

The City of Hanford
CALIFORNIA



City Council Meeting
Agenda

AMENDED

December 3, 2020
4:30 PM – Special Meeting
Council Chambers
400 N. Douty St.

Council Members will meet in-person in the Council Chambers. Due to social distancing restrictions, there will be a limited number of audience seats. The meeting will be available for remote viewing on The City of Hanford Website: <http://livestream.hanford.city/>

CALL TO ORDER SPECIAL SESSION:

ROLL CALL BY THE CITY CLERK:

FLAG SALUTE:

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

CONSENT CALENDAR :

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

- A. Public Works: Approval of the Final Map and Subdivision Agreement for Tract No. 922, Unit II and accept all easements and dedications offered for public use, and adopt Resolution 20-37-R restructuring properties within Assessment District No. 15-01 (District Restructure No. 15-01-B) (Southeast corner of 13th Avenue & Devon Street)

COURTHOUSE IMPROVEMENTS:

- A. Courthouse Tour
- B. Courthouse Presentation

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 12/3/2020

AGENDA SECTION: A

SUBJECT:

Public Works: Approval of the Final Map and Subdivision Agreement for Tract No. 922, Unit II and accept all easements and dedications offered for public use, and adopt Resolution 20-37-R restructuring properties within Assessment District No. 15-01 (District Restructure No. 15-01-B) (Southeast corner of 13th Avenue & Devon Street)

RECOMMENDATION:

That the City Council, by motion,

1. Approve the Final Map and Subdivision Agreement for Tract No. 922 Unit II and accept all easements and dedications offered for public use.
2. Adopt the attached Resolution 20-37-R restructuring properties within Assessment District No. 15-01 (District Restructure No. 15-01-B)

BACKGROUND:

The final subdivision map for Tract No. 922 Unit II, Subdivision, a 99-lot subdivision located as shown on the attached map, has been checked and approved by staff. The developer of Tract No. 922 Unit II, Subdivision, is Lennar Homes of California, Inc.. All required fees have been paid, and proper improvement security for all required subdivision improvements has been posted in accordance with the attached Subdivision Agreement, which has been reviewed and approved by the Public Works Department and signed by the developer.

FISCAL IMPACT:

There will be no financial impact to the City of Hanford.

ATTACHMENTS:

Tract 922 Unit II Subdivision Agreement - Developer Signed
 Tract 922 Unit II - Location Map
 LAD (15-01-B) - TR 922 Unit II - Resolution Restructure 20-37-R

LAD (15-01-B) Engineer Report TR 922 Unit II
LAD (15-01-B) Exhibits

**CITY OF HANFORD
SUBDIVISION AGREEMENT**

TRACT NO. 922 Unit II

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2020, by and between Lennar Homes of California, INC., A California Corporation ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 922 Unit II("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and

Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 922, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. Costs and Fees.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. Security.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee the faithful performance of this Agreement, including without limitation, the construction of the

IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. Liability.

As a condition precedent and prior to commencement of the work to be performed pursuant to this Agreement, SUBDIVIDER shall furnish the CITY with a certificate of insurance with a separate endorsement evidencing the following insurance coverages:

- (1) **Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be TEN MILLION AND NO/100 DOLLARS (\$10,000,000), twice the required occurrence limit.**
- (2) **Automobile Liability: ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per accident for bodily injury and property damage.**
- (3) **Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.**

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER. SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

a. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require SUBDIVIDER to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, the City may require SUBDIVIDER to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

b. The policies are to contain, or be endorsed to contain, the following provisions:

(1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts, or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General

liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

(2) For any claims related to this contract, SUBDIVIDER's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

(3) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

c. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

d. SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

e. SUBDIVIDER hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of

any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

f. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any

and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVEMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided,

the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act ("OSHA"). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers' Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. Scheduling.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. Soil and Dust Control Provisions.

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

11. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and

hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

SUBDIVIDERS's obligations to defend, indemnify and hold the City, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

The City may, at any time, require the SUBDIVIDER to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. SUBDIVIDER shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City for costs actually incurred. Failure of the SUBDIVIDER to timely reimburse the City shall be considered a material violation of the conditions of approval of the SUBDIVISION.

12. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement, and no other agreement, statement or promises shall be valid or binding.

13. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

17. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the _____ day of _____, 2020.

SUBDIVIDER:

Lennar Homes of California, Inc.
A California Corporation

By: 

Mike Miller, Vice President

CITY OF HANFORD APPROVAL:

By: _____

Johnathan L. Doyel, P.E., P.L.S.
Director of Public Works, City of Hanford

ATTEST:

By: _____

Natalie Ortega
Interim-City Clerk, City of Hanford

ACKNOWLEDGMENT

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 October 28, 2020 before me, Christine Collins, Notary Public
personally appeared Mike Miller, 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

(Seal)



EXHIBIT "C"**SUBDIVISION IMPROVEMENT COST ESTIMATE**

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

**ESTIMATED
CONSTRUCTION COST****Sanitary Sewers**

Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.

\$263,542.50**Storm Sewers**

Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards.

\$204,698.00**Water System**

Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$557,843.00**Curb and Gutter and Other Concrete Construction**

Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$605,751.90**Street Surfacing**

Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$1,234,069.20

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications. **\$245,719.50**

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications. **\$ 0.00**

Fencing, Landscaping, and Irrigation System

Construct fencing, block walls and install landscape and irrigation system improvements, misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications. **\$721,151.60**

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications. **\$ 18,720.00**

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements. **\$106,925.00**

Earthwork Improvements

- Excavation & Compaction **\$158,011.10**
- Subgrade Compaction & Fine Grade **\$140,305.10**
- Final Lot Grading **\$ 90,743.90**
- Total Improvements subject to Plan Review & Insp. Fees **\$4,347,480.71**

Private Utilities

- Applicant Install Utilities Onsite Construct **\$656,225.70**

Total Estimated Improvement Cost (To be bonded with Final Map) **\$5,003,706.41**

SECURITY REQUIREMENTS

- Performance **\$5,003,706.41**
- Labor and Materials **\$2,501,853.20**
- Warranty (Minimum 12-mo. from N.O.C.) **\$500,370.64**

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	\$ 5,000.00	\$ 300.00
(2) 5% of next	\$ 20,000.00	\$ 1,000.00
(3) 4.5% of next	\$ 75,000.00	\$ 3,375.00
(4) 3.5% of next	\$150,000.00	\$ 5,250.00
(5) 2% over	\$250,000.00	\$ 95,074.13

Total City Engineering Review and Inspection Fee obligation	\$ 104,999.13
Fee balance payable with this Agreement Acct. #001-2010-4937	<u>\$ 104,999.13</u>

NOTE:

- Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.
- Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

Pioneer Union Elementary School District Storm Drain Reimbursement (25.73 Ac @ \$2,498.52/Ac)	<u>\$ 64,286.92</u>
12 th Ave. Sewer Benefit District, Acct. #161-2161-5494 (25.73 Ac @ \$1,734.30/Ac) (Determined at completion of final map review.)	<u>\$ 44,623.54</u>
Street Sign Fee, Acct. #001-2010-4937 (16 @ \$200.00 Ea.) (Per intersection cost for sign blades furnished by City.)	<u>\$ 3,200.00</u>
Final Map Review Fee, Acct. #001-2010-4937 (Determined at completion of final map review.)	<u>\$ xxx.xx</u>
Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937	<u>\$104,999.13</u>
Storm Drainage Impact Fees, Acct. #184-2184-5504 (N/A) (Onsite drainage Basin provided, no impact to existing City drainage facilities)	<u>\$ 0.00</u>
Building Dept. block wall plan review fees paid from Acct. #001-2010-4937	<u>\$ x.xx</u>
SUBTOTAL	<u>\$217,109.59</u>
BALANCE DUE:	<u>\$217,109.59</u>



TITLE: LOCATION MAP

APPROVED BY: _____

DRAWN BY: LV



5.A.B

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED RETURN TO:

CITY CLERK

CITY OF HANFORD

319 North Douty Street

Hanford, California 93230

RESOLUTION NO. 20-37-R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
RESTRUCTURING PROPERTIES WITHIN ASSESSMENT DISTRICT
NO. 15-01, AND CONFIRMING LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR TRACT NO. 887, UNIT NO. 1 AND UNIT NO. 2, SILVER
OAKS ADDITION II SUBDIVISION AND TRACT NO. 922 UNIT NO. 1 AND
UNIT NO 2, BONTERRA SUBDIVISION.**

(Assessment District Restructure No. 15-01-B)

At a regular meeting of the City Council of the City of Hanford, duly called and held on October 20, 2020, it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolutions be adopted:

WHEREAS, the additional territory proposed to be restructured into the District includes properties known as Tract No. 922, Unit No. II (APN 009-030-161) ("Restructuring Properties");

WHEREAS, the restructure of Additional Properties into the District will provide for maintenance of the following improvements:

1. Decorative masonry block fencing, and landscaping & irrigation system improvements located along 13th Avenue, Devon Street, Mustang Drive & Stagecoach Drive adjacent to Tract 919 Unit II; and,

2. Street Lighting within Tract No. 922 Unit II.

WHEREAS, the owners of all land within the boundaries of the District and the restructured Properties have filed their consent to restructuring of the Properties into the District, and have also consented to adoption of the Engineer's Report and the levy of assessments identified therein.

