

BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

In the Matter of:

THE EXCHANGE OF COUNTY-OWNED
REAL PROPERTY, APPROXIMATELY
0.735 ACRES, IN THE VICINITY OF
40315 DUNLAP ROAD IN DUNLAP, CA

(GOV. CODE, §§ 54221(F)(1)(C) AND
25365)

) RESOLUTION DECLARING
) COUNTY-OWNED REAL PROPERTY
) AS LAND NOT REQUIRED FOR
) COUNTY USE, AND EXEMPT
) SURPLUS LAND, AND DECLARING
) ITS INTENTION TO EXCHANGE
) THE COUNTY-OWNED REAL
) PROPERTY WITH REAL PROPERTY
) REQUIRED FOR COUNTY USE

WHEREAS, the County of Fresno (County) is the owner, in fee simple, of approximately 0.735 acres of certain open land in the unincorporated area of Fresno County located in the vicinity of 40315 Dunlap Road, in Dunlap, CA 93621, which open land is more particularly described as the Legal Description – Real Property, in Exhibit A to this Resolution, which is attached and incorporated into this Resolution (County Property), and is illustrated in the Site Map, in Exhibit B to this Resolution, which is attached and incorporated into this Resolution;

WHEREAS, the Board finds and declares, below, that the County Property is not necessary or required for the County's use;

WHEREAS, the Richard Don Hall and Susan I. Hall Revocable Living Trust of 2011 (Trust) is the owner, in fee simple, of approximately 0.735 acres of certain open land, also in the vicinity of 40315 Dunlap Road, in Dunlap, CA 93621, and which open land is more particularly described as the Legal Description – Real Property, in Exhibit A to this Resolution, which is attached and incorporated into this Resolution (Trust Property), and is illustrated in the Site Map, in Exhibit B to this Resolution, which is attached and incorporated into this Resolution;

WHEREAS, the Board finds and declares, below, that the Trust Property is necessary and required for the County's use;

WHEREAS, the County and Trust have expressed an interest to exchange the

1 real properties;

2 WHEREAS, the Board finds and declares, below, that the County Property is
3 not necessary for the County's use, and is exempt surplus land (as defined in
4 Government Code § 54221(f)(1)(C)), as it is to be exchanged with the Trust Property,
5 which is real property necessary for the County's use, under Government Code §
6 54221(f)(1)(C) of the Surplus Land Act (Gov. Code § 54220 *et seq.*);

7 WHEREAS, Government Code § 54222.3 states: "This article [i.e., Article 8 of
8 Chapter 5 of Part 1 of Division 2 of Title 5 of the Government Code, which is the
9 Surplus Land Act] shall not apply to the disposal of exempt surplus land as defined in
10 § 54221 by an agency of the state or any local agency;"

11 WHEREAS, the County is a local agency under Government Code §
12 54221(a)(1) of the Surplus Land Act;

13 WHEREAS, under Government Code § 25365 (which is substantive legal
14 authority that is separate and apart from the Surplus Land Act), the Board may, among
15 other things, by a four-fifths vote, after published notice of its intended actions
16 pursuant to Government Code § 6061 at least one week prior thereto in a newspaper
17 of general circulation published in the County, exchange real property with any person,
18 firm, or corporation, where the real property to be exchanged is not required for
19 County use and the property to be acquired is required for County use, and where the
20 value of the private real property exchanged with the County property shall be equal
21 to, or greater than, 75 percent of the value of the County property offered in exchange;

22 WHEREAS, both the County Property and the Trust Property have been valued
23 by Paragon Partners Consultants, Inc., and which valuation is dated December 20,
24 2025 and which is the effective date of valuation (Valuation) and which is attached as
25 Exhibit C and hereby incorporated into this Resolution; the Valuation provides that the
26 value of the Trust Property is equal to, or greater than, 75 percent of the value of the
27 County Property;

28 WHEREAS, under Government Code § 25365, the Board further finds and

1 declares, below, that the County Property is real property belonging to the County and
2 is not required for County use, and that the Trust Property is required for County use
3 and that the Trust Property is equal to, or greater than, 75 percent of the value of the
4 County property, and therefore, the Board is eligible to exchange the County Property
5 with the Trust Property, upon the terms and conditions as are agreed upon between
6 such parties;

