

AGENDA ITEM NO. 1 G

COUNCIL MEETING 6/9/2011

APPROVED BY



DEPARTMENT DIRECTOR

CITY MANAGER

Date June 9, 2011

FROM: PATRICK N. WIEMILLER, Director  
Public Works Department

BY: SCOTT L. MOZIER, PE, City Engineer/Assistant Director  
Public Works Department, Traffic and Engineering Services Division



SUBJECT: ADOPT A RESOLUTION DEDICATING CERTAIN CITY OWNED PROPERTY FOR PUBLIC STREET PURPOSES AT VARIOUS LOCATIONS ON PEACH AVENUE BETWEEN KINGS CANYON ROAD AND BELMONT AVENUE. (LOCATED IN COUNCIL DISTRICTS NO. 5 AND 7, AND IN THE COUNTY OF FRESNO)

### RECOMMENDATION

Staff recommends that the Council adopt the attached resolution dedicating certain City-owned property for public street purposes at various locations that are necessary for the widening of Peach Avenue to four lanes between Kings Canyon Road and Belmont Avenue.

### EXECUTIVE SUMMARY

The project will construct the widening of Peach Avenue to a four-lane divided arterial with a landscaped median island from Kings Canyon Road to Belmont Avenue. The current tentative project schedule will be to complete design in 2010, complete right-of-way acquisition and associated relocations by summer 2011, underground PG&E and other overhead utilities by late 2012 and construct the street improvements from 2013 and into 2014. The City owns eight parcels along Peach Avenue and to accommodate the construction of the widening of Peach Avenue it is necessary for the City to dedicate portions of these eight parcels as easements for public street purposes. The portions to be dedicated for public street purposes are described in Exhibits "A-1" through "A-7" and shown on Exhibits "B-1" through "B-7" of the attached resolution.

### BACKGROUND

The improvement of Peach Avenue to a four-lane divided arterial standard between Kings Canyon Road and Belmont Avenue has long been a goal of the City of Fresno. The proposed project consists of widening Peach Avenue from a two-lane to a four-lane arterial roadway between Kings Canyon Road and Belmont Avenue, including a landscaped median island and traffic signal improvements. The project necessitated the complete or partial acquisition of approximately 43 parcels. There were six complete acquisitions by the City in fee title and the City previously owned two parcels at the abandoned Southern Pacific Railroad right-of-way which is now used for a multi-purpose trail; all eight of these parcels are the subject of the attached resolution. To accommodate the construction of the widening of Peach Avenue it is necessary for the City to dedicate portions of these eight City owned parcels as easements for public street purposes. The portions to be dedicated for public street purposes are described in Exhibits "A-1"

Report to the City Council

Adopt a resolution dedicating certain City owned property  
for public street purposes at various locations on Peach  
Avenue between Kings Canyon Road and Belmont Avenue

June 9, 2011

Page 2

through "A-7" and shown on Exhibits "B-1" through "B-7" of the attached resolution. The City of Fresno's Public Works Department has approved the legal descriptions of the subject easements.

An environmental assessment was completed and a Mitigated Negative Declaration prepared for the Peach Avenue Widening Project between Kings Canyon Road and Belmont Avenue. The Mitigated Negative Declaration No. E200810000399 ("MND") was adopted by the City Council on December 16, 2008, and a Notice of Determination was subsequently filed with the Fresno County Clerk's Office on January 9, 2009. The acquisition of public street easements, including easements for this item, were included in the MND Project Description and were environmentally assessed in the initial study resulting in the finding of an MND. Therefore, all necessary environmental review required by CEQA has been completed for the dedication of these public street easements.

On June 1, 2009, the City and the Fresno County Transportation Authority (FCTA) entered into a Measure C Cooperative Project Agreement that authorized \$5,685,000 for right-of-way acquisition for the Peach Avenue Widening Project.

On August 25, 2009 the Fresno County Board of Supervisors adopted Agenda Item No. 56 to approve the City's request to acquire public street right-of-way in favor of the City of Fresno from those parcels located in the unincorporated areas along the west side of Peach Avenue between Huntington Boulevard and Belmont Avenue.

Upon the completion of the right-of-way acquisitions and associated relocations by summer 2011, the undergrounding of PG&E and other overhead utilities by late 2012 and construction of the street improvements from 2013 and into 2014.