WHEREAS, the owners of the restructure Properties, including the owners of such lots and parcels as shall be created therefrom, should share in the cost of maintaining the District improvements through payment of District assessments.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby orders the restructure of Properties as shown and described in the Engineer's Report into the District, so that the District henceforth shall include the restructured Properties, including such lots and parcels as shall be created therein, so that the owners thereof shall share in the cost of maintenance of the public improvements located within the District and on the Additional Properties; and,

RESOLVED FURTHER, that the City Council of the City of Hanford hereby confirms the diagram and assessments for the District contained in the Engineer's Report, and levies such assessments for the Fiscal Year 2020-2021; and,

RESOLVED FURTHERMORE, commencing with the calendar year 2020-2021, and January 1 of each calendar year ("Adjustment Date") thereafter during the life of the District, the Total Annual Subdivision Assessment amount for the next calendar year shall be an amount equal to the greater of:

- (i) the Total Annual Subdivision Assessment amount in effect immediately prior to the Adjustment Date; or

(ii) the product obtained by multiplying the Total Annual Subdivision Assessment in effect immediately prior to the Adjustment Date by a fraction, the numerator of which is the Index published nearest but prior to the Adjustment Date and the denominator of which is the Index published nearest but prior to January 1 of the first year the Subdivision Assessment became effective.

The term "Index" means the Consumer Price Index for Urban Wage Earners and Clerical Worker, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equals 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

Passed and adopted at a regular meeting of the City Council of the City of Hanford on October 20, 2020, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

JOHN DRAXLER
MAYOR of the City of Hanford

Attest:

1 NATALIE ORTEGA
2 CITY CLERK

3 STATE OF CALIFORNIA)
4 COUNTY OF KINGS) ss
CITY OF HANFORD)

5 I, Natalie Ortega, Interim-City Clerk of the City of Hanford, do hereby certify
6 the foregoing Resolution was duly passed and adopted at a regular meeting of the City
7 Council of the City of Hanford held on the ____ day of _____, 2020.

8
9 Date: _____

Interim-City Clerk

ATTACHMENT "A"

ENGINEER'S REPORT
ASSESSMENT DISTRICT RESTRUCTURE NO. 15-01-B
(Pursuant to the Landscaping and Lighting Act of 1972)

TRACT NO. 887-SILVER OAKS ADDITION III, UNITS I & II and TRACT NO 922-LENNAR HOMES
UNIT I & II

NOTE: Assessment District Restructure No. 15-01-B is the second modification of Landscape Assessment District No. 15-01.

Johnathan L. Doyel, P.E., P.L.S., Public Works Director/City Engineer and Engineer of Work for the existing Landscape Assessment District No. 15-01, City of Hanford, Kings County, California, makes this report for the inclusion of Assessment District Restructure No. 15-01-B into Landscape Assessment District No. 15-01 as directed by City Council, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements to be constructed and maintained in the District provide special benefits to all of the parcels within the District about and beyond general benefits conferred on parcels located in the District or to the public at large. Specifically, the particular and distinct special benefits include:

1. Reduction of traffic noise level from the street located adjacent to the District;
2. Restriction of unwanted pedestrian access onto the lots and parcels within the District;
3. Enhancement of appearance of the entrance into the subdivision which is included within the District;
4. Reduction of impact of dust and other particulate matter onto the lots and parcels within the District;

The improvements which are the subject of this report are briefly described as follows:

1. Decorative masonry block wall fencing, and landscape & irrigation system improvements located along 13th Avenue, W. Stagecoach Drive, W. Berkshire Lane, N. Mustang Drive, Devon Street, and Centennial Drive, located adjacent to and within Tract No. 887-Silver Oaks Addition III, Unit I & II, and Tract No. 922-Lennar Homes, Unit I & II.
2. The public park located at the south side of W. Berkshire Avenue Fronting Lots 1 through 9 of Tract 887-Silver Oaks Addition III, Unit I & II, and Lots 92 through 94 of Tract 922-Lennar Homes, Unit I.
3. Interior street lighting within Tract 887-Silver Oaks Addition III, Unit I & II and Tract 922-Lennar Homes, Unit I & II.

This report consists of six parts as follows:

Exhibit "A": Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are incorporated herein by reference.

Exhibit "B": An estimate of costs to maintain the improvements.

Exhibit “C”: An assessment of the estimated maintenance costs on each benefited parcel of land within the Assessment District.

Exhibit “D”: A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit “E”: A list of the names and addresses of the property owners of real property within each assessment district as shown on the last equalized assessment roll for taxes, or known to the Clerk. The list is keyed to Exhibit “C” by assessment number.

ATTACHMENT “A” continued...

Exhibit “F”: A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit “C” by lot number.

Respectfully submitted,

Johnathan L. Doyel, P.E., P.L.S.
Public Works Director
And City Engineer

ENGINEER'S REPORT

ASSESSMENT DISTRICT RESTRUCTURE NO. 15-01-B
(Pursuant to the Landscaping and Lighting Act of 1972)TRACT NO. 887-SILVER OAKS ADDITION III, UNITS I & II and TRACT NO 922-LENNAR HOMES
UNIT I & II

The undersigned hereby respectfully submits the enclosed Engineer's Report as directed by the City Council.

DATED: _____

Johnathan L. Doyel, P.E., P.L.S.
Public Works Director
And City EngineerI HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessments and Assessment
Diagram thereto attached was filed with me on the _____ day of _____, 20____.Natalie Ortega
City of Hanford, Interim City Clerk
Kings County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessments and Assessment
Diagram thereto attached, was approved and confirmed by the City Council of the City of Hanford, California,
on the _____ day of _____, 20____.Natalie Ortega
City of Hanford, Interim-City Clerk
Kings County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessments and Assessment
Diagram thereto attached, was filed with the County Auditor of the County of Kings on the _____ day of
_____, 20____.Natalie Ortega
City of Hanford, Interim-City Clerk
Kings County, California

By _____

Attachment: LAD (15-01-B) Engineer Report TR 922 Unit II (PW: Tract No. 922 Unit II, Final Subdivision and Restructure)

EXHIBIT "A"

ASSESSMENT DISTRICT RESTRUCTURE NO. 15-01-B
(Pursuant to the Landscaping and Lighting Act of 1972)TRACT NO. 887- SILVER OAKS ADDITION III, UNITS I & II and TRACT NO 922- LENNAR HOMES,
UNIT I & II

NOTE: Assessment District Annexation No. 15-01-B is the second modification of Landscape Assessment District No. 15-01.

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Lennar Homes for the City Engineer. These plans and specifications have been filed separately with the Clerk of the Legislative Body and are incorporated in this report by reference.

Attachment: LAD (15-01-B) Engineer Report TR 922 Unit II (PW: Tract No. 922 Unit II, Final Subdivision and Restructure)

EXHIBIT "B"

CITY OF HANFORD
ENGINEER'S REPORTASSESSMENT DISTRICT RESTRUCTURE NO. 15-01-B
FISCAL YEAR 2020-2021

ESTIMATED ASSESSMENTS

TRACT NO. 887-SILVER OAKS ADDITION III, UNITS I & II AND TRACT NO 922-LENNAR HOMES,
UNIT I & II

ITEM NO.	DESCRIPTION	FY 2020-2021 ESTIMATE UNITS	RATE	AMOUNT
A. MAINTENANCE COSTS				
1.	Landscape and Irrigation System along 13 th Avenue, Stagecoach Drive, W. Berkshire Lane, W. Bristol Avenue, Centennial Drive, Devon Street, North Mustang Drive, and Park on Berkshire Ave (Labor and Materials)	331,444 ±	\$ 0.3/SF	\$ 99,433.20
2.	Decorative Block Walls along W. 13 th Avenue, Stagecoach Drive, W. Berkshire, W. Bristol Avenue, Centennial Drive, and Devon Street (Labor and Materials)	8,959 LF ±	\$ 0.50/LF	\$ 4,479.54
3.	Water Usage (\$150/mo./Service x 12 = \$1800.00/Service)	Seven services	\$ 420.00/ea	\$ 2,940.00
4.	Electricity Usage (\$30/mo./Meter x 12 = \$360.00/Meter)	Four meters	\$ 360.00/ea	\$ 1,440.00
5.	Street Light Usage (\$12/Lt./Mo. x 12 = \$144.00/Lt./Yr.)	67 St. Lights	\$ 156.00/Lt./Yr	\$ 10,452.00
B. INCIDENTAL COSTS/FORMATION COSTS				
1.	Staff Preparation of Documents		\$ 325.00	\$ 325.00
2.	Collection of Assessment		\$ 121.00	\$ 121.00
TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT				<u>\$ 119,190.74</u>

