

RECORDING REQUESTED BY

Placer Title Company

AND WHEN RECORDED MAIL TO

Mendota Esperanza Commons, LP, a
California limited partnership
1331 Fulton Street
Fresno, CA 93721

Escrow no. P-442939-2

Space above this line for Recorder's Use

**SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL
RECONVEYANCE**

WHEREAS, **Placer Title Company** is the present Trustee of record under that certain Deed of Trust executed on December 22, 2021, by **Mendota Esperanza Commons, LP, a California limited partnership**, as Trustor(s), to **Placer Title Company** as Trustee, recorded on December 23, 2021, as 2021-0209843, of Official Records in the Office of The County Recorder of Fresno County, California;

AND WHEREAS, the undersigned, **County of Fresno, a political subdivision of the State of California**, is the present holder of the beneficial interest under said Deed of Trust, and hereby appoints itself as Trustee in place and stead of said **Placer Title Company** under said Deed of Trust;

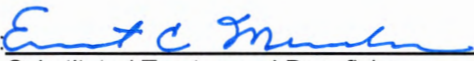
NOW THEREFORE, **County of Fresno, a political subdivision of the State of California**, as substituted Trustee under said Deed of Trust, executed by Mendota Esperanza Commons, LP, a California limited partnership, Trustor, and recorded December 23, 2021, 2021-0209843, of Official Records in the Office of the County Recorder of Fresno County, California, having been requested in writing by the holder of the obligation secured by said Deed of Trust to reconvey a portion of the estate granted to Trustee under said Deed of Trust, does hereby reconvey unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by Trustee under said Deed of Trust in and to that portion of the property described as follows:

For legal description see Exhibit A attached and made a part hereto

Dated: July 8, 2025

SIGNATURE PAGE FOR SUBSTITUTION OF TRUSTEE AND PARTIAL RECONVEYANCE

County of Fresno, a political subdivision of the State of California

by: 
as Substituted Trustee and Beneficiary

Printed Name Ernest C. Mendes

Title Chairman of the Board of Supervisors,
of the County of Fresno

ATTEST:
Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

by: 
Deputy

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

State of California

)
) ss.
)

County of Fresno

On July 7, 2025 before me,
O. Ortiz, Notary Public

Notary Public personally appeared Ernest C. Mendes
E C Mendes 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 O. Ortiz

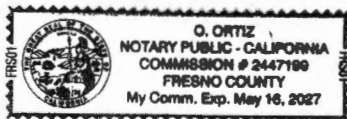


Exhibit A

Description of Property

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

Parcel One:

That portion that certain parcel of land conveyed to the Housing Authority of Fresno County in a Grant Deed recorded May 25, 1978 in Book 7038 of Official Records, at Page 677, Fresno County Records, herein referred to as "Housing Authority Parcel", situated in the West half of the East half of the East half of Section 36, Township 13 South, Range 14 East, Mount Diablo Base and Meridian, in the City of Mendota, County of Fresno, State of California, more particularly described as follows:

COMMENCING at a point on the west line of the East half of the East half of the East half of the Southeast quarter of said Section 36, said point being a distance thereon, 1484.30 feet southerly of the Southeast corner of the North half of the Northwest quarter of the Southeast quarter of the Northeast quarter of said Section 36, said point also being the centerline intersection of Smoot Avenue with Sorenson Avenue as said intersection is shown on that certain Record of Survey filed March 2, 2015 in Book 60 of Record of Surveys, at pages 88-90 inclusive, Fresno County Records; thence leaving said POINT OF COMMENCEMENT, along said centerline of Smoot Avenue and the northerly line of that certain parcel of land conveyed to Mendota RAD, LP in a Grant Deed recorded December 24, 2013 as Document Number 2013-0172253, Official Records of Fresno County, hereinafter referred to as "Mendota RAD Parcel", North 89°32'10" West, a distance of 220.00 feet to the northeast corner of "Housing Authority Parcel"; thence Southerly along the westerly line of said "Mendota RAD Parcel" and the easterly line of said "Housing Authority Parcel", South 13°01'52" West, a distance of 182.25 feet to a line being parallel with and 177.88 feet southerly, as measured at right angles, from said centerline; thence along said parallel line, North 89°32'10" West, a distance of 245.29 feet to the TRUE POINT OF BEGINNING; Thence North 00°27'50" East, a distance of 177.88 feet to said centerline of Smoot Avenue and the northerly line of said "Housing Authority Parcel";

Thence along said centerline and said northerly line, North 89°32'10" West, a distance of 159.99 feet to the west line of the East half of said Section 36;

Thence southerly along said west line, South 01°36'26" West, a distance of 177.92 feet to the westerly prolongation of said parallel line;

Thence easterly along said westerly prolongation, South 89°32'10" East, a distance of 163.54 feet to the TRUE POINT OF BEGINNING;

Containing 28,774 square feet, more or less.

APN: Portion of 012-190-71s

Parcel Two:

That portion that certain parcel of land conveyed to the Housing Authority of Fresno County in a Grant Deed recorded May 25, 1978 in Book 7038 of Official Record, at Page 677, Fresno County Records, hereinafter referred to as "Housing Authority Parcel", situated in the West half of the East half of the East half of Section 36, Township 13 South, Range 14 East, Mount Diablo Base and Meridian, in the City of Mendota, County of Fresno, State of California, more particularly described as follows:

COMMENCING at a point on the west line of the East half of the East half of the East half of the Southeast quarter of said Section 36, said point being a distance thereon, 1484.30 feet southerly of the Southeast corner of

the North half of the Northeast quarter of the Southeast quarter of the Northeast quarter of said Section 36, said point also being the centerline intersection of Smoot Avenue with Sorenson Avenue as said intersection is shown on that certain Record of Survey filed March 2, 2015 in Book 60 of Record of Surveys, at page 88-90 inclusive, Fresno County Records; thence leaving the POINT OF COMMENCEMENT, along said centerline of Smoot Avenue and the northerly line of that certain parcel of land conveyed to Mendota RAD, LP in a Grant Deed recorded December 24, 2013 as Document Number 2013-0172253, Official Records of Fresno County, hereinafter referred to as "Mendota RAD Parcel", North 89°32'10" West, a distance of 220.00 feet to the northeast corner of "Housing Authority Parcel" and the TRUE POINT OF BEGINNING;

Thence leaving said TRUE POINT OF BEGINNING, Southerly along the westerly line of said "Mendota RAD Parcel" and the easterly line of said "Housing Authority Parcel" South 13°01'52" West, a distance of 182.25 feet to a line being parallel with and 177.88 feet southerly, as measured at right angles, from said centerline;

Thence along said parallel line, North 89°32'10" West, a distance of 245.29 feet;

Thence North 00°27'50" East, a distance of 177.88 feet to said centerline of Smoot Avenue and the northerly line of said "Housing Authority Parcel";

Thence along said centerline and said northerly line, South 89°32'10" East, a distance of 284.94 feet to the TRUE POINT OF BEGINNING;

Containing 1.083 acres, more or less.

APN: Portion of 012-190-72s