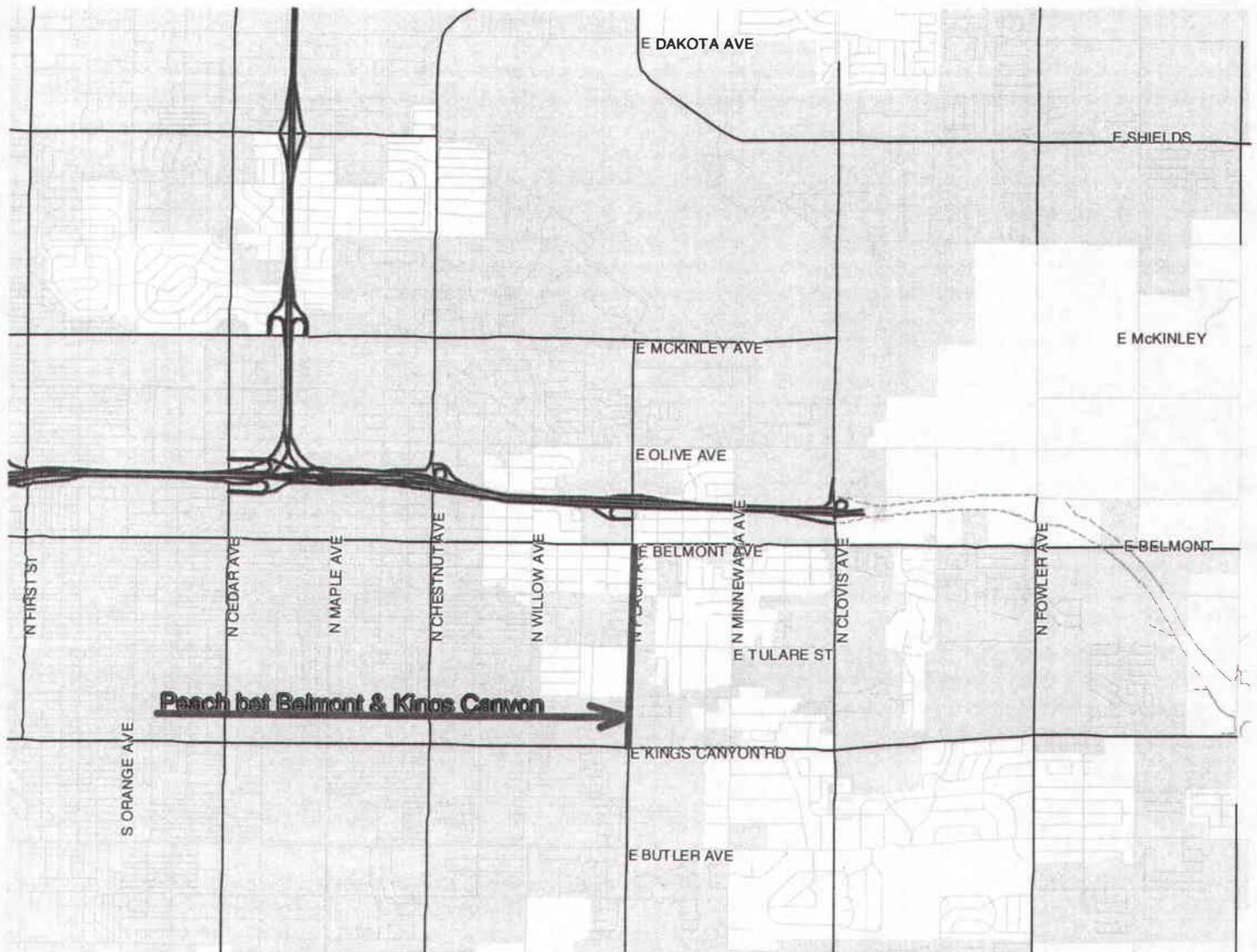
The City Attorney's Office has reviewed and approved the attached Resolution as to form.

### **FISCAL IMPACT**

The project is funded by a combination of State TCRP grant funds and Measure "C" Tier 1 funds. There will be no General Fund dollars required to construct the project. Funds for this acquisition and the remaining acquisitions for the Peach Avenue Widening Project are funded by City of Fresno Project No. PW00212, Fund 22504, Org 189901, Cornerstone CP001.

Attachments: 1. Vicinity Map  
2. Resolution

# PEACH AVENUE VICINITY MAP



**Recording Requested By:**  
Public Works Department  
City of Fresno  
No Fee-Gov't. Code Sections  
6103 and 27383

**When Recorded, Mail To:**  
City Clerk  
City of Fresno  
2600 Fresno Street  
Fresno, CA. 93721-3623

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

APNs: 462-010-24U & 25U,  
462-084-11, 462-152-05 & 11  
462-153-05, 463-090-28,  
& 463-100-17T (portions)

**PW-2008-15130**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA,  
DEDICATING CERTAIN CITY OWNED PROPERTY FOR PUBLIC STREET PURPOSES AT  
VARIOUS LOCATIONS ON PEACH AVENUE BETWEEN KINGS CANYON ROAD AND  
BELMONT AVENUE.

WHEREAS, the improvement of Peach Avenue to a four-lane divided arterial standard between Kings Canyon Road and Belmont Avenue has long been a goal of the City of Fresno and the proposed project consists of widening Peach Avenue from a two-lane to a four-lane arterial roadway between Kings Canyon Road and Belmont Avenue, including a landscaped median island and traffic signal improvements; and

WHEREAS, the project necessitated the complete or partial acquisition of approximately 43 parcels; and

WHEREAS, there were six complete acquisitions by the City in fee title and the City previously owned two parcels at the abandoned Southern Pacific Railroad right-of-way which is now used for a multi-purpose trail; and

WHEREAS, to accommodate the construction of the widening of Peach Avenue it is necessary for the City to dedicate portions of these eight City owned parcels as easements for public street purposes; and

WHEREAS, the portions to be dedicated as easements for public street purposes are described in Exhibits "A-1" through "A-7" and shown on Exhibits "B-1" through "B-7", which are attached and incorporated by reference.

NOW, THEREFORE, IT IS RESOLVED BY THE COUNCIL OF THE CITY AS FOLLOWS:

1. That certain City-owned property described in attached Exhibits "A-1" through "A-7" and shown on attached Exhibits "B-1" through "B-7" are hereby dedicated as easements and right-of-ways for public street purposes.
2. Nothing contained in this resolution shall be deemed or interpreted by any party to cause any interest created in the public pursuant to this resolution to ripen into any title, interest or right of the public against or adverse to the rights of the City of Fresno nor shall this resolution limit, restrict or modify the exemption of public property to title by prescription as defined within California Civil Code Section 1007.
3. The City Clerk of the City of Fresno shall certify to the passage of this resolution and attest thereto under the seal of the City of Fresno.
4. The City Engineer shall cause a City deed number to be assigned to the resolution and shall cause the resolution to be recorded in the Office of the Recorder of the County of Fresno, California. The original resolution shall be returned to the City Clerk after recordation and a certified copy thereof shall be filed in the Public Works deed file.



## EXHIBIT "A-1"

APN 463-090-28 (portion)  
Street easement

A portion of Lot 41 of Easterby Rancho, according to the map thereof recorded in Volume 2 of Plats at Page 6, Fresno County Records, situated in the southeast quarter of Section 6, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, said portion being more particularly described as follows:

COMMENCING at the northeast corner of the south 5 acres of said Lot 41, said northeast corner being 337.87 feet north of the southeast corner of said Lot 41; thence N 0°00'00" E, along the east line of said Lot 41, parallel with and 20.00 feet west of the east line of said southeast quarter of Section 6, a distance of 575.833 feet to the TRUE POINT OF BEGINNING of this description; thence continuing N 0°00'00" E, along the east line of said Lot 41, parallel with and 20.00 feet west of the east line of said southeast quarter of Section 6, a distance of 160.00 feet; thence S 90°00'00" W, a distance of 44.14 feet; thence S 1°09'59" E, a distance of 160.03 feet; thence N 90°00'00" E, a distance of 40.88 feet to the TRUE POINT OF BEGINNING.