7 WHEREAS, based on the following declarations and findings of the Board, that
8 (A) the County is a local agency under Government Code § 54221(a)(1) of the Surplus
9 Land Act, the County Property is surplus land (as defined in Government Code §
10 54221(b)(1)), and therefore, the County, upon the authorization of the Board, is eligible
11 to exchange the County Property, as “exempt surplus land,” with the Trust Property
12 under Government Code § 54221(f)(1)(C) of the Surplus Land Act, and (B) County
13 Property is real property belonging to the County and is not required for County use,
14 and that the Trust Property is required for County use and that the Trust Property is
15 equal to, or greater than, 75 percent of the value of the County property, and
16 therefore, the Board is eligible to exchange the County Property with the Trust
17 Property under Government Code § 25365 upon the terms and conditions as are
18 agreed upon between such parties, the Board declares its intention for the County to
19 dispose of the County Property by way of a non-monetary exchange with the Trust
20 Property pursuant to the terms and subject to the conditions set forth in this Resolution
21 and in the Real Property Exchange Agreement (Exchange Agreement);

22 WHEREAS, in addition to having complied with the public notice requirements
23 for a regular, public meeting of a legislative body of a local agency (Gov. Code, §
24 54954 of the Ralph M. Brown Act, Gov. Code, § 54950 *et seq.*), the County complied
25 with the published notice requirements of Government Code § 25365 by having
26 published the Board’s intended actions, under this Resolution, as proposed to the
27 Board, pursuant to Government Code § 6061 at least one week prior to the regular
28 public meeting of the Board at which this Resolution is being considered for adoption

1 by the Board, which published notice was in the *Business Journal*, which is a
2 newspaper of general circulation published in the County; and

3 WHEREAS, after having provided such public notice and published notice, and
4 giving members of the public and all interested entities an opportunity to be heard and
5 provide any comments and information, the Board formally adopted this Resolution at
6 the regular public meeting of the Board on the date stated below.

7 **NOW, THEREFORE, BE IT RESOLVED:**

8 **Section 1.** The Board hereby finds that all the foregoing recitals are true and
9 correct.

10 **Section 2.** For the purposes of the Surplus Land Act, the Board hereby finds
11 and declares that the County Property is not necessary for County use, and further
12 hereby finds and declares that the County Property is exempt surplus land (as defined
13 in Government Code § 54221(f)(1)(C)) that the County, upon authorization of the
14 Board, is eligible to exchange with the County Property with the Trust Property,
15 pursuant to Government Code § 54221(f)(1)(C) of the Surplus Land Act, and pursuant
16 to this Resolution and the Exchange Agreement. In addition, for the purposes of the
17 Surplus Land Act, the Board finds and declares that the County's exchange of the
18 County Property with the Trust Property under this Resolution and the Exchange
19 Agreement is not precluded by the exceptions in paragraph (2) of Government Code §
20 54221(f), as those exceptions do not apply to this Resolution, the County Property, the
21 Trust Property, the Exchange Agreement, or the County's exchange of the County
22 Property with the Trust Property under this Resolution and the Exchange Agreement.

23 It is the Board's express intention in this Resolution that the County's, including
24 the Board's, determination that the County Property is exempt from the Surplus Land
25 Act, as provided herein, and the Board's written findings and declarations supporting
26 such determination, are made in this Resolution for the express purpose of satisfying
27 the (a) HCD's Surplus Land Act Guidelines, including Section 400(e), for the County to
28 provide the HCD with the County's determination and written findings of such

1 exemption from the Surplus Land Act, and (b) the HCD's Guide to Exemptions from
2 the Standard Surplus Land Act Process for Local Agencies regarding same.

3 Furthermore, for the purposes of Government Code § 25365, the Board hereby
4 finds and declares that the County Property is real property belonging to the County,
5 and that the County Property is not required for County use, and, therefore, the Board
6 is eligible to exchange the County Property with the Trust Property for no
7 consideration, upon the terms and conditions as are agreed upon between the parties.

8 Based upon such findings and declarations, the Board hereby authorizes and
9 intends for the County to exchange the County Property with the Trust Property as
10 exempt surplus land, as defined in and pursuant to Government Code §
11 54221(f)(1)(C), and as real property belonging to the County, which real property is not
12 required for the County's use, under Government Code § 25365, pursuant to this
13 Resolution and the Exchange Agreement.