TRACT NO. 887- SILVER OAKS ADDITION III
LOTS 1 THROUGH 141 AND TRACT 922- LENNAR HOMES
LOTS 1 THROUGH 194 SHALL BE ASSESSED:\$ 355.79

Attachment: LAD (15-01-B) Engineer Report TR 922 Unit II (PW: Tract No. 922 Unit II, Final Subdivision and Restructure)

C. ADJUSTMENT FOR INFLATION IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 53739(b)(1).

The Annual Total Subdivision Assessment Amount will be adjusted for inflation on an annual basis in accordance with the following formula:

Commencing with the calendar year 2020-2021, and January 1 of each calendar year ("Adjustment Date") thereafter during the life of the District, the Total Annual Subdivision Assessment Amount for the next fiscal year shall be an amount equal to the greater of:

- (i) the Total Annual Subdivision Assessment amount in effect immediately prior to the Adjustment Date, or
- (ii) the product obtained by multiplying the Total Annual Subdivision Assessment in effect immediately prior to the Adjustment Date by a fraction, the numerator of which is the Index published nearest but prior to the Adjustment Date and the denominator of which is the Index published nearest but prior to January 1 of the first year the Subdivision Assessment became effective.

The term "Index" means the Consumer Price Index for Urban Wage Earners and Clerical Workers, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equals 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

EXHIBIT "C"

ASSESSMENT ROLL AND
ESTIMATED ASSESSMENTSTRACT NO. 887-SILVER OAKS ADDITION III, UNITS I & II AND TRACT NO 922-LENNAR HOMES,
UNIT I & II

ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT	PROPERTY DESCRIPTION OR ASSESSOR PARCEL NUMBER
1 Through 79	\$355.79	Lot 1 through 79, Tract 887, Unit I
80 Through 141	\$355.79	Lot 80 through 141, Tract 887, Unit II
142 Through 236	\$355.79	Lot 1 through 95, Tract 922, Unit I
237 Through 335	\$355.79	Lot 96 Through 194, Tract 922 Unit II

Total Assessment: \$ 119,190.74

* NOTE: Assessment amount for 1 Thru 236 have been previously included in Landscape Assessment District No. 15-01 (Tract No. 887- Silver Oaks Addition III, Unit I & II, and Tract 922- Lennar Homes, Unit I).

EXHIBIT "D"

METHOD OF APPORTIONMENT OF ASSESSMENT

ASSESSMENT DISTRICT RESTRUCTURE NO. 15-01-B
(Pursuant to the Landscaping and Lighting Act of 1972)TRACT NO. 887-SILVER OAKS ADDITION III, UNITS I & II AND TRACT NO 922-LENNAR HOMES,
UNIT I & II

NOTE: Assessment District Restructure No. 15-01-B is the second modification of Landscape Assessment District No. 15-01.

The method of apportionment of Landscape Assessment District 15-01 maintenance costs is as follows:

100% of the maintenance costs divided equally between Lots 1 through 335 of Tract 887- Silver Oaks Addition III, Units I & II and Tract 922- Lennar Homes, Unit I & II.

EXHIBIT "E"

PROPERTY OWNERS LIST

ASSESSMENT DISTRICT RESTRUCTURE NO. 15-01-B

TRACT NO. 887-SILVER OAKS ADDITION III, UNITS I & II AND TRACT NO 922-LENNAR HOMES,
UNIT I & II

ASSESSMENT NUMBERS	PROPERTY DESCRIPTIONS	OWNERS NAME AND ADDRESS
1 through 79	009030144000	CITY OF HANFORD 315 N DOUTY ST HANFORD CA 93230
	009370022000	ANDERSON, GERALD 2341 W BRISTOL LN HANFORD CA 93230
	009370021000	STREETER, WYATT E & STACY L H/W 2346 W QUEENS WAY HANFORD CA 93230
	009370023000	WILDES, JOSHUA A & ALBA A H/W 2333 W BRISTOL LN HANFORD CA 93230
	009370024000	WARE, CHRISTOPHER L & LOREEN T H/W 2325 W BRISTOL LN HANFORD CA 93230
	009370020000	AGUILERA, SABINO SUAREZ JR 2338 W QUEENS WAY HANFOR CA 93230
	009370019000	HORN, ALVIN R 50% 2330 W QUEENS WAY HANFORD CA 93230
	009370018000	WHARTON, BYRON W II &= ARABELLA H/W 2314 W QUEENS WAY HANFORD CA 93230
	009370025000	FRANCISCO, EFREN G & MARIA C H/W 2309 W BRISTOL LN HANFORD CA 93230

Attachment: LAD (15-01-B) Engineer Report TR 922 Unit II (PW: Tract No. 922 Unit II, Final Subdivision and Restructure)

009370017000	GILLETTE, KYLE 2306 W QUEENS WAY HANFORD CA 93230
009370026000	WYAND, KEENAN & MELINDA H/W 2301 W BRISTOL LN HANFORD CA 93230
009370016000	MOTLEY, DAVID & KAREN LIVING TRUST 5075 SCHILLING AVE RIVERDALE CA 93656
009370027000	COLEGROVE, ELIZABETH S 1004 COMMERCIAL AVE #475 ANACORTES WA 98221
009370015000	DUENAS, ERWIN F & ANA K H/W 2282 W QUEENS WAY HANFORD CA 93230
009370028000	RENTERIA, ANTONIO & ROSARIO H/W 2277 W BRISTOL LN HANFORD CA 93230
009370014000	BRUNK, DANIEL K & CHRISTINA R H/W 2274 W QUEENS WAY HANFORD CA 93230
009370029000	NGUYEN, VU DUY LE 2269 W BRISTOL LN HANFORD CA 93230
009370013000	SANTOS, DAVID J & VIVIAN L H/W 2266 W QUEENS WAY HANFORD CA 93230
009370012000	LAMASCUS, JUSTIN 12239 HIGHGATE DR RANCHO CUCAMONGA CA 91739
009370030000	BENNETT, JEAN V 308 BRIARWICK CT MILLERSVILLE MD 21108
009370031000	ZIMMERMAN, CALLI MICHELLE 2253 W BRISTOL LN HANFORD CA 93230

009370032000	HUERTA, NICHOLAS A 2245 W BRISTOL LN HANFORD CA 93230
009370033000	GARCIA, RICHARD J JR & SANDRA E H/W 2237 W BRISTOL AVE HANFORD CA 93230
009370034000	GONZALEZ, ISAAC & RAQUEL H H/W 2229 W BRISTOL LN HANFORD CA 93230
009370035000	MENDES, MARIA F & FRANCISCO B W/H 2221 W BRISTOL LN HANFORD, CA 93230
009370036000	SEDZMAK, ANDREA ANN 2213 BRISTOL LN HANFORD CA 93230
009370011000	TELIHA, MAURICE S & ANNA L H/W 2255 W QUEENS WAY HANFORD CA 93230
009370010000	STEVENS, TABITHA 2263 W QUEENS WAY HANFORD CA 93230
009370009000	FIGUEROA, HARRY & CHRISTY M H/W 2271 W QUEENS WAY HANFORD CA 93230
009370008000	LUIS, AGUINAGA & MINERVA I H/W 2279 W QUEENS WAY HANFORD CA 93230
009370007000	CASTILLO, RACHEL B & ROGER P W/H 2287 W QUEENS WAY HANFORD CA 93230
009370006000	JOHNSON, TRAVIS & STACIE H/W 2303 W QUEENS WAY HANFORD CA 93230
009370005000	QUINTERO, YOLANDA 50% 2311 W QUEENS WAY HANFORD CA 93230