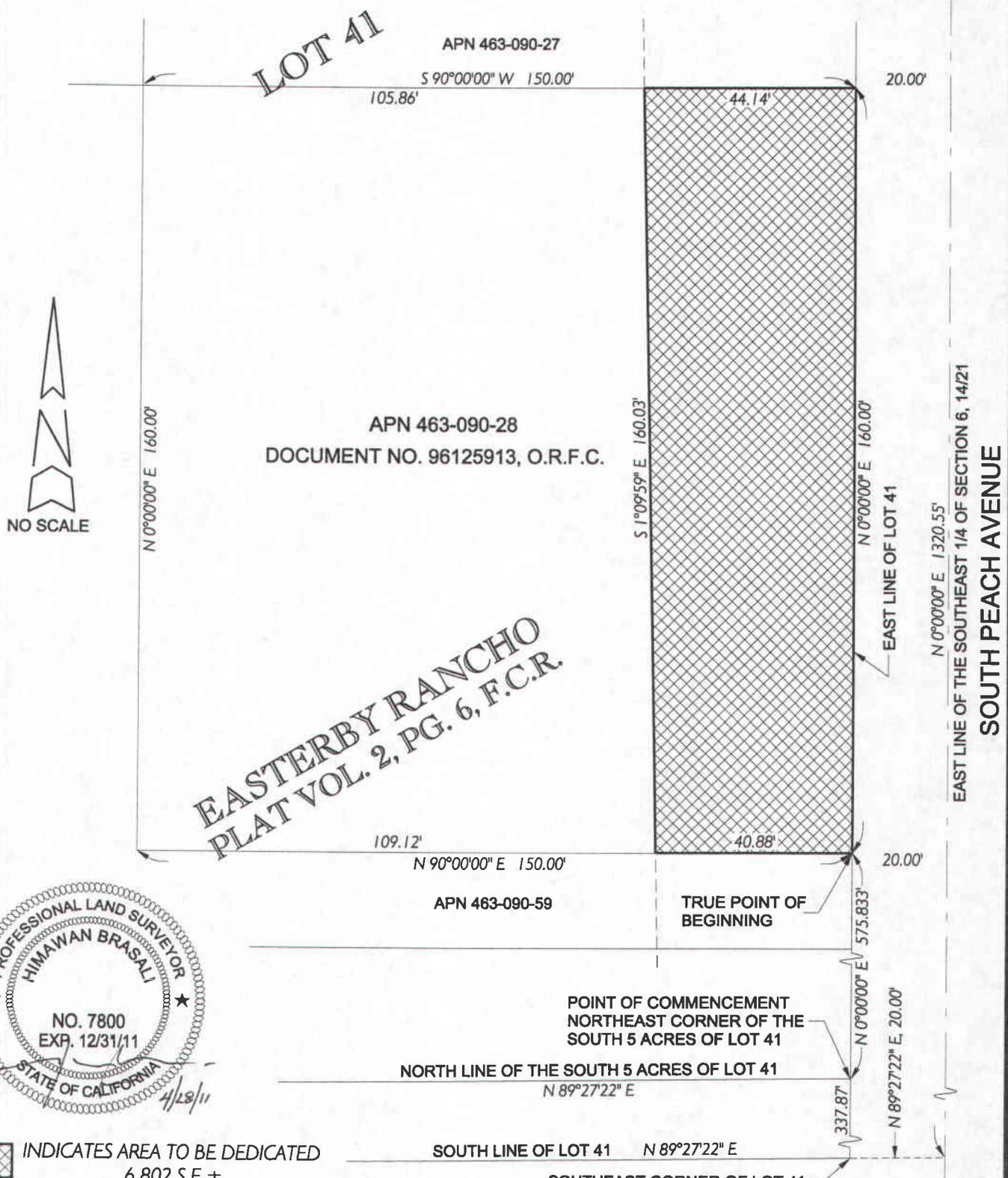
Contains an area of 6,802 square feet, more or less.



# EXHIBIT "B-1"

EAST TULARE AVENUE

EAST 1/4 CORNER SECTION 6, 14/21



 INDICATES AREA TO BE DEDICATED 6,802 S.F. ±

REF. & REV. 2009-093 PWF 10343 PLAT 2663	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS	PROJ. ID. PWD0212 FUND NO. 22504 ORG. NO. 189901	CO# CP001 RES TYPE
	PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES	DR. BY A.J. CH. BY H.B. DATE AUG. 26, 2009 SCALE NO SCALE	SHEET NO. 1 OF 1 SHEETS <b>15-A-8636</b>

## EXHIBIT "A-2"

APN 463-100-17T (portion)  
Street easement

A portion of Lots 5 and 6 of Lind Acres, according to the map thereof recorded in Volume 7 of Plats at Page 73, Fresno County Records, situated in the southwest quarter of Section 5, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California, said portion being more particularly described as follows:

BEGINNING at the northwest corner of the south 25.00 feet of said Lot 6; thence S 0°00'00" W, along the west line of said Lots 6 and 5, parallel with and 20.00 feet east of the west line of the southwest quarter of said Section 5, a distance of 90.00 feet to the southwest corner of the north 65.00 feet of said Lot 5; thence N 89°26'00" E, along the south line of the north 65.00 feet of said Lot 5, a distance of 17.58 feet; thence N 1°09'59" W, a distance of 90.00 feet to the north line of the south 25.00 feet of said Lot 6, said north line also being the south line of that portion of South Peach Avenue previously acquired by the County of Fresno by that Grant Deed (fee simple) recorded November 6, 1975 in Book 6506 at Page 57, Official Records of Fresno County; thence S 89°26'00" W, along said north line and along said south line of said portion of South Peach Avenue, a distance of 15.75 feet to the POINT OF BEGINNING.