14 **Section 3.** County Counsel, or their designee, is authorized and directed to
15 provide a copy of this Resolution and the Board-approved unexecuted form of
16 Exchange Agreement to the California Department of Housing and Community
17 Development (HCD), and any such other information that County Counsel, or County
18 Counsel's designee, deems necessary or appropriate and in the best interest of the
19 County, or that HCD may request from the County. If, after receiving this Resolution
20 and the unsigned Board-approved unexecuted form of the Exchange Agreement, the
21 HCD notifies the County that the proposed exchange is approved by HCD, the County
22 shall proceed with the exchange of the County Property with the Trust Property, as
23 provided further in this Resolution and in the final Exchange Agreement, and the final
24 Grant Deeds, each as referenced in Section 5. The County shall exchange the County
25 Property, on an **“as is” and “where is” and “with all faults”** basis, as exempt
26 surplus land, as defined in Government Code § 54221(f)(1)(C) and as real property
27 belonging to the County, which real property is not required for the County's use,
28 under Government Code § 25365, with the Trust Property, subject to the requirements

1 of this Resolution, as follows:

2 The County's exchange of the County Property shall be subject to the final
3 terms and conditions of the Exchange Agreement including: Exhibit A "Legal
4 Description of County Property," Exhibit B "Legal Description of Trust Property,"
5 Exhibit C "Form of Trust Property Grant Deed," Exhibit D "Form of County Property
6 Grant Deed," and Exhibit E "Valuation Report."

7 In the unlikely event that the County, after providing this Resolution and any
8 other information to the HCD, receives an HCD notice of violation or alleged violation
9 of the Surplus Land Act for the proposed exchange (HCD Notice), and the County
10 determines in its sole and absolute discretion, that it is in County's best interest, under
11 such circumstances, that the County cannot resolve such HCD Notice to the County's
12 and HCD's satisfaction, the County shall promptly provide written notice to the Trust,
13 which notice shall state that the County terminates the Exchange Agreement; in such
14 event, the County will not exchange the County Property with the Trust Property under
15 this Resolution or the Exchange Agreement.

16 **Section 4.** The Board approves the following documents for the County's
17 exchange of the County Property with the Trust Property under this Resolution, which
18 documents are incorporated into this Resolution, and are on file with the Clerk of the
19 Board of Supervisors (Clerk of the Board): the form of the Exchange Agreement,
20 including: Exhibit A "Legal Description of County Property," Exhibit B "Legal
21 Description of Trust Property," Exhibit C "Form of Trust Property Grant Deed," Exhibit
22 D "Form of County Property Grant Deed, and Exhibit E "Valuation Report."

23 **Section 5.** The Director is authorized, on behalf of the County, to approve and
24 execute the final Exchange Agreement and the final Grant Deeds, including any
25 changes to the Board-approved forms of such documents, as the Director deems
26 necessary or appropriate and in the best interest of the County, all subject to approval
27 as to legal form by County Counsel, and approval as to accounting form by the
28 Auditor-Controller/Treasurer-Tax Collector (as applicable), **and such executions of**

1 **such documents by the Director shall be only after HCD receives this Resolution**
2 **and unsigned Exchange Agreement, and the HCD provides to the County a**
3 **Letter of Finding stating HCD's approval for the exchange of the County**
4 **Property and the Trust Property.** The Director, the County Administrative Officer, the
5 Clerk of the Board, County Counsel, and the Auditor-Controller/Treasurer-Tax
6 Collector, and their respective designees, are hereby authorized to take all necessary
7 actions, each in their respective capacities, to carry out this Resolution, including the
8 requirements of the Surplus Land Act and Government Code § 25365 related to the
9 Resolution.

10 **Section 6.** All of the County's, including the Board's, actions and proceedings
11 referenced in this Resolution have been undertaken consistent with the County's
12 practices for disposing of exempt surplus land (as defined in Government Code §
13 54221(f)(1)(C)).

14 **Section 7.** This Resolution hereby supersedes any prior approval, finding,
15 declaration, action, or resolution of the Board with respect to the County Property.

