



2016-0037800

7

Recorded
Official Records
County of
Tulare
ROLAND P. HILL
Clerk Recorder

REC FEE

39.00

09:24AM 28-Jun-2016

NB
Page 1 of 7

RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO:

CITY OF TULARE

CITY CLERK

411 E. KERN AVE.

TULARE, CA 93274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CITY OF TULARE
AGREEMENT FOR ISSUANCE OF BUILDING PERMITS AND
DEFERRAL OF PAYMENT OF IMPACT FEES**

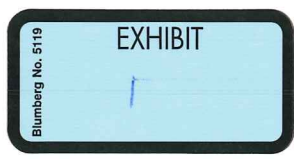
This agreement is entered into this 23rd day of June, 2016, by and between the City of Tulare hereinafter called the "City" and Driven Construction, hereinafter called "Developer".

RECITAL

WHEREAS, Developer owns real property situated in the City of Tulare, County of Tulare, described in Exhibit "A" attached and incorporated by reference, which is generally located at the south side of Seminole Avenue, approximately 500 feet east of Mooney Boulevard; and

WHEREAS, Developer intends to construct a residential development on said property; and

WHEREAS, Developer has filed and the City has approved Design Review No. 1075 for said property hereinafter called the "Project"; and



WHEREAS, by virtue of City Resolution No. 08-90, adopted on October 7, 2008, Developer is obligated to pay Impact Fees for the Project; and

WHEREAS, Developer has filed building plans and has requested that the City issue building permits for construction of the Project and has requested a deferment of payment of said impact fees until the date of final inspection or the date of a certification of occupancy for the Project is issued.

NOW, THEREFORE, in consideration of the premises, the issuance of said permits and promises and covenants herein contained, the undersigned agree as follows:


1. Deferment of payment of the impact fees shown on Exhibit "B" is hereby granted and Developer hereby promises to pay to the City the full amount of said fees, without reduction or offset, on the date on which the City conducts a final inspection of the said Project or on the date a Certificate of Occupancy is issued by the City, or on the date escrow closes, hereinafter called the "due date". If the Project consists of more than one unit, dwelling or parcels as the case may be, on their respective due dates.
2. Should the Developer fail to comply with the provisions of Paragraph 1 above, the City is hereby granted a statutory lien as to the full amount of the impact fees show on Exhibit "B", pursuant to Civil Code Sections 2884, et seq., with all the rights of a lien or therein set forth.
3. Developer shall indemnify, defend and hold free and harmless the City, its officers, employees and agents from any claims, lawsuits, costs, liability, damages or expenses, including costs of suit and fees and expenses for legal services, arising from or out of the construction of the Project or the issuance of building permits as requested by the Developer.
4. To further assure the City of Developer's promises herein contained, the Developer agrees that this agreement may be recorded in the office of the Tulare County Recorder against the property on which the Project is to be constructed.
5. In the event legal action is undertaken by either party to enforce the terms of this agreement, or to remedy the breach thereof, the prevailing party in such action shall be entitled to an award of its attorney's fees and costs.
6. The obligations of the Developer provided in this Agreement are joint and several and shall be binding upon his heirs, successors, assigns and transferees.
7. The foregoing obligations of the Developer shall burden the property described and constitute a covenant running with the land in favor of and for the benefit of

the City of Tulare and its property, shall be enforceable thereby, and shall be binding upon the successor, assigns, transferees, and heirs of Developer.

CITY OF TULARE


City Engineer

ATTEST


Chief Deputy City Clerk or
Deputy City Clerk

DEVELOPER

Driven Construction

Greg Nunley – Owner

Or


Lucy Arruda – Project Manager

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.

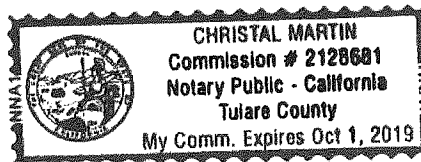
State of California
County of Tulare

On June 22, 2016 before me, Christal Martin, Notary Public
(insert name and title of the officer)

personally appeared Lucia Arruda
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 Christal Martin (Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 1 to 4 inclusive of Averill's Subdivision, in the City of Tulare, County of Tulare, State of California, as per map recorded in Book 3, Page 22 of Maps, in the Office of the County Recorder of said County.