009370004000	COLEGROVE, BRENNIN S 1004 COMMERCIAL AVE #475 ANACORTES WA 98221
009370003000	SOLFELT, DANIEL 2327 W QUEENS WAY HANFORD CA 93230
009370002000	BICKFORD, ANNAMARIE E 50% 2335 W QUEENS WAY HANFORD CA 93230
009370001000	WHISENANT, TIMOTHY A & LAUREN E H/W 2343 W QUEENS WAY HANFORD CA 93230
009370079000	COMBADO, KYLE E & EMILY JH/W 2350 W ANDREW LN HANFORD CA 93230
009370043000	VOYLES, KELLY C & TERESA K H/W 2304 W BRISTOL LN HANFORD CA 93230
009370078000	SCHULLER, DOUGLAS ALAN JR 2334 W ANDREW LN HANFORD CA 93230
009370066000	TAHIM, JASPINDER 2025 MADELINE DR HANFORD CA 93230
009370065000	DIAS, DIANNE 2013 MADELINE DR HANFORD CA 93230
009370064000	POLNASZEK, JOSEPH & CAITLIN H/W 1999 MADELINE DR HANFORD CA 93230
009370063000	STAPLES, ANDREW J 1987 MADELINE DR HANFORD CA 93230
009370062000	MALABANAN, AMOR & ESPERDION SW/H 1975 MADELINE DR HANFORD CA 93230

009370061000	HERRERO, JORGE D & BERENICE V H/W 1963 MADELINE DR HANFORD CA 93230
009370067000	SENHOLTZ, KENNETH L & GENEBETH C H/W 2238 W ANDREW LN HANFORD CA 93230
009370068000	RIOS, GUADALUPE VILLEGAS 50% 2246 W ANDREW LN HANFORD CA 93230
009370069000	TRAN, BYRON M 2254 W ANDREW LN HANFORD CA 93230
009370070000	CURNOW, GENE F & SUSAN M H/W 2262 W ANDREW LN HANFORD CA 93230
009370071000	DIAZ, FAUSTINO JR 2270 W ANDREW LN HANFORD CA 93230
009370072000	GLEASON, ALEXANDER R & TANYA MARTINEZ H/W 2278 W ANDREW LN HANFORD CA 93230
009370073000	JOYCE, ELIZABETH 2286 W ANDREW LN HANFORD CA 93230
009370074000	HALL, JAMES C & KRISTI L H/W 2294 W ANDREW LN HANFORD CA 93230
009370075000	GOMEZ, CARLOS & TIFFANY H/W 2310 W ANDREW LN HANFORD CA 93230
009370076000	SMITH, PAULETTE S & JOHN L STUBBS III W/H 2318 W ANDREW LN HANFORD CA 93230
009370077000	STEWART, DYLAN & RAMEE H/W 2326 W ANDREW LN HANFORD CA 93230

009370042000	AYALA FAMILY TRUST OF 2018 C/O ROSA TAFOLLA, SUCCESSOR TRUSTEE 2107 LARK AVE VISALIA CA 93291
009370055000	EVERHART, JASON A & JESSICA M H/W 2283 W ANDREW LN HANFORD CA 93230
009370041000	TUBILLO, MURIEL E & CAROLYN M H/W 2272 W BRISTOL LN HANFORD CA 93230
009370056000	DAVIS, BRANDY R & JOSHUA A W/H 2275 W ANDREW LN HANFORD CA 93230
009370040000	MORENO, JAIME P & CLAUDIA M H/W 2264 W BRISTOL LN HANFORD CA 93230
009370057000	HOLMES, CLAYTON W & STACIE C H/W 2267 W ANDREW LN HANFORD CA 93230
009370039000	DE LOZA, ARMANDO JR & JANICE M H/W 2256 W BRISTOL LN HANFORD CA 93230
009370060000	KENNEDY, MARC J & KRISTEN R H/W 2243 W ANDREW LN HANFORD CA 93230
009370049000	LEWIS, AMANDA L & RYAN J W/H 2347 W ANDREW LN HANFORD CA 93230
009370048000	ERICKSON, SAMANTHA A 2344 W BRISTOL LN HANFORD CA 93230
009370050000	BUGTONG, ALELI BLAZA 2339 W ANDREW LN HANFORD CA 93230

009370047000	YAHNE, ROBERT J & MARY P H/W 2336 W BRISTOL LN HANFORD CA 93230
009370051000	PERKINS, DAVID W & JAMIE M H/W P O BOX 149 HANFORD CA 93232
009370046000	HERON, DIRK & SUSAN G H/W 2328 W BRISTOL LN HANFORD CA 93230
009370052000	DAWSON, BROOKE A & MATTHEW C W/H 2323 W ANDREW LN HANFORD CA 93230
009370045000	LAURIEL, CHRISTOPHER E & CHRISTINE O T HW 2320 W BRISTOL LN HANFORD CA 93230
009370053000	ISQUIERDO, DANIEL O & VANESA J P H/W 2315 W ANDREW LN HANFORD CA 93230
009370054000	AVINA, PAT & VANESSA S H/W 2307 W ANDREW LN HANFORD CA 93230
009370044000	HAKKER, JOHANNA T LIVING TRUST 12567 IDAHO AVE HANFORD CA 93230
009370058000	COELHO, KEVIN & JENNY H/W 2259 W ANDREW LN HANFORD CA 93230
009370038000	TULLIS, JOSEPH R III & ELIZABETH S H/W 2248 W BRISTOL LN HANFORD CA 93230
009370059000	AVILA, ABEL ALFRED JR & SHIRLEY A H/W 2251 W ANDREW LN HANFORD CA 93230
009370037000	JOHNSON, JAMES C & RAOME M H/W 2240 W BRISTOL LN HANFORD CA 93230

80 through 141	009410023000	RAGSDALE, MICHAEL & VALARIE H/W 2328 W HEATHER LN HANFORD CA 93230
	009410009000	COELHO, FERNANDA L & JOAQUIM W/H 2287 W HEATHER LN HANFORD CA 93230
	009410016000	JURADO, CAROLINA & SANTIAGO JR W/H 2260 W HEATHER LN HANFORD CA 93230
	009410033000	PUTNAM, BRADLEY D & AMANDA M H/W 2301 W MALLARD WAY HANFORD CA 93230
	009410019000	BETTS, JOHN T & AMANDA H/W 2296 W HEATHER LN HANFORD CA 93230
	009410029000	CHANEY, MICHAEL B & KIRBY L H/W 2333 W MALLARD WAY HANFORD CA 93230
	009410037000	SERBENT, BRIAN JAMES 2257 W MALLARD WAY HANFORD CA 93230
	009410024000	ALLEN, KIRK E & REBECCA R H/W 2336 W HEATHER LN HANFORD CA 93230
	009410011000	DANLEY, STEVEN S & FRANCISCA S STAR H/W 2263 W HEATHER LN HANFORD CA 93230
	009410005000	BANKSTON, JOSHUA K & TABETHA I H/W 2323 W HEATHER LN HANFORD CA 93230
	900410028000	FORCE, JAMES C & MARISSA D H/W 2341 W MALLARD WAY HANFORD CA 93230

009410015000	JOHNSTON, KELLI LYNN & RICHARD AARON W/H 2248 W HEATHER LN HANFORD CA 93230
009410030000	ESCAMILLA, FRANCISCO & THERESA M H/W 2325 W MALLARD WAY HANFORD CA 93230
009410020000	BLOWERS, BRENDA C & KELLEY V W/H 2304 W HEATHER LN HANFORD CA 93230
009410025000	COPELAND, DOMINIQUE L & CATHERINE P H/W 2344 W HEATHER LN HANFORD CA 93230
009410036000	HENDRICKSON, VANESSA C 50% 2269 W MALLARD WAY HANFORD CA 93230
009410012000	BAIRSTOW, LOT AARON & JUANITA H/W 2251 W HEATHER LN HANFORD CA 93230
009410006000	GONZALEZ, RAMON MEDINA & MARIA E V M H/W 2315 W HEATHER LN HANFORD CA 93230
009410039000	FELIX, ENRIQUE CARBAJAL & MARIA G H/W 2233 W MALLARD WAY HANFORD CA 93230
009410031000	SHAKESPEARE, JILL D & DAVID S W/H 2317 W MALLARD WAY HANFORD CA 93230
009410021000	JEFF, JIMMIE WILFRED IV & HAYLEE B H/W 2312 W HEATHER LN HANFORD CA 93230