16
17
18
19
20
21
22
23
24
25
26
27
28

1 THE FOREGOING was passed, approved and adopted by the following vote of
2 the Board of Supervisors of the County of Fresno this 6th day of January,
3 2026 to wit:

4 AYES: Supervisors Bredefeld, Chavez, Magsig, Mendes, Pacheco

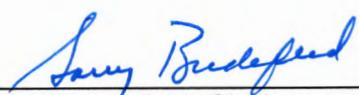
5 NOES: None

6 ABSENT: None

7 ABSTAINED: None

8

9

10 
11 Garry Bredefeld, Chairman
12 of the Board of Supervisors of the County of
13 Fresno

14 **ATTEST:**

15 Bernice E. Seidel,
16 Clerk of the Board of Supervisors
17 County of Fresno, State of California

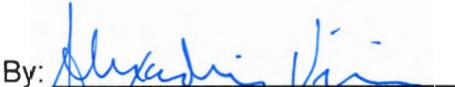
18 By: 
19 Deputy

Exhibit A

Legal Descriptions of County Property and Trust Property

**PROPERTY EXCHANGE
LEGAL DESCRIPTIONS**



PARCEL 1 (TO BE ACQUIRED BY THE COUNTY OF FRESNO)

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF:

1. THENCE NORTH 00° 46' 09" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 916.22 FEET TO THE **TRUE POINT OF BEGINNING**;
2. THENCE CONTINUING ALONG THE EAST LINE OF SAID WEST HALF, NORTH 00° 46' 09" WEST, A DISTANCE OF 800.00 FEET;
3. THENCE SOUTH 89° 13' 51" WEST, A DISTANCE OF 40.00 FEET;
4. THENCE SOUTH 00° 46' 09" EAST, A DISTANCE OF 800.00 FEET;
5. THENCE NORTH 89° 13' 51" EAST, A DISTANCE OF 40.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.735 ACRES OF LAND, MORE OR LESS

PARCEL 2 (TO BE RELINQUISHED BY THE COUNTY OF FRESNO)

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

1. THENCE SOUTH $88^{\circ} 57' 33''$ EAST ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE OF 235.43 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR DUNLAP ROAD. SAID WESTERLY LINE OF DUNLAP ROAD BEING OFFSET 40 FEET FROM THE EXISTING CENTERLINE OF DUNLAP ROAD (DECEMBER 2024);
2. THENCE NORTH $45^{\circ} 50' 34''$ WEST ALONG SAID WESTERLY LINE OF DUNLAP ROAD, A DISTANCE OF 22.32 FEET;
3. THENCE CONTINUING ALONG SAID WESTERLY LINE OF DUNLAP ROAD, NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST (WITH A 200.00 FOOT RADIUS, A RADIUS POINT THAT BEARS NORTH $44^{\circ} 09' 26''$ EAST, AND A CENTRAL ANGLE OF $50^{\circ} 03' 52''$), A DISTANCE OF 174.76 FEET;
4. THENCE NORTH $85^{\circ} 46' 42''$ WEST, A DISTANCE OF 162.13 FEET, TO THE WEST LINE OF SAID EAST HALF;
5. THENCE SOUTH $00^{\circ} 46' 09''$ EAST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 181.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.735 ACRES OF LAND, MORE OR LESS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Exhibit B