EXCEPTING THEREFROM the West 250.00 feet of the South 172.00 feet.

ALSO EXCEPTING THEREFROM the West 30 feet.

Pursuant to Certificate Approving Lot Line Adjustment (Map No. PLA 89-029A) recorded February 16, 1990,
Instrument No. 90-9790, Official Records.

ALSO EXCEPTING THEREFROM that portion of land conveyed to the State of California, in Grant Deed recorded December 19, 2013, Instrument No. 13-80485, Official Records.

EXHIBIT "B"
DEVELOPMENT IMPACT FEES

DEVELOPMENT: DESIGN REVIEW NO. 1075 (OAK CREEK APARTMENTS)
 DEVELOPMENT TYPE: MULTI-FAMILY
 NO. OF UNITS: 32
 DEVELOPED AREA: 139,620 S.F. = 3.2 ACRES

FEE CATEGORY	FEE	PER	FEE
LAW ENFORCEMENT FACILITIES	\$229	UNIT	\$7,328
FIRE STATIONS & APPARATUS	\$259	UNIT	\$8,288
LIBRARY	\$396	UNIT	\$12,672
GENERAL FACILITIES	\$603	UNIT	\$19,296
LOCAL STREET FACILITIES	\$1,119	UNIT	\$35,808
WATER FACILITIES	\$2,180	UNIT	\$69,760
DOMESTIC SEWAGE FACILITIES	\$2,060	UNIT	\$65,920
STORM WATER FACILITIES	\$0	ACRE	\$0
GENERAL PLAN MAINTENANCE	\$0	UNIT	\$0
RAILROAD GRADE SEPARATION	\$837	UNIT	\$26,784
PARKS FACILITIES	\$1,559	UNIT	\$49,888
STATE HIGHWAY FACILITIES	\$1,214	UNIT	\$38,848
GROUNDWATER RECHARGE	\$517	ACRE	\$1,657
TOTAL DIF			\$336,249

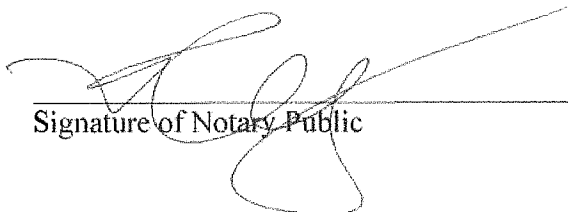
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Tulare)

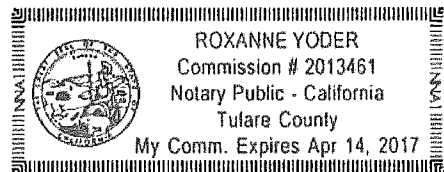
On 6/23/16 before me, Roxanne Yoder, Notary Public, personally appeared Michael W. Miller who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ 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 of Notary Public





CITY OF TULARE
Building Permit

Permit No.: BLD-16-06840

Application Date: 03/10/2016

Issue Date: 07/13/2016

Permit Type: Residential Multifamily

Inspection Requests Require 24 Hour Notice
Building: (559) 684-4270 or Email: buildinginspection@ci.tulare.ca.us

Site Address: 770 Aberdeen

Parcel / APN:

Owner: JAMES G & MICHELLE L NUNLEY
Address: 1969 HILLMAN ST
TULARE CA 93274-1601

Phone: (559) 625-4852

Contractor: DRIVEN CONSTRUCTION INC
Address: 1969 HILLMAN ST
TULARE, CA 93274-1601

Phone: (559) 686-4852

Fax: (559) 686-4864

Contractor's Lic#:

Business Lic#:

Contact: VICTOR CERVANTES

Contact Phone: (559) 686-4852

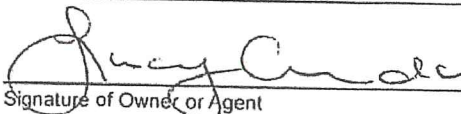
Description: 32,256 sq ft total for 16 duplex buildings/32 units -
1,079 sq ft unit (3 bedroom) + 937 sq ft unit (2bedroom) = 2,016 sq ft duplex
Design Reivew No 1075 - Zoning - R-M-2

