

Recording Requested By:
County of Fresno No-Fee Gov't.
Code Sections 6103 & 27383

When Recorded Mail To:

County of Fresno, Department
of Public Works and Planning
Design Division (Real Property)
2220 Tulare Street, 6th Floor
Fresno, CA 93721

DEED OF EASEMENT

CSA 34
Utility Easement
APNs: 300-340-14, 300-
542-10S, 11S,
12S and 13S (Portion)

For value received,

MILLERTON INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 3B DEVELOPMENT, INC., A CALIFORNIA CORPORATION, ASSEMI GROUP, INC., A CALIFORNIA CORPORATION FORMERLY KNOWN AS GV HOLDINGS, INC., A CALIFORNIA CORPORATION, AND JPJ INCORPORATED, A CALIFORNIA CORPORATION, GRANTORS,

hereby GRANT(S) to the COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, an easement for public utility and incidental purposes over, under, through and across, all that real property situated in the County of Fresno, State of California, described as follows:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

TOGETHER WITH the right to assign to another public utility as defined in Section 216 of the California Public Utilities Code the right to install, construct, use, maintain, inspect, reconstruct, replace, and remove utilities within said easement area.

Dated: February 23, 2018

OWNERS/GRANTOR:

Millerton Investments, LLC,

a California limited liability company

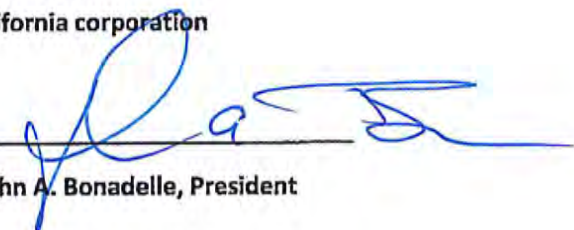
By: 

Farid Assemi, Trustee of the Farshid Assemi

1997 Ranch Trust dated 06/30/97, Member

JPJ Incorporated,

a California corporation

By: 

John A. Bonadelle, President

By: 

Darius Assemi, as Trustee of the Amended and

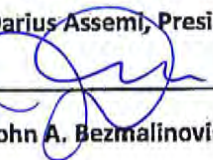
Restated Darius Trustee Revocable Trust, Member

3B Development, Inc.,

A California corporation

By: 

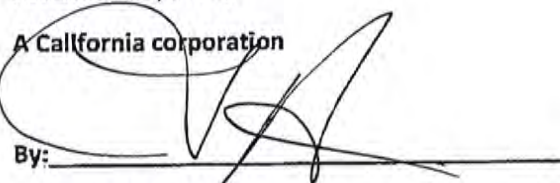
Darius Assemi, President

By: 

John A. Bezmalinovic, Secretary

Assemi Group, Inc.,

A California corporation

By: 

Farid Assemi, President

By: 

Steven G. Rau, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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

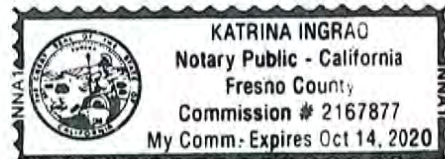
On February 23, 2018 before me, Katrina Ingrad, Notary Public; personally appeared Farid Assenji

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 Katrina Ingrad



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity _____

Name of Person or Entity _____

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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)On 2-26-18 before me, Stacy-Ann Terry-Ann Benton, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Darius Assemi
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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STATE OF California)
COUNTY OF FRESNO)

On February 23, 2018 before me, Liana Leyva, Notary Public, personally appeared John A. Bezmalinovic

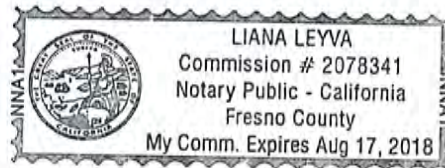
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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

Liana Leyva



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

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SIGNER(S) OTHER THAN NAMED ABOVE _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
 County of FRESNO)
 On February 27, 2018 before me, Liana Leyva, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared Steven G. Ray
Name(s) of Signer(s)

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 Liana Leyva
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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STATE OF California)SS
COUNTY OF Fresno)

APN No:

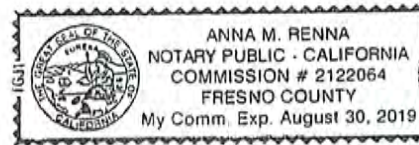
On February 27, 2018 before me, Anna M. Renna, Notary Public, personally appeared
John A. Bonadelle

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



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

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☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

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THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

APN 300-340-14, 300-542-10S, 11S, 12S, 13 (PORTION)
UTILITY EASEMENT

EXHIBIT A

BEING AN EASEMENT LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 30.00 FEET OF THE EAST 25.00 FEET OF PARCEL 2 OF PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS.

CONTAINING AN AREA OF ± 750 SQUARE FEET MORE OR LESS.