Site Map

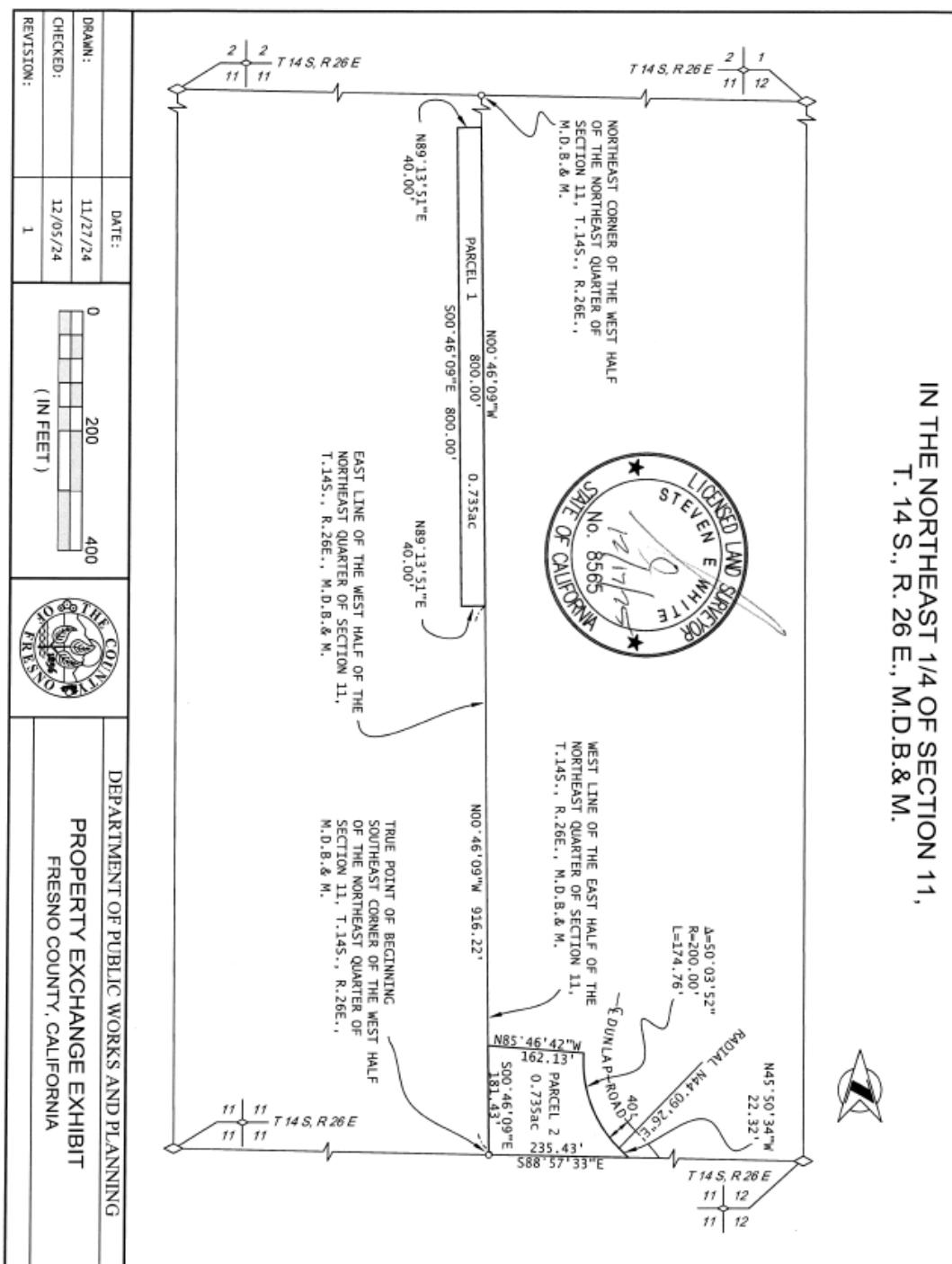


Exhibit C

Valuation Report



MEMORANDUM

DATE: December 20, 2025

TO: County of Fresno, Department of Public Works and Planning | Design
Department of Public Works and Planning | Real Property

FROM: Mark Mendoza, Vice President/Corporate Broker
Paragon Partners Consultants, Inc.

SUBJECT: Broker's Opinion of Value for Public/Private Parcel Exchange

PARCELS: APN: 190-480-10T. Owner: County of Fresno
APN: 190-080-46, 190-480-11. Owner: Richard and Susan Hall Trust

At the request of the County of Fresno ("The County"), an opinion of value was developed in connection with a proposed exchange of real property between the County and the Richard and Susan Hall Trust ("Hall Trust"). Under the proposed transaction, the County seeks to acquire approximately 32,017 square feet (0.735 acres) of the Hall Trust's larger holding consisting of 360 acres in exchange for approximately 32,017 square feet (0.735 acres) of the County's larger holding comprised of a total of 8.03 acres (See Exhibit 1). The purpose of this analysis is to provide a reasonable and well-supported estimate of market value for each parcel to facilitate an equitable exchange.

