYING
620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612
PH: (559)297-4200 FAX: (559)297-4272
BASIS OF BEARINGS
THE EAST LINE OF JAYE STREET WAS TAKEN TO BE NORTH 011°30'07" EAST AS SHOWN ON PARCEL MAP NO. 5037 RECORDED IN BOOK 51 OF PARCEL MAPS, AT PAGES 43, TULARE COUNTY RECORDS.

PARCEL AREAS

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>A.R.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>37,238</td>
</tr>
<tr>
<td>2</td>
<td>25,963</td>
</tr>
<tr>
<td>3</td>
<td>30,686</td>
</tr>
<tr>
<td>4</td>
<td>52,564</td>
</tr>
<tr>
<td>TOTAL</td>
<td>145,861</td>
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</tbody>
</table>

LEGEND

- - - PROPOSED PARCEL LINE
--- EXISTING PARCEL LINE TO BE DELETED (PER VTPM 2-2009)
\[\text{Irrevocable Offer of Conveyance to the City of Porterville for Public Street Rights of Way Per Parcel Map No. 5037}\]

EXHIBIT B
LOT LINE ADJUSTMENT
EXISTING PARCELS
SHEET 2 OF 4

DIXON & ASSOCIATES, INC.
LAND SURVEYING
620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612
PH: (559) 297-4200  FAX: (559) 297-4272
BASIS OF BEARINGS
THE EAST LINE OF JAYE STREET WAS
TAKEN TO BE NORTH 01°13'07" EAST AS
SHOWN ON PARCEL MAP NO. 5037
RECORDED IN BOOK 51 OF PARCEL MAPS,
at pages 43, TULARE COUNTY RECORDS.

PARCEL AREAS

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>S.F.</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>53,761</td>
</tr>
<tr>
<td>B</td>
<td>40,136</td>
</tr>
<tr>
<td>C</td>
<td>47,122</td>
</tr>
<tr>
<td>D</td>
<td>4,942</td>
</tr>
<tr>
<td>TOTAL</td>
<td>145,981</td>
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EXHIBIT B
LOT LINE ADJUSTMENT
ADJUSTED PARCELS
SHEET 3 OF 4

DIXON & ASSOCIATES, INC.
LAND SURVEYING
820 DEMIT, #101
CLOVIS, CALIFORNIA, 93612
PH: (559)297-4200 FAX: (559)297-4272
LEGEND

Irrevocable offer of conveyance to the City of Porterville for public street rights of way per Parcel Map No. 5037

<table>
<thead>
<tr>
<th>CURVE</th>
<th>RADIUS</th>
<th>DELTA ANGLE</th>
<th>ARC LENGTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>50.00</td>
<td>1°03'14&quot;</td>
<td>22.26</td>
</tr>
<tr>
<td>C2</td>
<td>50.00</td>
<td>25°50'50&quot;</td>
<td>22.55</td>
</tr>
</tbody>
</table>

EXHIBIT B
LOT LINE ADJUSTMENT DETAILS
SHEET 4 OF 4

DIXON & ASSOCIATES, INC.
LAND SURVEYING
620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612
PH: (559)297-4200 FAX: (559)297-4272