009410002000	KAMARA, ALPHA & ZAINAB D JALLOH H/W 2347 W HEATHER LN HANFORD CA 93230
009410035000	MATA, MARY H 2281 W MALLARD WAY HANFORD CA 93230
009410013000	BAKKER, CASSANDRA M & LEONARD A II W/H 2239 W HEATHER LN HANFORD CA 93230
009410007000	FORCE, ELAINE GREELEY 2307 W HEATHER LN HANFORD CA 93230
009410018000	O'TOOLE, BRIAN JAMES & TARA ELISE H/W 2284 W HEATHER LN HANFORD CA 93230
009410022000	WARCHOL, ANDREW T & MEGAN M H/W 2320 W HEATHER LN HANFORD CA 93230
009410032000	FRANCISCO, MARK J C & PAMELA E H/W 2309 W MALLARD WAY HANFORD CA 93230
009410003000	GRZECH, JACOB A & RACHEL C H/W 2339 W HEATHER LN HANFORD CA 93230
009410034000	QAZZAZ, MOHAMMED A & FAWZIYA M ALI H/W 2293 W MALLARD AVE HANFORD CA 93230
009410017000	LACOSSE, ANDREW 2272 W HEATHER LN HANFORD CA 93230
009410014000	LE, CLEO 2236 W HEATHER LN HANFORD CA 93230

009410008000	HYSLOP, JAY G & VANESSA A H/W 2299 W HEATHER LN HANFORD CA 93230
009410038000	BARRAZA, ALDO 50% 41821 25TH AVE KETTLEMAN CITY CA 93239
009410010000	CRUZ, MARIA V A & ROBIN R W/H 2275 W HEATHER LN HANFORD CA 93230
009410004000	SIZEMORE, JAMES E JR & KRISTINA A H/W 2331 W HEATHER LN HANFORD CA 93230
009410058000	ALMEROOD, MEGAN J & STEVEN R W/H 2326 W MALLARD WAY HANFORD CA 93230
009410061000	DIAS, FRANK W LIVING TRUST C/O FRANK W DIAS TRUSTEE 2444 KAREN DR #6 SANTA CLARA CA 95050
009410057000	SCHULTE, JASON A & KORIE D H/W 2318 W MALLARD WAY HANFORD CA 93230
009410056000	GHARIBIAN, GAVORG & ABIGAIL H/W 2310 W MALLARD WAY HANFORD CA 93230
009410060000	REED, NICOLESHA Y 2342 W MALLARD WAY HANFORD CA 93230
009410059000	DIVITO, JASON D 2334 W MALLARD WAY HANFORD CA 93230
009410043000	CURD, CHRISTOPHER H & DIANNA N H/W 2057 MADELINE DR HANFORD CA 93230
009410052000	SERPA, MICHAEL A 50% 2258 W MALLARD WAY HANFORD CA 93230

009410053000	ZARATE, SALVADOR B & JAQUELINE LOPEZ H/W 2270 W MALLARD WAY HANFORD CA 93230
009410047000	MURILLO, VICTOR I 2089 MADELINE DR HANFORD CA 93230
009410055000	AMARO, JOHN & SYLVIA P H/W 2294 W MALLARD WAY HANFORD CA 93230
009410046000	HARREL, JASON S & ALLISON R H/W 2081 MADELINE DR HANFORD CA 93230
009410041000	CHHINA, AMARDEEP S & RUMINDERJIT K H/W 2041 MADELINE DR HANFORD CA 93230
009410048000	ELENES, LUIS H & STACY L H/W 2097 MADELINE DR HANFORD CA 93230
009410044000	BOOK, IAN R 2065 MADELINE DR HANFORD CA 93230
009410054000	HARGER, JEFFREY & ELIZABETH CLEIX H/W 2282 W MALLARD WAY HANFORD CA 93230
009410049000	PARTIDA, MIGUEL ANGEL 50% 2222 W MALLARD WAY HANFORD CA 93230
009410045000	OCHOA, EDUARDO & TIRSA S BURCIAGA H/W 2073 MADELINE DR HANFORD CA 93230
009410050000	SSENFUMA, FRANCIS 50% 2234 W MALLARD WAY HANFORD CA 93230
009410042000	BERUMEN, RENE S & MELODY M H/W 2049 MADELINE DR HANFORD CA 93230

009410051000	CHASMAR, CRAIG & BARBARA JEAN H/W 2246 W MALLARD WAY HANFORD CA 93230
009410040000	MCCREARY, BRENT L 2033 MADELINE DR HANFORD CA 93230
009410027000	SMITH, ARTHUR A & JENNIFER H/W 2357 W MALLARD WAY HANFORD CA 93230
009410026000	CAMPOS, ERIC & VICKLY L H/W 2360 W HEATHER LN HANFORD CA 93230
009410001000	DEPPEN, RESEL 2363 W HEATHER LN HANFORD CA 93230
142 through 236	Lots 1 through 95 LENNAR FRESNO 8080 N. PALM AVE FRESNO, CA 93711
237 through 335	Lots 96 through 194 LENNAR FRESNO 8080 N. PALM AVE FRESNO, CA 93711

NOTE: * Lots 1 through 141 of Tract No. 887 Unit I & II and Lots 1 through 95 of Tract 922 Unit I have been previously included in Landscape Assessment District No. 15-01

Exhibit F-1

All that portion of the Southwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows;

Beginning at the Northwest Corner of said Southwest Quarter;

Thence South $00^{\circ} 08' 05''$ East, along the West line of said Southwest Quarter, a distance of 55.50 feet;

Thence North $89^{\circ} 56' 17''$ East, parallel with the North line of said Northwest Quarter, a distance of 81.90 feet, to the True Point of Beginning;

Thence continuing North $89^{\circ} 56' 17''$ East, parallel with the last said North line, a distance of 365.75 feet;

Thence on a tangent curve to the right, concave Southwesterly, with a radius of 19.50 feet, through a central angle of $90^{\circ} 00' 00''$, an arc length of 30.60 feet;

Thence South $00^{\circ} 03' 43''$ East, a distance of 10.00 feet;

Thence South $89^{\circ} 56' 17''$ West, a distance of 16.50 feet;

Thence North $47^{\circ} 39' 07''$ West, a distance of 14.83 feet;

Thence South $89^{\circ} 56' 17''$ West, parallel with the North line of said Southwester Quarter, a distance of 356.80 feet;

Thence South $45^{\circ} 01' 21''$ West, a distance of 14.12 feet;

Thence South $00^{\circ} 08' 05''$ West, parallel with the West line of said Southwest Quarter, a distance of 546.84 feet;

Thence on a tangent curve to the right, concave Westerly, with a radius of 3,457.00 feet, through a central angle of $02^{\circ} 44' 25''$, an arc length of 165.34 feet;

Thence, on a tangent, South $02^{\circ} 52' 30''$ West a distance of 4.70 feet;

Thence on a tangent curve to the left, concave Easterly, with a radius of 3,343.00 feet, through a central angle of $02^{\circ} 44' 25''$, an arc length of 159.88 feet;

Thence, on a tangent, South $00^{\circ} 08' 05''$ West, parallel with the West line of said Southwest Quarter, a distance of 210.73 feet to a point on the North line of a parcel as adjusted per lot line adjustment 03-01 and recorded as Document No. 0307109;

Thence South $89^{\circ} 57' 00''$ West, along the North line of last said adjusted parcel, a distance of 20.50 feet;

Thence North $00^{\circ} 08' 05''$ East, parallel with the West line of said Southwest Quarter, a distance of 210.80 feet;

Thence on a tangent curve to the right, concave Easterly, with a radius of 3,363.50 feet through a central angle of $02^{\circ} 44' 35''$, an arc length of 160.86 feet;

Thence, on a tangent, North $02^{\circ} 52' 30''$ East, a distance of 4.70 feet;

Thence on a tangent curve to the left, concave Westerly, with a radius of 3,463.50 feet, through a central angle of $02^{\circ} 44' 50''$, an arc length of 164.36 feet;

Thence, on a tangent, North $00^{\circ} 08' 50''$ East, parallel with the West line of said Southwest Quarter, a distance of 546.84 feet;

Thence on a tangent curve to the right, concave Southwesterly, with a radius of 29.50 feet, through a central angle of $89^{\circ} 48' 22''$, an arc length of 46.24 feet, to the True Point of Beginning;

Containing 30,587 square feet, more or less.