In developing this opinion of value, a total of fourteen (14) vacant land sale transactions were reviewed and evaluated. Sale comparables most recently transacted and closest in proximity to the subject parcel were sought after. The sale comparables represent a broad range of agricultural zoning classifications, land uses, locations, and physical characteristics that collectively reflect current market conditions for vacant land in the relevant market area.

From this data set, four (4) sales were determined to be the most applicable comparables based on similarities in zoning designation, land use, proximity to the subject exchange parcels, and physical characteristics.

5660 Katella Avenue, Suite 100 | Cypress, CA 90630



The four analyzed sales indicate the following value range for vacant land:

- Low: \$0.12 per square foot
- High: \$0.90 per square foot
- Average: \$0.60 per square foot
- Median: \$0.68 per square foot

The detailed sales comparables are included in Table 1 below.

Table 1: County of Fresno Land Sale Transactions

Subject Property	Address	City	State	Property Type	Land Size (Acres)	Land Size (Square Feet)	Price Per S.F.	Sale Price	Sale Date	Zoning
Sale No.	Address	City	State	Property Type	Land Size (Acres)	Land Size (Square Feet)	Price Per S.F.	Sale Price	Sale Date	Zoning
County of Fresno	No Situs Address	Dinuba	CA	Land	8.03	349,787	N/A	N/A	N/A	N/A
Hall Trust -1	No Situs Address	Dinuba	CA	Land	120.00	5,227,200	N/A	N/A	N/A	N/A
Hall Trust - 2	No Situs Address	Dinuba	CA	Land	240.00	10,454,400	N/A	N/A	N/A	N/A
1	8315 S Smith Ave.	Parker	CA	Land	36.15	1,574,694	\$0.65	\$1,030,000	11/27/2024	AE20
2	8692 S Englehart Ave.	Reedley	CA	Land	19.87	865,537	\$0.81	\$700,000	9/30/2024	AE20
3	46005 Orchard Dr.	Miramonte	CA	Land	80.00	3,484,800	\$0.12	\$431,000	9/13/2024	AE 360
4	35076 E Weldon Ave.	Sanger	CA	Land	38.88	1,693,528	\$0.75	\$1,261,000	7/30/2024	AE20
5	20324 E Dinuba Ave.	Reedley	CA	Land	4.50	196,020	\$4.77	\$934,500	5/2/2024	AE-20
6	Morning & Normi Ave.	Reedley	CA	Land	20.31	449,104	\$1.78	\$800,000	3/13/2024	A120
7	13297 E Tulare Ave.	Sanger	CA	Land	19.70	858,132	\$1.17	\$1,000,000	3/8/2024	AE20
8	19672 E South Ave.	Reedley	CA	Land	37.50	1,427,490	\$1.14	\$890,000	3/22/2024	A120
9	393 Sunflower Ln.	Yokuts Valley	CA	Land	4.60	202,390	\$0.62	\$125,000	2/15/2024	A15
10	17147 E Floral Ave.	Reedley	CA	Land	19.55	852,598	\$1.29	\$1,100,000	12/13/2023	A120
11	6417 S Smith Ave.	Parker	CA	Land	20.34	877,298	\$0.88	\$770,000	3/13/2024	AE20
12	10604 S Alta Ave.	Dinuba	CA	Land	25.50	1,110,780	\$0.66	\$731,500	5/13/2023	AE20
13	5374 N Zedler Ave.	Sanger	CA	Land	13.66	595,030	\$0.90	\$530,052	2/13/2024	AE-20
14	22824 Huntman Ave.	Dinuba	CA	Land	28.94	1,260,626	\$0.74	\$931,000	1/5/2023	AE20

SUMMARY STATISTICS			
	Land Size (Acres)	Land Size (Square Feet)	Price Per S.F.
Average	34.28	1,493,237	\$ 0.60
Median	26.23	1,142,579	\$ 0.68
High	80.00	3,484,800	\$ 0.90
Low	4.66	202,990	\$ 0.12
			\$ 588,763
			\$ 484,526
			\$ 1,261,000
			\$ 125,000

Note: The summary statistics are based on the highlighted sale transactions in Table 1 above.