SUPPLEMENTAL INFORMATION:

# of Fire Sprinkler Heads R1	320	Water Meter Sizes	1" Water Meter
Subdivision	Oak Park	Water Service(s)	Y
# of Units	32	# of Meters	32
Project Size	32256	WW Sewer Connection	Y
Type of Construction	V-B	Sewer Connection Inspection	Y
Valuation	1152000	# of Back Flow Test(s)	2
Code Edition	CBC 2013	# of Water Pressure Tests	4
CBC Class	R-1 Residential - Transient	# of Water Sample Tests	4
Bldg Area Sq. Feet	32256	# of Construction Months	4
DIF Deferred - Do Not Final	Y	DIF Law Enforcement	Y
Density Category	Low Density Residential	DIF Fire	Y
ZONING CLASSIFICATION: ILTIPLE-FAMILY >3,000 SQFT		DIF Libraries	Y
# Sheets in Plan Submittal	0	DIF General Facilities	Y

FEES:

Building Plan Check Fee	3,818.20	Waste Water Connection Fee-MFR	2,200.00
Front Footage Fee Sewer	14,448.75	Front Footage Fee Water	10,114.13
Back Flow Test Fee	130.00	Sewer Connection Inspection Fee	158.00
Water Pressure Test Fee	700.00	Police Facil. Impact Fee MF	7,328.00
Fire Stations Impact Fee MF	8,288.00	Library Facil. Impact Fee MF	12,672.00
Gen. Facilities Impact Fee MF	19,296.00	Local Streets Impact Fee MF	35,808.00
RR Grade Sep. Impact Fee MF	26,784.00	State Highways Impact Fee MF	38,848.00
Water Facilities Impact Fee MF	69,760.00	Groundwater RC Impact Fee MF	1,657.00
Sewer Facilities Impact Fee MF	65,920.00	Parks Facilities Impact Fee MF	49,888.00
Water Purity Sample Test Fee	224.00	Building Permit Fee	7,090.95
Seismic Trust Fee, Res Only	149.76	CBSC Fee	47.00
Fire Supression Sprinkler Sys	587.07		


Signature of Owner or Agent

L. NUNLEY
Printed Name

7/13/16
Date



FOUND BRASS RECORD IN WELL
N 1/4 SEC. 6-20/25
11 RECORD DATA

SEMINOLE AVE.
BASIS OF BEARINGS
15.40 CHAINS (105.57')
580'35.91'E 105.57'
580.55'