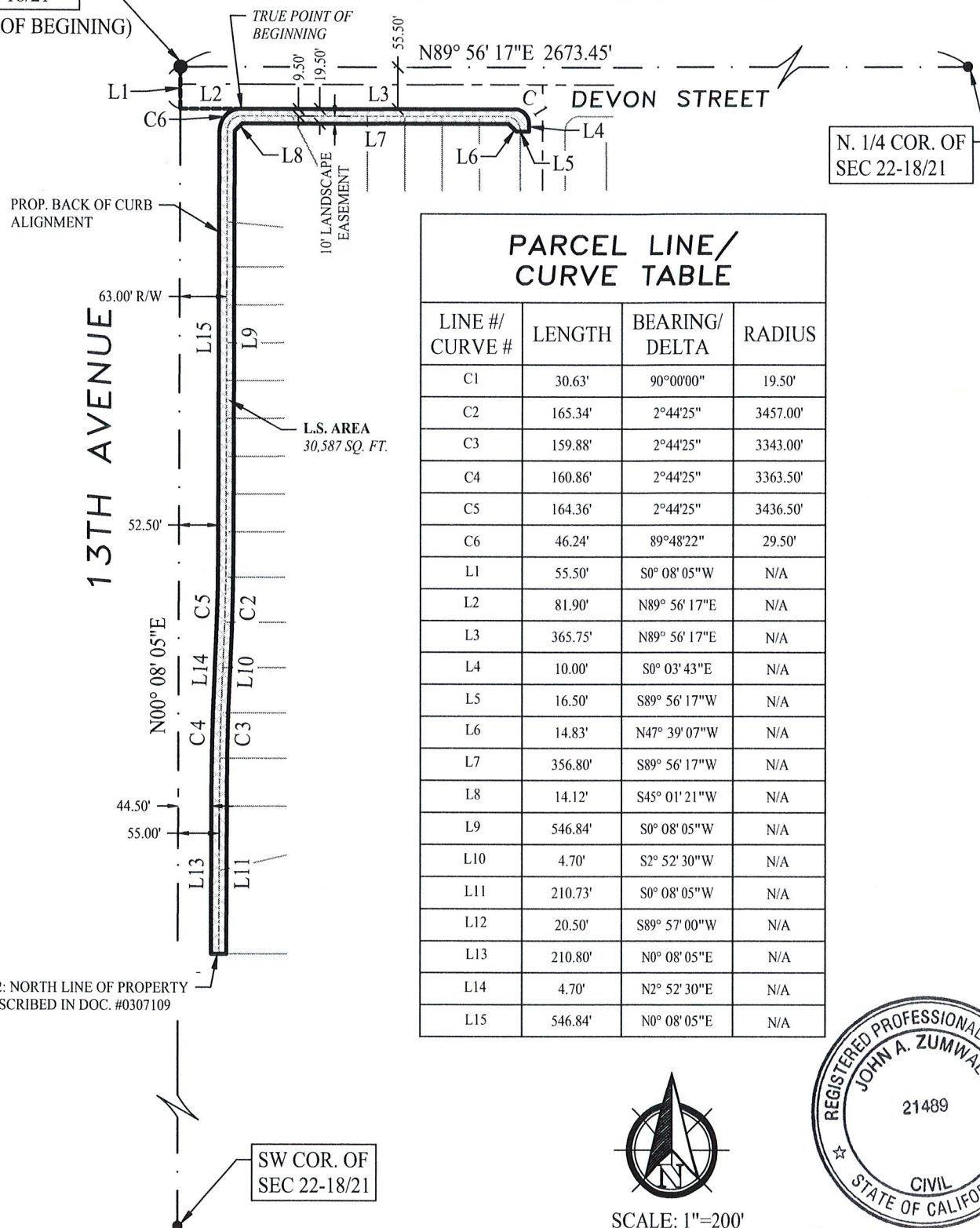


FOR REVIEW ONLY

EXHIBIT "F-1A"

W. 1/4 COR. OF
SEC 22-18/21

(POINT OF BEGINNING)

PARCEL LINE/
CURVE TABLE

LINE #/ CURVE #	LENGTH	BEARING/ DELTA	RADIUS
C1	30.63'	90°00'00"	19.50'
C2	165.34'	2°44'25"	3457.00'
C3	159.88'	2°44'25"	3343.00'
C4	160.86'	2°44'25"	3363.50'
C5	164.36'	2°44'25"	3436.50'
C6	46.24'	89°48'22"	29.50'
L1	55.50'	S0° 08' 05"W	N/A
L2	81.90'	N89° 56' 17"E	N/A
L3	365.75'	N89° 56' 17"E	N/A
L4	10.00'	S0° 03' 43"E	N/A
L5	16.50'	S89° 56' 17"W	N/A
L6	14.83'	N47° 39' 07"W	N/A
L7	356.80'	S89° 56' 17"W	N/A
L8	14.12'	S45° 01' 21"W	N/A
L9	546.84'	S0° 08' 05"W	N/A
L10	4.70'	S2° 52' 30"W	N/A
L11	210.73'	S0° 08' 05"W	N/A
L12	20.50'	S89° 57' 00"W	N/A
L13	210.80'	N0° 08' 05"E	N/A
L14	4.70'	N2° 52' 30"E	N/A
L15	546.84'	N0° 08' 05"E	N/A



SCALE: 1"=200'



FOR REVIEW ONLY

Attachment: LAD (15-01-B) Exhibits (PW: Tract No. 922 Unit II, Final Subdivision and Restructure)

CIVIL ENGINEERS
**ZUMWALT
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LAND SURVEYORS

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AREA TO BE MAINTAINED
for
TRACT 922 UNIT 2

Job No. 0747227
Drawn By: JS
Checked By: AD
Indexed By:
Date: 9/16/2020

Sheet No.

1 of 4

Exhibit F-2

All that portion of the Southwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows;

Beginning at the Northwest Corner of said Southwest Quarter;

Thence South $00^{\circ} 08' 05''$ West, along the West line of said Southwest Quarter, a distance of 55.50 feet;

Thence North $89^{\circ} 50' 17''$ East, parallel with the North line of said Southwest Quarter, a distance of 523.65 feet to the True Point of Beginning;

Thence continuing North $89^{\circ} 56' 17''$ East, a distance of 268.78 feet;

Thence on a tangent curve to the right, concave Southwesterly, with a radius of 19.50 feet, through a central angle of $90^{\circ} 00' 00''$, an arc length of 30.63 feet;

Thence South $00^{\circ} 03' 43''$ East, parallel to the center line of Mustang Drive as shown on a map recorded in Volume 26 at Page 47 of Licensed Surveyors' Plats in the Office of the Kings County Recorder, a distance of 485.00 feet;

Thence on a tangent curve to the right, concave Northeasterly, with a radius of 19.50 feet, through a central angle of $90^{\circ} 00' 00''$, an arc length of 30.63 feet;

Thence South $89^{\circ} 56' 17''$ West, a distance of 14.00 feet;

Thence North $00^{\circ} 03' 43''$ West, a distance of 16.50 feet;

Thence North $44^{\circ} 56' 17''$ East, a distance of 21.21 feet;

Thence North $00^{\circ} 03' 43''$ West, parallel with the center line of said Mustang Drive, a distance of 463.00 feet;

Thence North $45^{\circ} 01' 41''$ West, a distance of 14.13 feet;

Thence South $89^{\circ} 56' 17''$ West, parallel with the North line of said Southwest Quarter, a distance of 251.80 feet;

Thence South $47^{\circ} 39' 07''$ West, a distance of 14.86 feet;

Thence South $89^{\circ} 56' 17''$ West, a distance of 16.50 feet;

Thence North $00^{\circ} 03' 43''$ West, a distance of 10.00 feet;