COUNTY OF FRESNO OWNED PARCEL (PARCEL NO. 2 – SEE EXHIBIT 2 ATTACHED)

The County of Fresno owned parcel exhibits characteristics similar to the low end of the market value range comparables, including zoning designation and land use (Pasture/Meadows). However, when compared to the lowest-priced comparable sale, the County parcel benefits from superior physical and locational attributes, including:

- Direct access to and from a primary public road
- Flatter and more usable terrain
- Good functional utility – topography and parcel shape



Based on these attributes, an upward adjustment of 15% from the lowest comparable sale price of \$0.12 per square foot is considered reasonable and supported by the market. This adjustment results in an indicated value of \$0.14 per square foot for the County owned parcel.

HALL TRUST PARCEL TO BE RECEIVED BY THE COUNTY (PARCEL NO. 1 – SEE EXHIBIT 2 ATTACHED)

The Hall Trust parcel to be received by the County of Fresno differs materially from the County of Fresno parcel. While it shares similar zoning and general land use characteristics, it is inferior in key respects, including:

- Lack of direct access to a primary public roadway
- Steeper terrain, limiting usability and increasing development costs
- Reduced functional utility (topography and shape) relative to the County owned parcel

Given these characteristics, a downward adjustment in value is warranted when compared to parcels with direct access, favorable topography, and better overall functional utility. Accordingly, the Hall Trust parcel is best supported at the lower end of the market value range at \$0.12 per square foot.

CONCLUSION

Based on the review and analysis of fourteen vacant land sales, with primary emphasis placed on the four most comparable sale transactions, and after consideration of zoning, land use, access, topography, and overall utility, it is my professional opinion that:

1. The County of Fresno owned parcel has a market value of \$0.14 per square foot, reflecting superior access, topography and utility. Accordingly, the opinion of value is \$4,482.38 (32,017 S.F. x \$0.14).
2. The Richard and Susan Hall Trust owned parcel proposed for transfer has a market value of \$0.12 per square foot, reflecting inferior access, topography, and overall utility. The opinion of value is \$3,842.04 (32,017 S.F. x \$0.12).

The transfer/exchange of the subject parcels, given the difference in values of 14.3% is in compliance with California Government Code Section 25365(b).



1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

EXHIBIT 2

PROPERTY EXCHANGE

LEGAL DESCRIPTIONS

PARCEL 1 (TO BE ACQUIRED BY THE COUNTY OF FRESNO)

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

1. **THENCE NORTH 00° 46' 09" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 916.22 FEET TO THE TRUE POINT OF BEGINNING;**
2. **THENCE CONTINUING ALONG THE EAST LINE OF SAID WEST HALF, NORTH 00° 46' 09" WEST, A DISTANCE OF 800.00 FEET;**
3. **THENCE SOUTH 89° 13' 51" WEST, A DISTANCE OF 40.00 FEET;**
4. **THENCE SOUTH 00° 46' 09" EAST, A DISTANCE OF 800.00 FEET;**
5. **THENCE NORTH 89° 13' 51" EAST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.**

CONTAINING 0.735 ACRES OF LAND, MORE OR LESS.

PARCEL 2 (TO BE RELINQUISHED BY THE COUNTY OF FRESNO)

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

1. **THENCE SOUTH 88° 57' 33" EAST ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE OF 235.43 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR DUNLAP ROAD. SAID WESTERLY LINE OF DUNLAP ROAD BEING OFFSET 40 FEET FROM THE EXISTING CENTERLINE OF DUNLAP ROAD (DECEMBER 2024);**
2. **THENCE NORTH 45° 50' 34" WEST ALONG SAID WESTERLY LINE OF DUNLAP ROAD, A DISTANCE OF 22.32 FEET;**
3. **THENCE CONTINUING ALONG SAID WESTERLY LINE OF DUNLAP ROAD, NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST (WITH A 200.00 FOOT RADIUS, A RADIUS POINT THAT BEARS NORTH 44° 09' 26" EAST, AND A CENTRAL ANGLE OF 50° 03' 52"), A DISTANCE OF 174.76 FEET;**
4. **THENCE NORTH 85° 46' 42" WEST, A DISTANCE OF 162.13 FEET, TO THE WEST LINE OF SAID EAST HALF;**
5. **THENCE SOUTH 00° 46' 09" EAST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 181.43 FEET TO THE POINT OF BEGINNING.**

CONTAINING 0.735 ACRES OF LAND, MORE OR LESS.