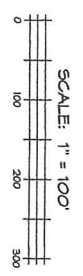
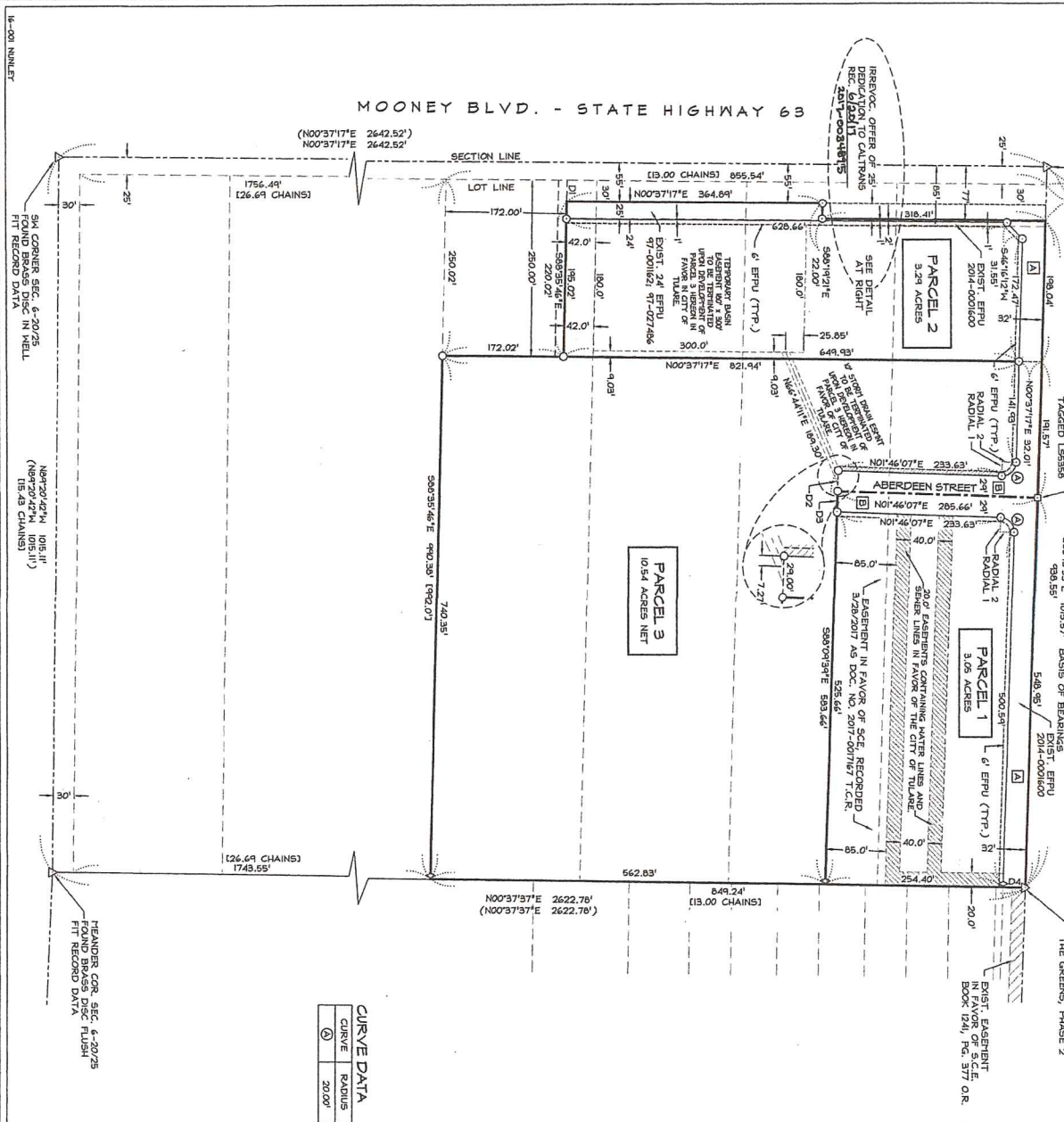
FOUND 3" IRON PIPE PER
THE GREENS, PHASE 2
EXIST. EASEMENT
IN FAVOR OF S.C.E.
BOOK 1241, PG. 377 O.R.

PARCEL MAP NO. 5262

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR
2300-B WEST YAVIN STREET, VISALIA, CA 93291, PHONE: (559) 734-1816
AUGUST 2016

PREPARED FOR: GREG NUNLEY
1949 HILLMAN STREET, TULARE, CA 93274, PHONE: (559) 794-4983

MOONEY BLVD. - STATE HIGHWAY 63



BASIS OF BEARINGS
THE EAST-WEST QUARTER SECTION LINE OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 25 EAST, TAKEN TO BE SUBSTANTIAL PER THE GREENS, PHASE 2, RECORDED IN VOLUME 42 OF MAPS, AT PAGE 5, TULARE COUNTY RECORDS.

SURVEYOR'S NOTES

- △ FOUND AND ACCEPTED MONUMENT AS DESCRIBED
- SET 1/2" IRON PIPE TAGGED L5 5556 AT POSITIONS INDICATED
- ◇ SET 1/2" IRON PIPE TAGGED L5 5556, ON LINE, 5.00 FEET FROM TRUE CORNER
- ||||| BOLD BORDER LINE INDICATES SUBDIVISION BOUNDARY
- ||||||| HATCHED OF DIRECT ACCESS RIGHTS PER THIS MAP
- () REFER TO THE GREENS RECORDS, AS RECORDED IN VOLUME 42 OF MAPS, AT PAGE 5, TULARE COUNTY RECORDS, OF CALCULATED THEREFROM
- () RECORD DATA PER AERIAL SUPERVISION, RECORDED IN VOLUME 3 OF MAPS, AT PAGE 22, TULARE COUNTY RECORDS, OF CALCULATED THEREFROM
- EFRU EASEMENT FOR PUBLIC UTILITIES