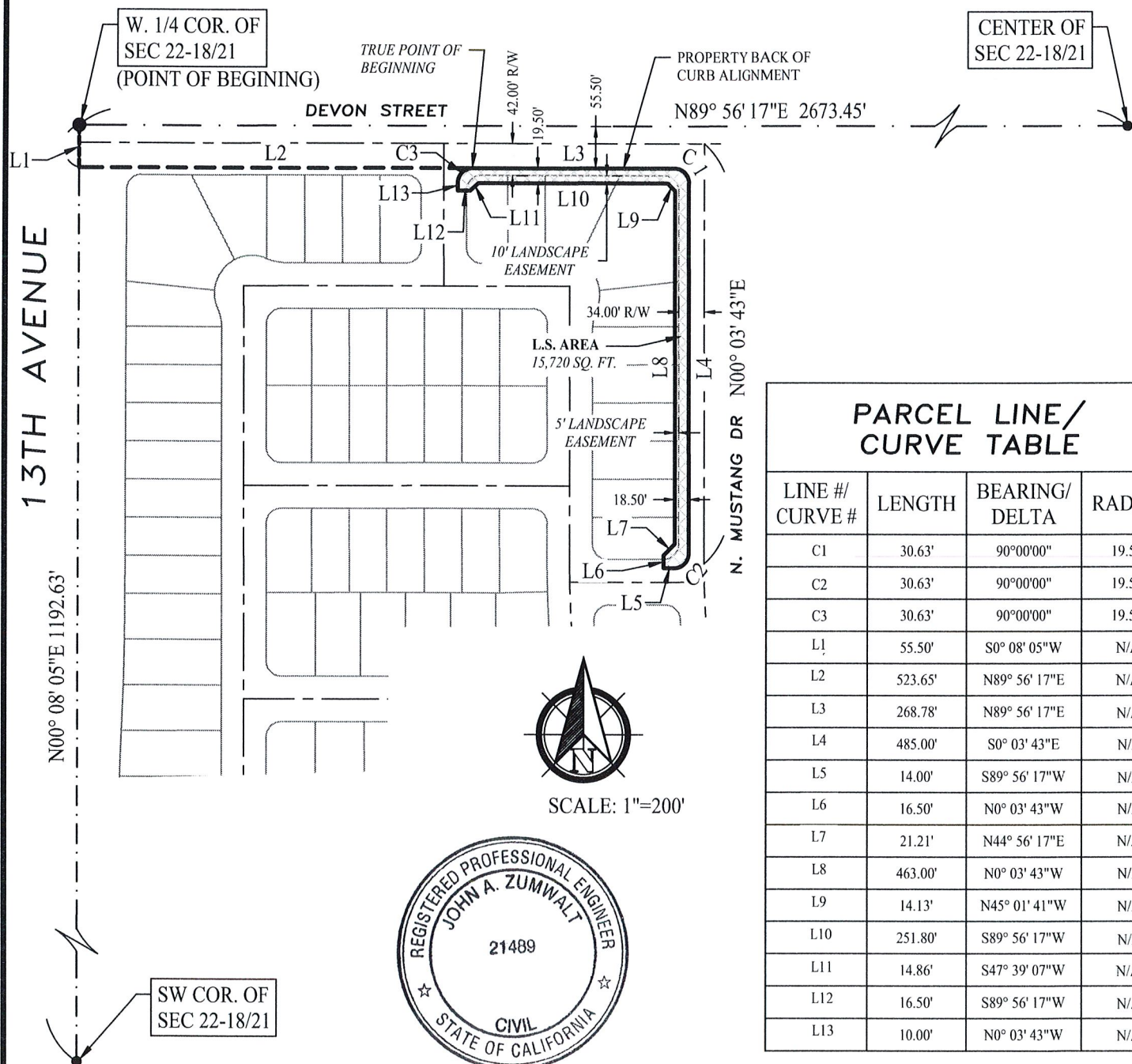
Thence on a tangent curve to the right, concave Southeasterly, with a radius of 19.50 feet, through a central angle of $90^{\circ} 00' 00''$, an arc length of 30.63 feet, to the True Point of Beginning;

Containing 15,720 square feet, more or less.



FOR REVIEW ONLY

EXHIBIT "F-2A"



PARCEL LINE/ CURVE TABLE

LINE #/ CURVE #	LENGTH	BEARING/ DELTA	RADIUS
C1	30.63'	90°00'00"	19.50'
C2	30.63'	90°00'00"	19.50'
C3	30.63'	90°00'00"	19.50'
L1	55.50'	S0° 08' 05"W	N/A
L2	523.65'	N89° 56' 17"E	N/A
L3	268.78'	N89° 56' 17"E	N/A
L4	485.00'	S0° 03' 43"E	N/A
L5	14.00'	S89° 56' 17"W	N/A
L6	16.50'	N0° 03' 43"W	N/A
L7	21.21'	N44° 56' 17"E	N/A
L8	463.00'	N0° 03' 43"W	N/A
L9	14.13'	N45° 01' 41"W	N/A
L10	251.80'	S89° 56' 17"W	N/A
L11	14.86'	S47° 39' 07"W	N/A
L12	16.50'	S89° 56' 17"W	N/A
L13	10.00'	N0° 03' 43"W	N/A

FOR DESIGN ONLY

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AREA TO BE MAINTAINED
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Date: 9/16/2020

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Exhibit F-3

All that portion of the Southwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows;

Beginning at the intersection of Mustang Dr. and Stagecoach Dr. as shown on a map of TR922-2 and recorded in Volume 26 at Page 47 of Licensed Surveyor's Plats, in the office of the Kings County Recorder;

Thence North $84^{\circ} 34' 13''$ East, a distance of 44.37 feet, to the True Point of Beginning

Thence South $57^{\circ} 03' 15''$ West, a distance of 101.05 feet;

Thence on a tangent curve to the right, concave Northerly, with a radius of 19.50 feet, through a central angle of $91^{\circ} 42' 41''$, an arc length of 31.21 feet;

Thence, on a tangent, North $30^{\circ} 55' 29''$ West, a distance of 14.71 feet;

Thence North $59^{\circ} 23' 06''$ East, a distance of 16.50 feet;

Thence South $76^{\circ} 46' 49''$ East, a distance of 21.64 feet;

Thence North $57^{\circ} 03' 15''$ East, a distance of 75.07 feet;

Thence North $13^{\circ} 17' 22''$ East, a distance of 20.75 feet;

Thence on a curve to the right, concave Easterly, the center point of which bears North $59^{\circ} 31' 28''$ East, with a radius of 1239.00 feet, through a central angle of $27^{\circ} 01' 23''$, an arc length of 584.37;

Thence North $46^{\circ} 45' 26''$ West, a distance of 20.58 feet;

Thence North $00^{\circ} 03' 43''$ West, a distance of 16.50 feet, to the True Point of Beginning;

Thence on a tangent curve to the right, concave Southwesterly, with a radius of 19.50 feet, through a central angle of $87^{\circ} 07' 36''$, an arc length of 29.65 feet;

Thence on a tangent curve to the left, concave Easterly, with a radius of 1220.50 feet through a central angle of $28^{\circ} 09' 35''$, an arc length of 599.85 feet;

Thence on a tangent curve to the right, concave Northwesterly, with a radius of 19.50 feet, through a central angle of $88^{\circ} 08' 57''$, an arc length of 30.00 feet;

Containing 14,716 square feet, more or less.



For Review ONLY

EXHIBIT "F-3A"

W. 1/4 COR. OF
SEC 22-18/21



FOR NOTION ONLY

13TH AVENUE

N00° 08' 05"E 2031.34'

PARCEL LINE/
CURVE TABLE

LINE #/ CURVE #	LENGTH	BEARING/ DELTA	RADIUS
C1	31.21'	91°42'41"	19.50'
C2	584.37'	27°01'23"	1239.00'
C3	29.65'	87°07'36"	19.50'
C4	599.85'	28°09'35"	1220.50'
C5	30.00'	88°08'57"	19.50'
L1	44.37'	N84° 34' 13"E	N/A
L2	101.05'	N57° 03' 15"E	N/A
L3	14.71'	S30° 55' 29"E	N/A
L4	16.50'	S59° 23' 06"W	N/A
L5	21.64'	N76° 46' 49"W	N/A
L6	75.07'	S57° 03' 15"W	N/A
L7	20.75'	S13° 17' 22"W	N/A
L8	20.58'	S46° 45' 26"E	N/A
L9	16.50'	S0° 03' 43"E	N/A
L10	13.36'	S89° 56' 17"W	N/A