Contains an area of 1,500 square feet, more or less.





## EXHIBIT "A-3"

Page 1 of 2

### PARCEL 1

APN 462-010-24U

Street easement

A portion of that 40 foot wide strip of land shown as a Southern Pacific Railroad right-of-way (now abandoned) on the map of Easterby Garden Acres recorded in Volume 12 of Plats at Page 71, Fresno County Records, also shown as the existing 40 foot wide McKenzie Bike Path and Pedestrian Easement on the map of Tract No. 2846, Van Dyck Estates No. 11, recorded in Volume 32 of Plats at Page 95, Fresno County Records, said 40 foot wide strip also being the south 40.00 feet of Lot 9 of Easterby Rancho, according to the map thereof recorded in Volume 2 of Plats at Page 6, Fresno County Records, situated in the northeast quarter of Section 6, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California, said portion being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 9; thence S 89°28'53" W, along the south line of said Lot 9, a distance of 50.74 feet to the northeast corner of Lot 37 of said Tract No. 2846; thence N 1°07'27" E, along the northerly prolongation of the easterly line of said Lot 37, a distance of 29.77 feet; thence N 0°18'29" W, parallel with and 70.00 feet west of the east line of said northeast quarter of said Section 6, a distance of 10.24 feet to the south line of Lot 21 of said Easterby Garden Acres and the north line of said 40 foot wide strip; thence N 89°28'53" E, along last said south line and the easterly prolongation thereof and along said north line, parallel with and 40.00 feet north of the south line of said Lot 9, a distance of 50.00 feet to the east line of said Lot 9; thence S 0°18'29" E, along said east line, parallel with and 20.00 feet west of the east line of said northeast quarter of said Section 6, a distance of 40.00 feet to the POINT OF BEGINNING.

Contains an area of 2,011 square feet, more or less.

### PARCEL 2

APN 462-010-25U

Street easement

A portion of that 40 foot wide strip of land shown as a Southern Pacific Railroad right-of-way (now abandoned) on the map of Easterby Retreats recorded in Volume 11 of Plats at Page 68, Fresno County Records, said 40 foot wide strip also being the south 40.00 feet of Lot 8 of Easterby Rancho, according to the map thereof recorded in Volume 2 of Plats at Page 6, Fresno County Records, situated in the northwest quarter of Section 5, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Fresno, County of Fresno, State of California, said portion being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 8; thence N 0°18'29" W, along the west line of said Lot 8, parallel with and 20.00 feet east of the west line of said northwest quarter of said Section 5, a distance of 40.00 feet to the north line of said 40 foot wide strip; thence N 89°21'11" E, along said north line and along the south line of Lot 11 of

# EXHIBIT "A-3"

Page 2 of 2

PARCEL 2  
(continued)

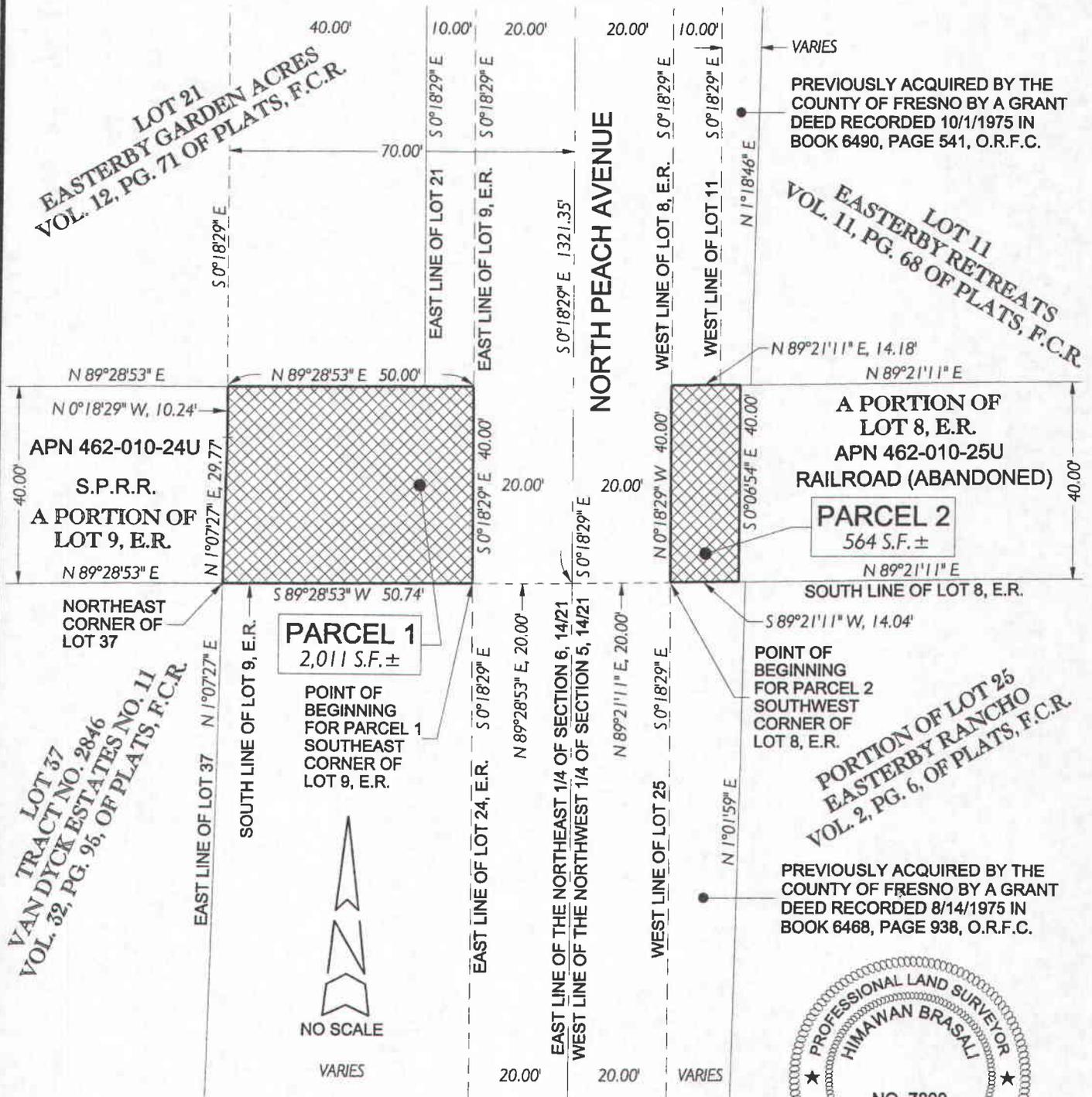
said Easterby Retreats and the westerly prolongation thereof and along the south line of that portion of South Peach Avenue previously acquired by the County of Fresno by that Grant Deed (fee simple) recorded October 1, 1975 in Book 6490 at Page 541, Official Records of Fresno County, and the westerly prolongation thereof, parallel with and 40.00 feet north of the south line of said Lot 8, a distance of 14.18 feet; thence S 0°06'54" E, a distance of 40.00 feet to the south line of said Lot 8 and the north line of that portion of South Peach Avenue previously acquired by the County of Fresno by that Grant Deed (fee simple) recorded August 14, 1975 in Book 6468 at Page 938, Official Records of Fresno County; thence S 89°21'11" W, along last said south line and along last said north line, a distance of 14.04 feet to the POINT OF BEGINNING.