ALL DISTANCES AND DIVISIONS IN FEET AND DECIMALS THEREOF SPRINGLE AVENUE TO BE DEDICATED TO THE CITY OF TULARE BY THIS MAP
ABERDEEN STREET TO BE DEDICATED TO THE CITY OF TULARE BY THIS MAP

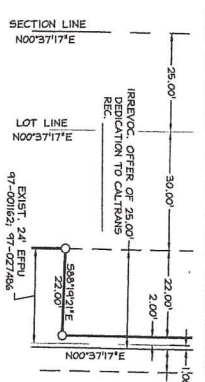
CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	RADIAL 1	RADIAL 2
①	20.00'	90°00'00"	31.42'	20.00'	580'35.91'E	N1°46'07"E

DISTANCE DATA

DI	50.00'
D2	21.00'
D3	21.00'
D4	32.00'

DETAIL



SCALE: 1" = 20'

EXHIBIT 3

1115 Gumburn Blm

9-6-17



4
JC

2017-0053551

RECORDING REQUESTED BY:
Chicago Title Company

Tulare
SW

Recorded	REC FEE	23.00
Official Records	TAX	275.00
County of	SURVEY MONUME	10.00
Tulare		
ROLAND P. HILL		
Clerk Recorder		
	LC	
10:15AM 15-Sep-2017	Page 1 of 4	

When Recorded Mail Document and Tax Statement To:
James Greg Nunley
Great Valley Builders, Inc.,
1969 Hillman Street
Tulare, CA 93274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWVI-4271600012

Property Address: APN PTN 172-070-006,
Tulare, CA 93274
APN/Parcel ID(s): PTN 172-070-006

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$275.00 and is computed on:**
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

50

The property is located in the City of Tulare.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Seminole 32, LLC , a California Limited Liability Company

hereby GRANT(S) to Great Valley Builders, Inc., , a California Corporation

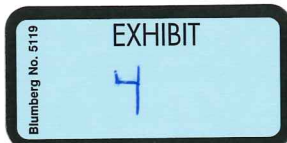
the following described real property in the City of Tulare, County of Tulare, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 05.24.16

Printed: 09 12.17 @ 12:36 PM
CA-CT-FWVI-02180.054427-FWVI-4271600012



GRANT DEED
(continued)

APN/Parcel ID(s): 172-070-006

Dated: September 12, 2017

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Seminole 32, LLC

BY: *Jacqueline Dyt*
Jacqueline Dyt
Member

BY: *John Moons*
John Moons
Member

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 Stanislaus

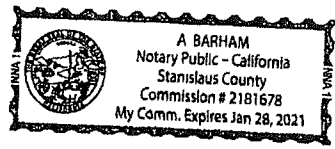
On September 13, 2017 before me, A. Barham, Notary Public,
(here insert name and title of the officer)

personally appeared Jacqueline Dyt,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature]
Signature

(Seal)



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State of California
County of Tulare

On Sept 15, 2017 before me, Terese Alves Notary Public,
(here insert name and title of the officer)

personally appeared John Moons
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature



EXHIBIT A

Order No.: FWVI-4271600012

For APN/Parcel ID(s): 172-070-006 PTN

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel One:

Parcel 2 (two), as shown upon that certain Parcel Map No. 5202 filed for record September 11, 2017 in Book 53 of PARCEL MAPS at Page 9, Tulare County Records.

APN: 172-070-006 (Portion)

Parcel Two:

Parcel 3 (three), as shown upon that certain Parcel Map No. 5202 filed for record September 11, 2017 in Book 53 of PARCEL MAPS at Page 9, Tulare County Records.

APN: 172-070-006 (Portion)



City of Tulare
Building Division
INSPECTION CARD



Address: 770 Aberdeen St 546
Owner: Nunley
DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION

Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.