PARCEL 2:

AN EASEMENT BEING 50.00 FEET IN WIDTH LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 3 OF PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS

THENCE ALONG THE EAST LINE OF SAID PARCELS 3 AND PARCEL 4 OF SAID MAP SOUTH $0^{\circ}41'06''$ WEST, A DISTANCE OF 1310.62 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL 4;

THENCE SOUTH $01^{\circ}17'01''$ WEST, A DISTANCE OF 146.88 FEET;

THENCE NORTH $88^{\circ}42'59''$ WEST, A DISTANCE OF 311.58 FEET;

THENCE SOUTH $01^{\circ}17'01''$ WEST, A DISTANCE OF 643.13 FEET

TO THE POINT OF BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET, THENCE SOUTHEASTERLY, ALONG SAID CURVE THRU A CENTRAL ANGLE (DELTA) OF $43^{\circ}40'09''$ AN ARC LENGTH OF 304.87 FEET;

THENCE SOUTH $42^{\circ}23'09''$ EAST, A DISTANCE OF 301.84 FEET TO THE TERMINATION OF THE HEREIN DESCRIBED EASEMENT CENTERLINE.

THE SIDELINES OF THE HEREIN ABOVE DESCRIBED EASEMENT ARE TO BE EXTENDED OR SHORTENED SO AS TO FORM A CONTINUOUS 50.00 FOOT WIDE STRIP FROM THE NORTHERLY LINE OF SAID SECTION 15 TO ITS TERMINUS.

CONTAINING AN AREA OF $\pm 150,490$ SQUARE FEET MORE OR LESS.

APN 300-340-14, 300-542-10S, 11S, 12S, 13 (PORTION)
UTILITY EASEMENT

PARCEL 3:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15 AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 25, AT PAGES 44 & 45 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, SOUTH 88°37'54" EAST, A DISTANCE OF 1267.67 FEET; THENCE NORTH 01°22'06" EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 42°23'09" WEST, A DISTANCE OF 30.68 FEET;

THENCE NORTH 47°36'05" EAST, A DISTANCE OF 72.76 FEET;

THENCE SOUTH 42°22'43" EAST, A DISTANCE OF 53.29 FEET;

THENCE SOUTH 01°22'06" WEST, A DISTANCE OF 34.00 FEET;

THENCE NORTH 88°37'54" WEST, A DISTANCE OF 68.17 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF ±4,214 SQUARE FEET MORE OR LESS.

PARCEL 4:

AN EASEMENT BEING 15.00 FEET IN WIDTH LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15 AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 25, AT PAGES 44 & 45 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, SOUTH 88°37'54" EAST, A DISTANCE OF 1287.92 FEET; THENCE NORTH 01°22'06" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE, PARALLEL WITH AND DISTANT NORTHERLY 35.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 88°37'54" EAST, A DISTANCE OF 984.84 FEET;

THENCE SOUTH 01°16'40" WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION AND THE TERMINATION OF THE HEREIN DESCRIBED EASEMENT CENTERLINE.

THE SIDELINES OF THE HEREIN ABOVE DESCRIBED EASEMENT ARE TO BE EXTENDED OR SHORTENED SO AS TO FORM A CONTINUOUS 15.00 FOOT WIDE STRIP FROM ITS POINT OF BEGINNING TO ITS TERMINUS ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION.

CONTAINING AN AREA OF ±30,995 SQUARE FEET MORE OR LESS.

10/5/2017 1:58 PM K:\GATEWAY PROJECTS\BONADELLE HOMES\199131-TRACT 4968\SURVEY\MAPS\EASEMENTS\OFFSITE UTILITY EASEMENT.DWG-JOEY DAGGETT

LEGEND:

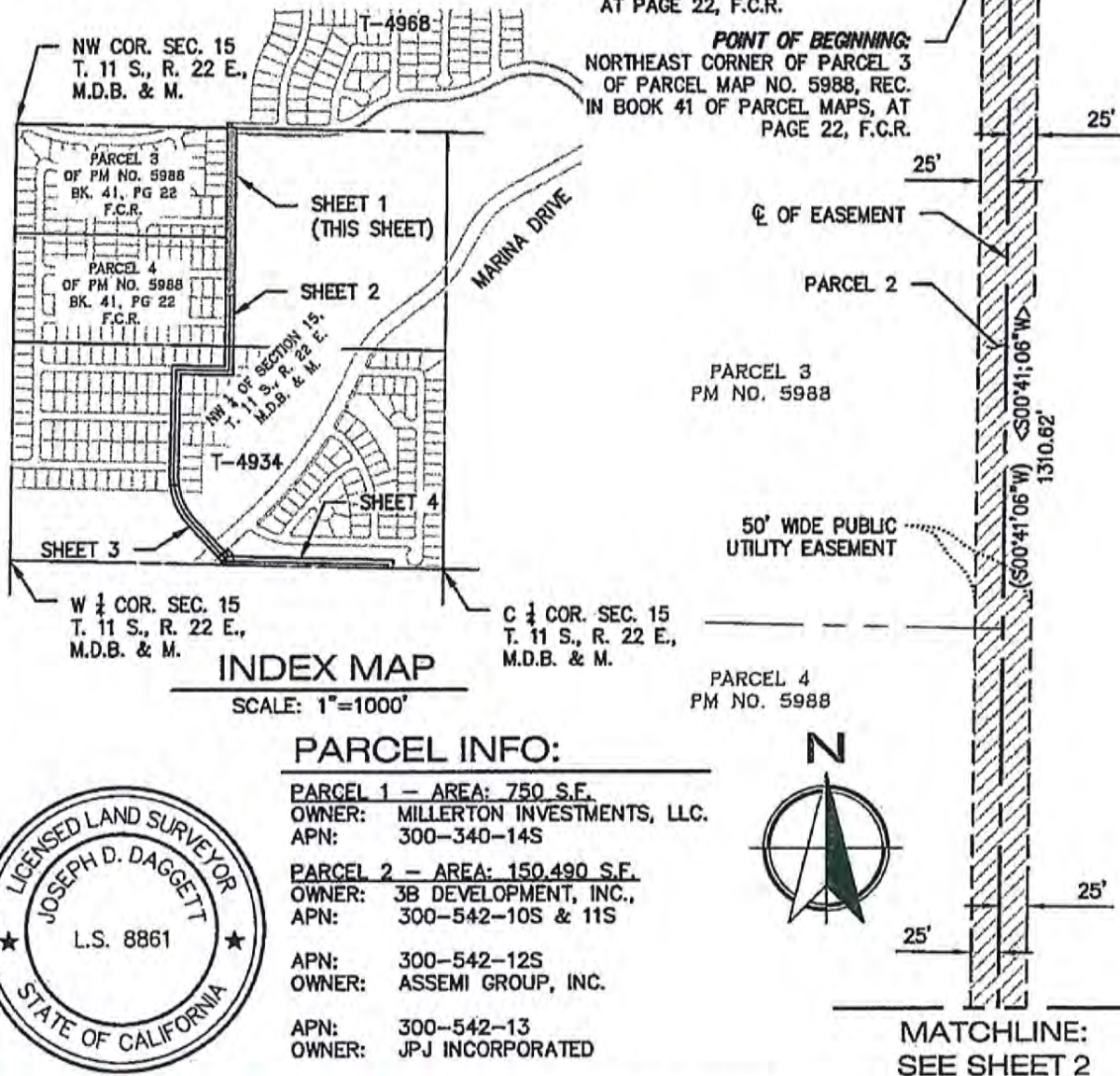


INDICATES AREA TO BE DEDICATED FOR PUBLIC UTILITY PURPOSES.

(...) RECORD DATA PER PARCEL MAP NO. 5988 REC. IN BOOK 41 OF PARCEL MAPS, PAGE 22, F.C.R.

< ... > RECORD DATA PER RECORD OF SURVEY REC. IN BOOK 25 OF BOOK OF SURVEYS, PAGES 44 & 45, F.C.R.

EXHIBIT "B"



PARCEL INFO:

PARCEL 1 - AREA: 750 S.F.
OWNER: MILLERTON INVESTMENTS, LLC.
APN: 300-340-14S

PARCEL 2 - AREA: 150,490 S.F.
OWNER: 3B DEVELOPMENT, INC.,
APN: 300-542-10S & 11S

APN: 300-542-12S
OWNER: ASSEMI GROUP, INC.

APN: 300-542-13
OWNER: JPJ INCORPORATED



GATEWAY
ENGINEERING, INC.

P. 559-320-0344 F. 559-320-0345 WWW.GEPRESNO.COM
5811 E. PRINCETON AVENUE, FRESNO, CA 93727-1377

PROJECT:

PUBLIC UTILITY EASEMENT

DESCRIPTION:

A PORTION OF NW 1/4 OF
SECTION 15,
T. 11 S., R. 21 E., M.D.B. & M.

JOB NO.: 199131

DATE: 2/22/18

SCALE: 1" = 150'

SHEET:

1 OF 4

K:\GATEWAY PROJECTS\BONADELLE HOMES\199131-TRACT 4968\SURVEY\MAPS\EASEMENTS\OFFSITE UTILITY EASEMENT\199131 - UTILITY EASEMENT.DWG--JOEY DAGGETT

10/5/2017 1:58 PM K:\GATEWAY PROJECTS\BONADELLE HOMES\199131-TRACT 4868\SURVEY\MAPS\EASEMENTS\OFFSITE UTILITY EASEMENT\199131 - UTILITY EASEMENT.DWG-JOEY DAGGETT

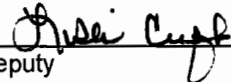
K:\GATEWAY PROJECTS\BONADELLE HOMES\199131-TRACT 4968\SURVEY\MAPS\EASEMENTS\OFFSITE UTILITY EASEMENT\199131 - UTILITY EASEMENT.DWG-JOEY DAGGETT

4 OF 4

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed to the County of Fresno, a Governmental Agency, is hereby accepted by action of the Board of Supervisors of said County of Fresno on April 17, 2018 and the Grantee consents to the recordation thereof.

BERNICE E. SEIDEL
Clerk of the Board of Supervisors
County of Fresno, State of California

By 
Deputy