Contains an area of 564 square feet, more or less.



# EXHIBIT "B-3"

NORTHEAST CORNER OF SECTION 6, 14/21 (NORTHWEST CORNER OF SECTION 5, 14/21) EAST BELMONT AVENUE



E.R. = EASTERBY RANCHO, VOL. 2, PG. 6, OF PLATS, F.C.R.

INDICATES AREA TO BE DEDICATED  
TOTAL = 2,575 S.F. ±



REF. & REV. 2009-068 PWF 10343 PLAT 2563 & 2564	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS	PROJ. ID. PW00212 FUND NO. 22504 ORG. NO. 189901	CO# CP001 RES TYPE
	PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES	DR. BY AJ. CH. BY H.B. DATE AUG. 26, 2009 SCALE NO SCALE	SHEET NO. 1 OF 1 SHEETS <b>15-A-8611</b>

## EXHIBIT "A-4"

APN 462-153-05 (portion)  
Street easement

A portion of Lot 21 of Easterby Garden Acres, according to the map thereof recorded in Volume 12 of Plats at Page 71, Fresno County Records, situated in the northeast quarter of Section 6, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, said portion being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 21; thence S 0°18'29" E, along the east line of said Lot 21, parallel with and 30.00 feet west of the east line of said northeast quarter of said Section 6, a distance of 260.34 feet to the southeast corner of said Lot 21; thence S 89°28'53" W, along the south line of said Lot 21, a distance of 40.00 feet; thence N 0°18'29" W, parallel with and 40.00 feet west of the east line of said Lot 21, a distance of 248.69 feet; thence N 45°24'43" W, a distance of 16.44 feet to the north line of said Lot 21; thence N 89°29'04" E, along said north line, a distance of 51.65 feet to the POINT OF BEGINNING.

Contains an area of 10,481 square feet, more or less.



# EXHIBIT "B-4"

EAST BELMONT AVENUE

NORTHEAST CORNER OF SECTION 6, 14/21

EAST WASHINGTON AVENUE  
(60.00' WIDE)

POINT OF BEGINNING  
NORTHEAST CORNER OF LOT 21

NORTH LINE OF LOT 21

N 89°29'04" E 120.00'

N 45°24'43" W, 16.44'

30.00'

S 89°29'04" W, 30.00'

S 0°18'29" E 1021.01'



EASTERBY GARDEN ACRES

APN 462-153-04

APN 462-153-05

LOT 22

LOT 21

WEST LINE OF LOT 21  
S 0°18'29" E 260.34'

N 0°18'29" W 248.69'

EAST LINE OF LOT 21  
S 0°18'29" E 260.34'

NORTH PEACH AVENUE

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6, 14/21  
S 0°18'29" E



VOL. 12, PG. 71 OF PLATS, F.C.R.

SOUTH LINE OF LOT 21

80.00'  
S 89°28'53" W 120.00'

APN 462-010-24U

SOUTHEAST CORNER OF LOT 21

30.00'

20.00'

 INDICATES AREA TO BE DEDICATED  
10,481 S.F. ±

REF. & REV. 2009-080 PWF 10343 PLAT 2563	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS		PROJ. ID. PW00212 FUND NO. 22504 ORG. NO. 189901	CO# CP001 RES TYPE
	PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES		DR. BY AJ. CH. BY H.B. DATE AUG. 26, 2009 SCALE NO SCALE	SHEET NO. 1 OF 1 SHEETS <b>15-A-8623</b>

## EXHIBIT "A-5"

APN 462-152-11 (portion)  
Street easement

A portion of Lot 20 of Easterby Garden Acres, according to the map thereof recorded in Volume 12 of Plats at Page 71, Fresno County Records, situated in the northeast quarter of Section 6, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, said portion being more particularly described as follows:

COMMENCING at the southeast corner of said Lot 20; thence S 89°29'04" W, along the south line of said Lot 20, a distance of 24.95 feet to the point of cusp of a tangent curve concave northwesterly and having a radius of 15.00 feet, said point of cusp being the southwest corner of that portion of South Peach Avenue previously acquired by the County of Fresno by that Grant Deed (fee simple) recorded September 9, 1975 in Book 6489 at Page 643, Official Records of Fresno County, said point of cusp also being the TRUE POINT OF BEGINNING of this description; thence northeasterly, along the arc of said curve and along the westerly right-of-way line of said portion of South Peach Avenue, through a central angle of 89°47'33", an arc distance of 23.51 feet; thence N 0°18'29" W, tangent to last said curve and continuing along said westerly right-of-way line, parallel with and 10.00 feet west of the east line of said Lot 20 and parallel with and 40.00 feet west of the east line of said northeast quarter of said Section 6, a distance of 120.22 feet to the north line of said Lot 20; thence S 89°29'09" W, along said north line, a distance of 30.00 feet; thence S 0°18'29" E, parallel with and 40.00 feet west of the east line of said Lot 20, a distance of 123.59 feet; thence S 44°35'17" W, a distance of 16.41 feet to the south line of said Lot 20; thence N 89°29'04" E, along said south line, a distance of 26.64 feet to the TRUE POINT OF BEGINNING.