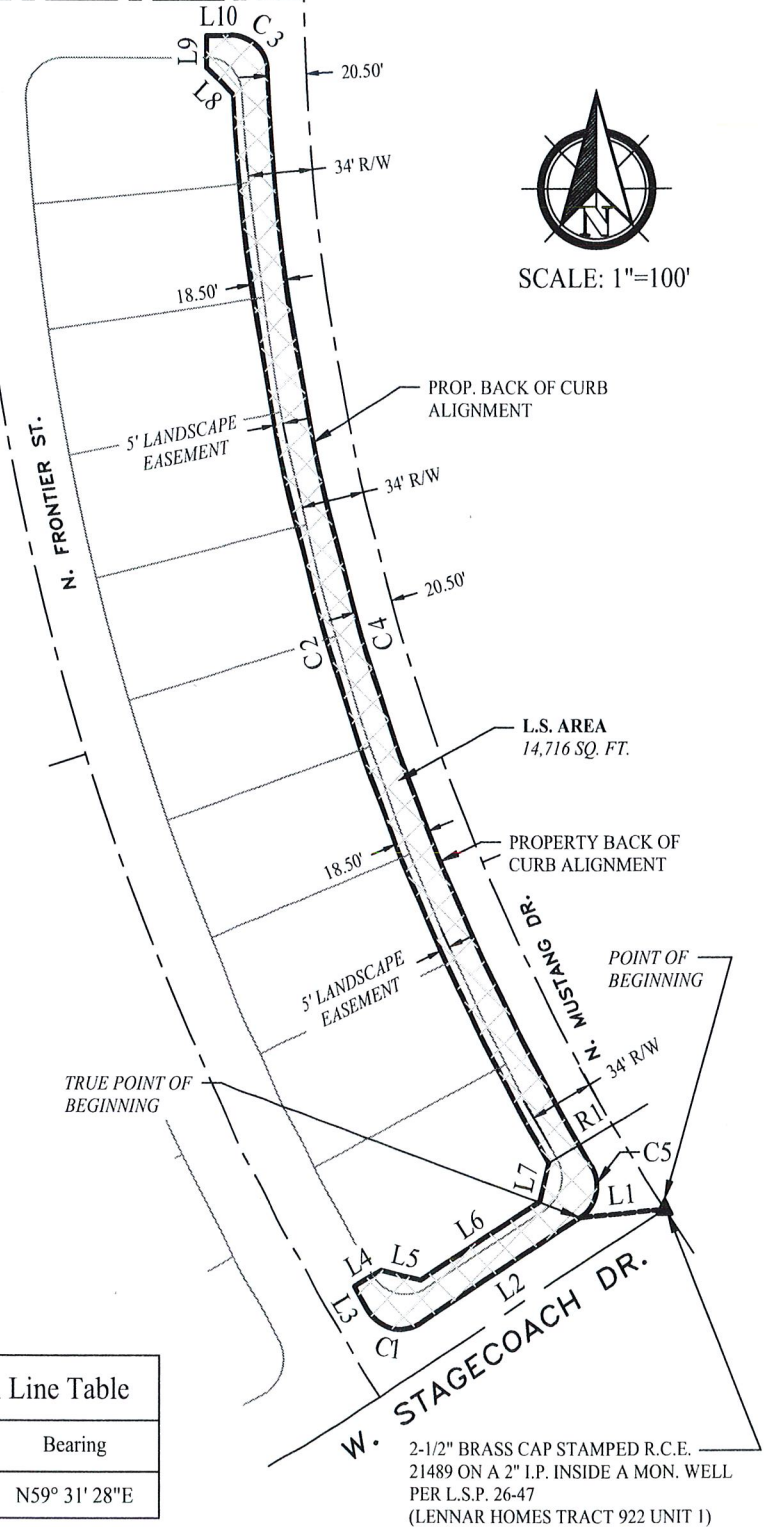
Radial Line Table

Line #	Bearing
R1	N59° 31' 28"E

SW COR. OF
SEC 22-18/21

(POINT OF BEGINNING)

W. HEATHER LANE



SCALE: 1"=100'

Attachment: LAD (15-01-B) Exhibits (PW: Tract No. 922 Unit II, Final Subdivision and Restructure)

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Exhibit F-4

All that portion of the Southwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows;

Beginning at the Southwest Corner of said Southwest Quarter;

Thence North $00^{\circ} 08' 05''$ East, along the West line of said Southwest Quarter, a distance of 1,231.63 feet;

Thence North $89^{\circ} 57' 00''$ East, a distance of 350.00 feet to the True Point of Beginning;

Thence continuing North $89^{\circ} 57' 00''$ East, a distance of 87.39 feet;

Thence on a tangent curve to the left, concave Northerly, with a radius of 761.00 feet; through a central angle of $29^{\circ} 47' 15''$, an arc length of 395.64 feet;

Thence North $14^{\circ} 41' 30''$ East, a distance of 21.39 feet;

Thence North $59^{\circ} 15' 59''$ East, a distance of 16.50 feet;

Thence South $31^{\circ} 01' 07''$ East, a distance of 13.91 feet;

Thence on a tangent curve to the right, concave Westerly, with a radius of 19.50 feet, through a central angle of $90^{\circ} 32' 24''$, an arc length of 30.81 feet;

Thence on a tangent curve to the right, concave Northerly, with a radius of 779.50 feet, through a central angle of $30^{\circ} 42' 50''$, an arc length of 417.85 feet;

Thence South $89^{\circ} 57' 00''$ West, a distance of 87.45 feet;

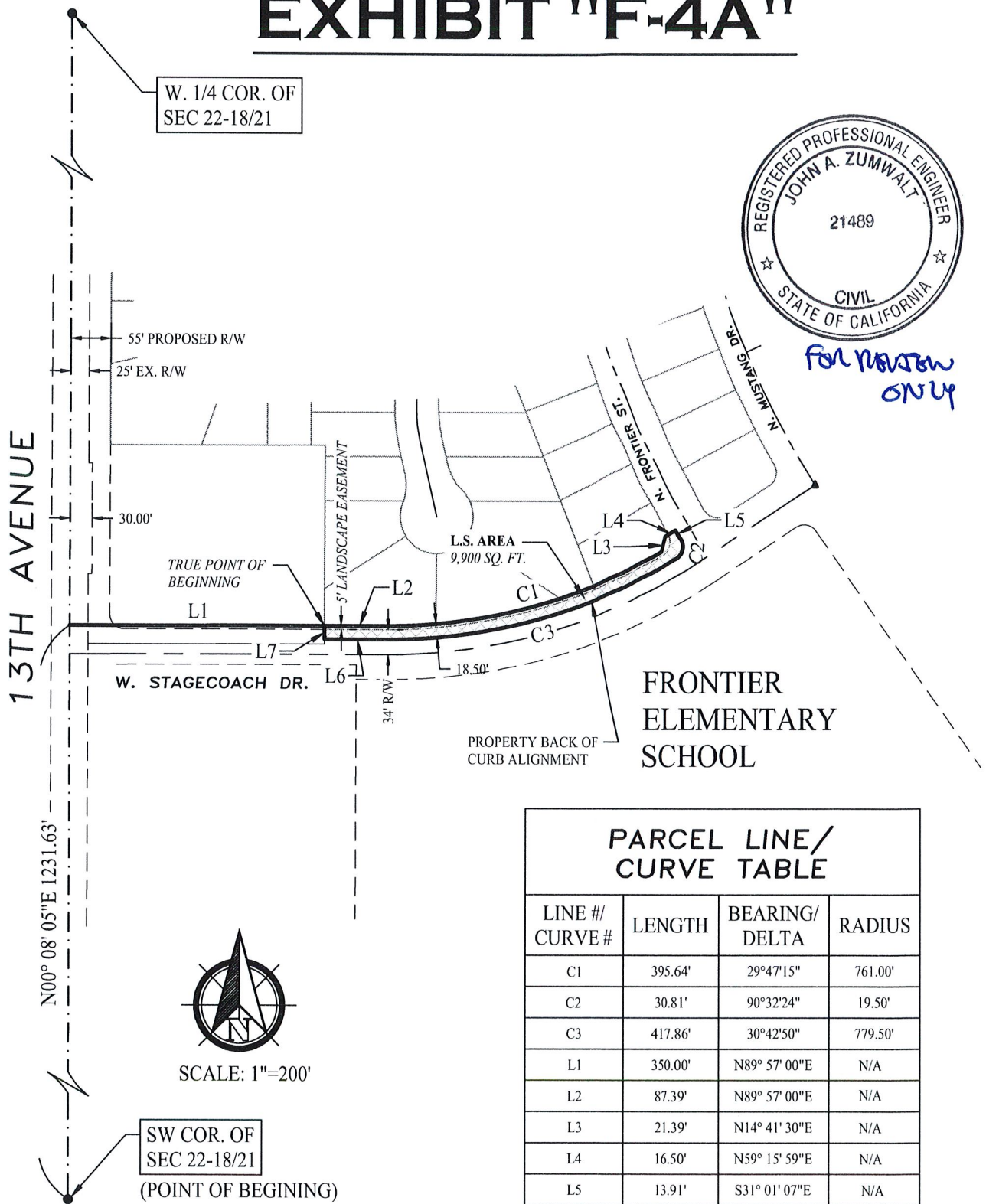
Thence North $00^{\circ} 08' 05''$ East, a distance of 18.50 feet to the True Point of Beginning;

Containing 9,900 square feet, more or less.



For Review Only

EXHIBIT "F-4A"



PARCEL LINE/ CURVE TABLE

LINE #/ CURVE #	LENGTH	BEARING/ DELTA	RADIUS
C1	395.64'	29°47'15"	761.00'
C2	30.81'	90°32'24"	19.50'
C3	417.86'	30°42'50"	779.50'
L1	350.00'	N89° 57' 00"E	N/A
L2	87.39'	N89° 57' 00"E	N/A
L3	21.39'	N14° 41' 30"E	N/A
L4	16.50'	N59° 15' 59"E	N/A
L5	13.91'	S31° 01' 07"E	N/A
L6	87.45'	S89° 57' 00"W	N/A
L7	18.50'	N0° 08' 05"E	N/A

Attachment: LAD (15-01-B) Exhibits (PW: Tract No. 922 Unit II, Final Subdivision and Restructure)

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