Contains an area of 4,074 square feet, more or less.

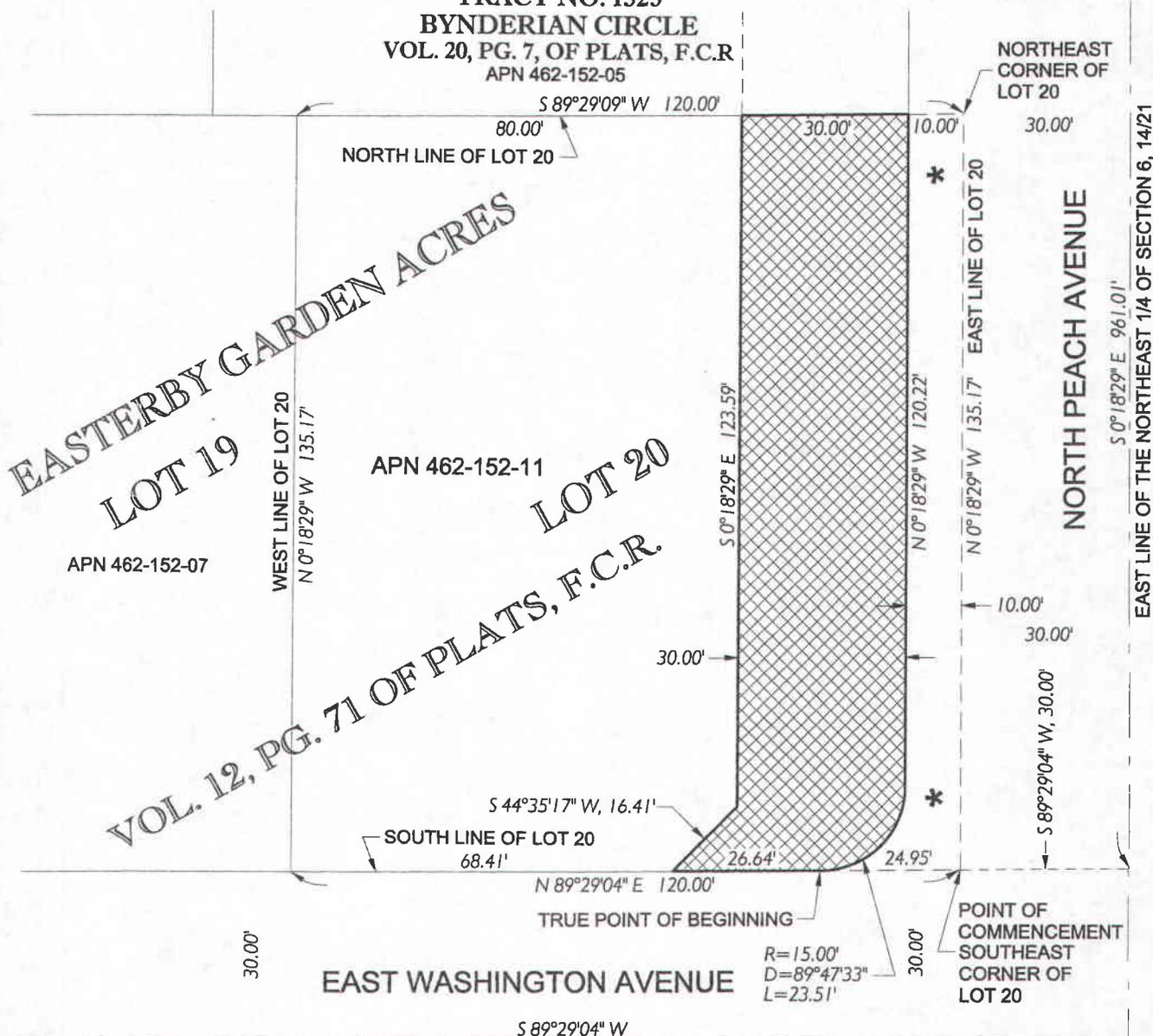


# EXHIBIT "B-5"

EAST BELMONT AVENUE

NORTHEAST CORNER OF SECTION 6, 14/21

LOT 5  
TRACT NO. 1523  
BYNDERIAN CIRCLE  
VOL. 20, PG. 7, OF PLATS, F.C.R.  
APN 462-152-05



EASTERBY GARDEN ACRES  
LOT 19  
APN 462-152-07

LOT 20  
APN 462-152-11  
VOL. 12, PG. 71 OF PLATS, F.C.R.

NORTH PEACH AVENUE  
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6, 14/21

\* = GRANTED TO THE COUNTY OF FRESNO BY A GRANT DEED RECORDED 9/30/1975 IN BOOK 6489 AT PAGE 643, O.R.F.C.



NO SCALE

 INDICATES AREA TO BE DEDICATED  
4,074 S.F. ±

REF. & REV. 2009-079 PWF 10343 PLAT 2563	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS	PROJ. ID. <u>PW00212</u> CO# <u>CP001</u> FUND NO. <u>22504</u> RES TYPE _____ ORG. NO. <u>189901</u>
	PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES	DR. BY <u>AJ</u> SHEET NO. <u>1</u> CH. BY <u>H.B.</u> OF <u>1</u> SHEETS DATE <u>AUG. 26, 2009</u> SCALE <u>NO SCALE</u>

15-A-8622

## EXHIBIT "A-6"

APN 462-152-05 (portion)  
Street easement

A portion of Lot 5 of Tract No. 1523, Bynderian Circle, according to the map thereof recorded in Volume 20 of Plats at Page 7, Fresno County Records, situated in the northeast quarter of Section 6, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, said portion being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 5; thence N 0°18'29" W, along the east line of said Lot 5, parallel with and 40.00 feet west of the east line of said northeast quarter of said Section 6, a distance of 125.34 feet to the northeast corner of said Lot 5; thence S 89°29'20" W, along the north line of said Lot 5, a distance of 29.94 feet; thence S 0°02'58" W, a distance of 9.86 feet; thence S 0°18'29" E, parallel with and 30.00 feet west of the east line of said Lot 5, a distance of 115.48 feet to the south line of said Lot 5; thence N 89°29'09" E, along said south line, a distance of 30.00 feet to the POINT OF BEGINNING.

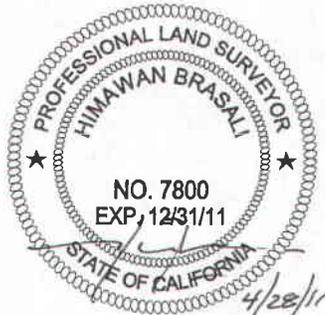
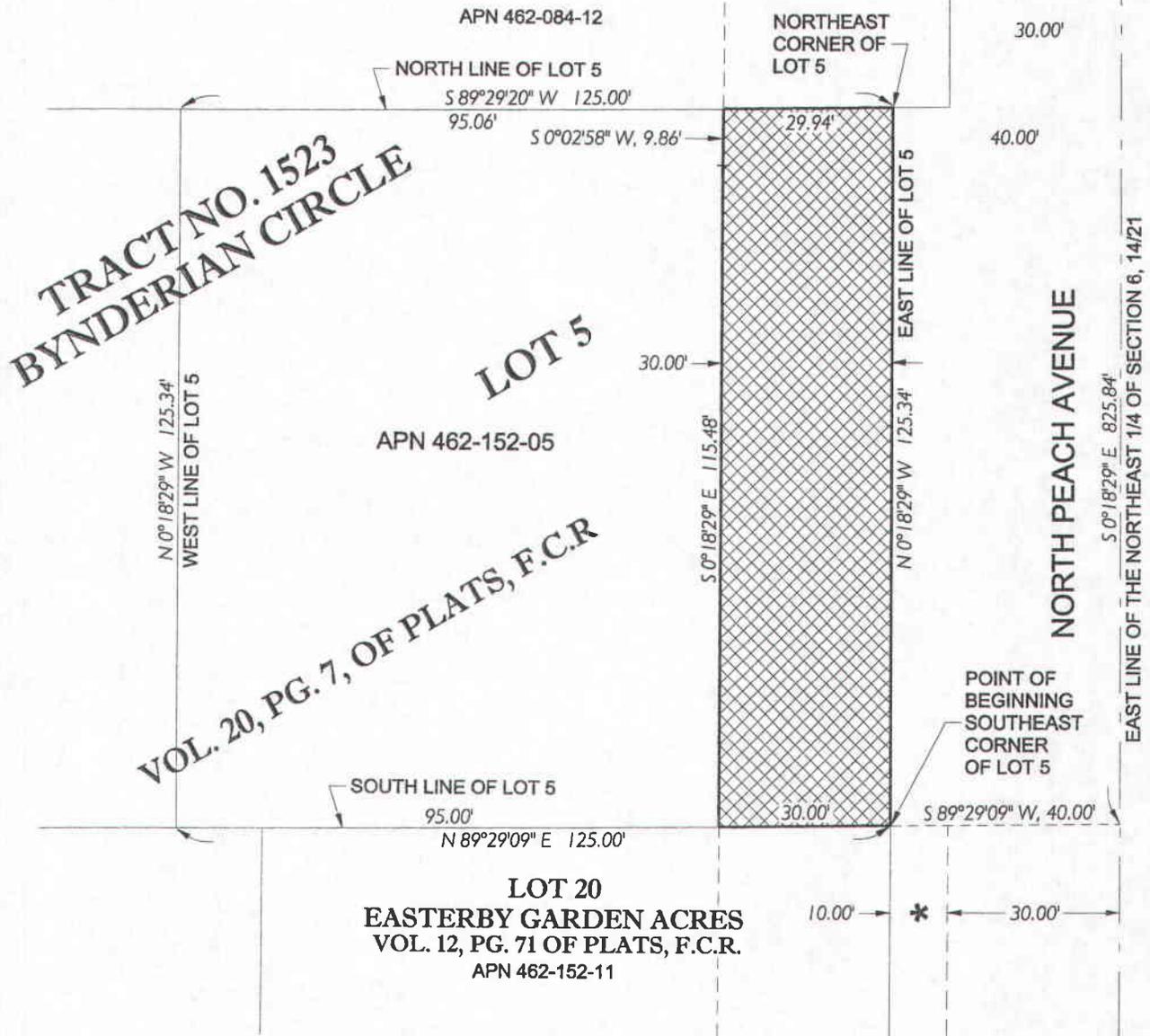
Contains an area of 3,760 square feet, more or less.



# EXHIBIT "B-6"

EAST BELMONT AVENUE

NORTHEAST CORNER OF SECTION 6, 14/21



 INDICATES AREA TO BE DEDICATED  
 3,760 S.F. ±

REF. & REV. 2009-078 PWF 10343 PLAT 2563	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS	PROJ. ID. <u>PW00212</u> CO# <u>CP001</u> FUND NO. <u>22504</u> RES TYPE _____ ORG. NO. <u>189901</u>
	PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES	DR. BY <u>A.J.</u> SHEET NO. <u>1</u> CH. BY <u>H.B.</u> OF <u>1</u> SHEETS DATE <u>AUG. 26, 2009</u> SCALE <u>NO SCALE</u> <b>15-A-8621</b>

## EXHIBIT "A-7"

APN 462-084-11 (portion)  
Street easement

A portion of Lot 9 of Easterby Rancho, according to the map thereof recorded in Volume 2 of Plats at Page 6, Fresno County Records, situated in the northeast quarter of Section 6, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, said portion being more particularly described as follows:

BEGINNING at the southeast corner of Lot 11 of Easterby Garden Acres, according to the map thereof recorded in Volume 12 of Plats at Page 71, Fresno County Records; thence S 0°18'29" E, along the west right-of-way line of that portion of South Peach Avenue previously dedicated for public road purposes by the map of said Easterby Garden Acres, parallel with and 10.00 feet west of the east line of said Lot 9 of said Easterby Rancho and parallel with and 30.00 feet west of the east line of said northeast quarter of said Section 6, a distance of 85.00 feet to a line that is parallel with and 85.00 feet south of the south line of said Lot 11 of said Easterby Garden Acres; thence S 89°29'20" W, along said parallel line, a distance of 39.19 feet; thence N 0°02'58" E, a distance of 85.00 feet to the south line of said Lot 11; thence N 89°29'20" E, along said south line, a distance of 38.66 feet to the POINT OF BEGINNING.

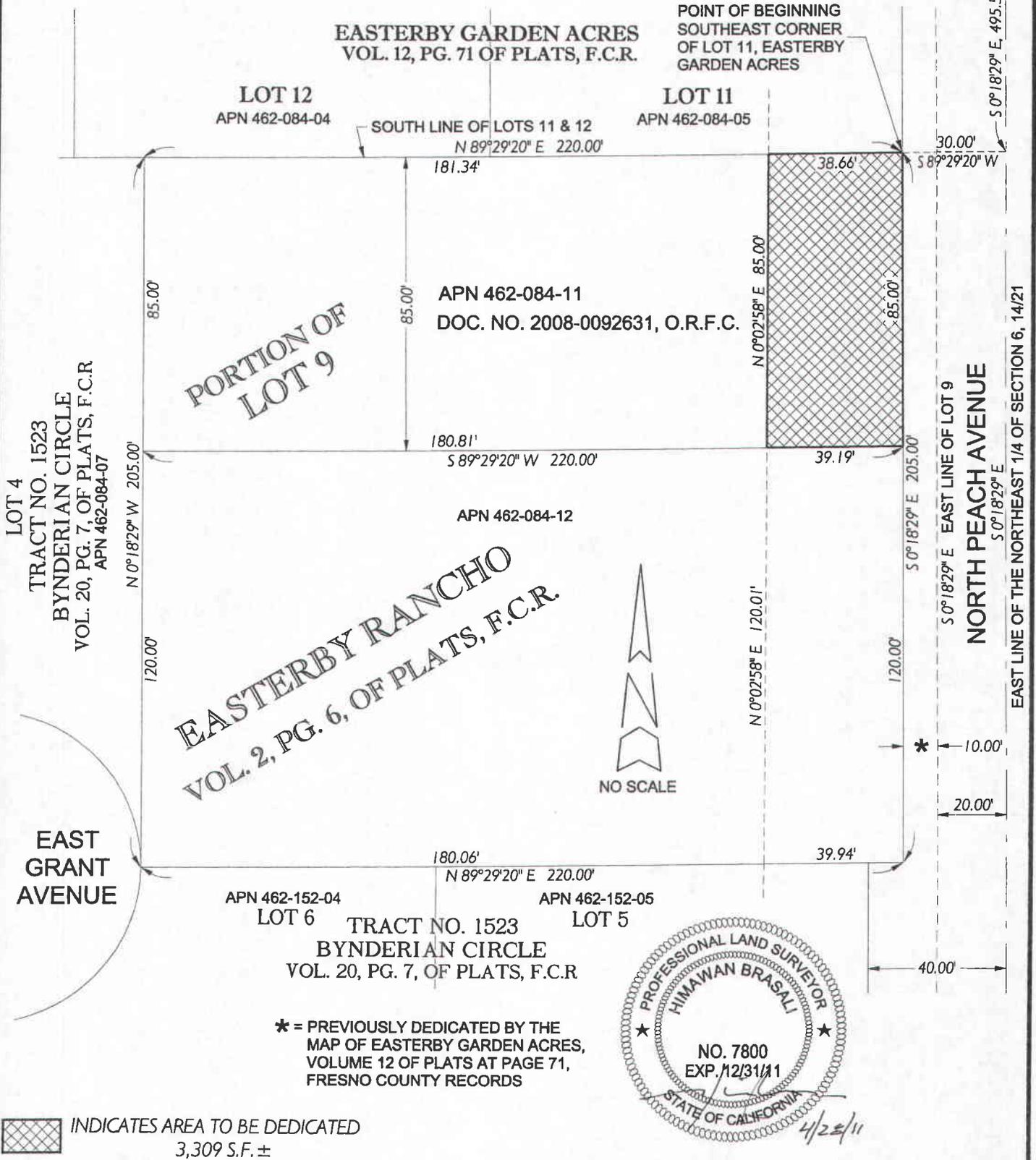
Contains an area of 3,309 square feet, more or less.



# EXHIBIT "B-7"

EAST BELMONT AVENUE

NORTHEAST CORNER OF SECTION 6, 14/21



REF. & REV. 2009-072 PWF 10343 PLAT 2563	<b>CITY OF FRESNO</b> DEPARTMENT OF PUBLIC WORKS		PROJ. ID. PW00212 FUND NO. 22504 ORG. NO. 189901	CO# CP001 RES TYPE
	PARCEL TO BE DEDICATED TO THE CITY OF FRESNO AS AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES		DR. BY A.J. CH. BY H.B. DATE AUG. 26, 2009 SCALE NO SCALE	SHEET NO. 1 OF 1 SHEETS <b>15-A-8615</b>