Contractor: Great Valley Builders
Phone: _____
Calls after 7:00 A.M. will be scheduled for the next business day.
Leave the Permit No. --- Inspection Item No. --- AM OR PM

PERMIT NO: BLD-16-06840
ISSUED DATE: 7 / 13 / 2016

BLDG 3 - Oak Creek

INSPECTIONS			INSPECTIONS			INSPECTIONS		
ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
Setback	101	5/11/16	Shower Pan/Lath	120		Curb Ramp Form/Slope	828	
Foundation	102	5/13/16	Suspended Ceiling/T-Bar	128		Sidewalk Form/Slope	829	
Underground Drain Piping	301	5/13/16	Residential Smoke Alarm	210	10/21/17	Driveway Approach Form	830	
Underground Water Piping	302		Carbon Monoxide Alarm	212		Curb Ramp Final	832	
Sewer Piping	311		GFCI	206		Sidewalk Final	814	
Water Service Piping	312		Masonry reinforcement 1 st lift	125		Drive Approach Final	831	
Grounding Electrode	201	5/11/16	Masonry reinforcement 2 nd lift	126				
Electrical-Underground	202		Grease Interceptor/Trap	309				
Floor Sheathing	107		Fire Sprinkler Piping/Branching	605	7/21/16			
Rough Framing	108		Fire Sprinkler Pressure Test	606				
Shear Walls	109	4/21/16	Electrical Service/Panel	204	7/17/17			
Roof sheathing	118		Gas Test	307	6/12/17			
Felt-Batt	137		Type 1 Hood Duct Wrap/1st	405				
Braced Wall Panels	115		Type 1 Hood Duct Wrap/2nd	412				
Holdowns	116	7/21/16	Type 1 Hood	403				
Exterior Siding	114		Misc. Inspection	196				
Exterior Lath	113	7/21/16	Septic Tank Abandonment	314				
Fire Wall	136		Building Demo	520				
Fire Caulking	121		Patio/Storage Shed Demo	521				
Draftstop	122	7/21/16	Garage Demo	522				
Fire Blocking	123		Pool Bonding	501				
Rough Electrical	203		Pool Reinforcement	502				
Rough Plumbing	303		Pool Pre-Deck	503				
Vent Piping	304		Equipment Bonding	504				
Water Piping	305		Pool Equipment Grounding	505				
Rough Gas Piping	306		Pool Pre-Plaster	506				
Rough Mechanical	402		Pool Alarm/Gates	508				
Ducts	409		Fire Alarm	610				
Complete Frame	110		Hood Suppression System	614				
Wall Insulation	111	7/24/16	Fire Sprinkler Final	699				
Drywall Nail	119	8/11/16						
Ceiling Insulation	112							

OK TO OCCUR 10/19/19

WATER METER 6/27/17



Address: 770 Aberdeen St
 Owner: Nunley
 UNITS 7 + B



City of Tulare
 Building Division
INSPECTION CARD



PERMIT NO: BLD-16-06840
 ISSUED DATE: 7 / 13 / 2016

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

BLDG 4 - Oak Creek

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION

Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.
 Calls after 7:00 A.M. will be scheduled for the next business day.
 Leave the Permit No. --- Inspection Item No. --- AM OR PM

ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
Setback	101	5/17/16	Shower Pan/ath	120		Curb Ramp Final	832	
Foundation	102	5/17/16	Suspended Ceiling/T-Bar	128		Sidewalk Form/Slope	828	
Underground Drain Piping	301	5/13/16	Residential Smoke Alarm	210		Driveway Approach Form	830	
1 Refrigerant Water Piping	302		Carbon Monoxide Alarm	212		Curb Ramp Final	832	
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Water Service Piping	312		Masonry reinforcement 1" J/H	125		Drive Approach Final	831	
Grounding Electrical	201	5/17/16	Masonry reinforcement 2" J/H	126				
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Floor Sheathing	107		Fire Sprinkler Piping/Beacing	605				
Rough Framing	108		Fire Sprinkler Pressure Test	606				
Shear Walls	109	5/21/16	Electrical Service/Panel	204				
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Felt-Batt	137		Type I Hood Duct Wrap/2nd	405				
Braided Wall Panels	115		Type I Hood Duct Wrap/2nd	412				
Hollows	116	5/21/16	Type I Hood	403				
Exterior Siding	114	5/21/16	Misc. Inspection	196				
Exterior Lath	113	5/21/16	Septic Tank Abandonment	314				
Fire Wall	136		Building Demo	520				
Fire Caulking	121		Patio/Storage Shed Demo	521				
Draftstop	122	5/21/16	Garage Demo	522				
Fire Blocking	123		Pool Boarding	501				
Rough Electrical	203		Pool Reinforcement	502				
Rough Plumbing	303		Pool Pre-Deck	503				
Vent Piping	304		Equipotential Bonding	504				
Water Piping	305		Pool Equipment Grounding	505				
Rough Gas Piping	306		Pool Pre-Plaster	506				
Rough Mechanical	402		Pool Alarm/gates	508				
Dues	409		Fire Alarm	610				
Complete Frame	110		Hood Suppression System	614				
Wall Insulation	111	5/21/16	Fire Sprinkler Final	699				
Drywall Nail	119	5/21/16						
Ceiling Insulation	112							

OK TO OCCUPY 10/10/17

CURB @ EAST 5/21/16

CURB @ DRIVEWAY 5/21/16

SIDE WALK & DRIVEWAY 5/21/16

CURB @ CURB 5/21/16

City of Tulare
Building Division

INSPECTION CARD



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 / 2016

Address: 770 Aberdeen St

Owner: Nunley

UNITS
9 + 10

Phone:

Contractor: Great Valley Builders

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

BLDG 5 - Oak Creek

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov

Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.

Calls after 7:00 A.M. will be scheduled for the next business day.

Leave the Permit No. --- Inspection Item No. --- AM OR PM

INSPECTIONS				INSPECTIONS				INSPECTIONS			
ITEM	DATE	INSPECTOR		ITEM	DATE	INSPECTOR		ITEM	DATE	INSPECTOR	
Setback	101	5/27/16	OK	Shower Pan/Lath	120			Curb Ramp Form/Slope	828		
Foundation	102	5/27/16	OK	Suspended Ceiling/T-Bar	128			Sidewalk Form/Slope	829		
Underground Drain Piping	301	5/23/16	OK	Residential Smoke Alarm	210	7/14/17	OK	Driveway Approach Form	830		
Underground Water Piping	302			Carbon Monoxide Alarm	212			Curb Ramp Final	832		
Sewer Piping	311			GFCI	206			Sidewalk Final	814		
Water Service Piping	312			Masonry reinforcement 1st lift	125			Drive Approach Final	831		
Grounding Electrode	201	5/17/16	OK	Masonry reinforcement 2nd lift	126						
Electrical-Underground	202			Grease Interceptor/Trap	309						
Floor Sheathing	107			Fire Sprinkler Piping/Bracing	605	7/22/16	OK				
Rough Framing	108			Fire Sprinkler Pressure Test	606						
Shear Walls	109	5/24/16	OK	Electrical Service/Panel	204	5/23/16	OK				
Roof Sheathing	118			Gas Test	307	5/14/17	OK				
Felt-Bat	137			Type 1 Hood Duct Wrap/1st	405						
Braced Wall Panels	115			Type 1 Hood Duct Wrap/2nd	412						
Holdowns	116	7/22/16	OK	Type 1 Hood	403						
Exterior Siding	114			Misc. Inspection	196						
Exterior Lath	113	7/22/16	OK	Septic Tank Abandonment	314						
Fire Wall	136			Building Demo	520						
Fire Caulking	121			Patio/Storage Shed Demo	521						
Draftstop	122	7/22/16	OK	Garage Demo	522						
Fire Blocking	123			Pool Bonding	501						
Rough Electrical	203	7		Pool Reinforcement	502						
Rough Plumbing	303			Pool Pre-Deck	503						
Vent Piping	304			Equipotential Bonding	504						
Water Piping	305			Pool Equipment Grounding	505						
Rough Gas Piping	306			Pool Pre-Plaster	506						
Rough Mechanical	402			Pool Alarm/gates	508						
Ducts	409			Fire Alarm	610						
Complete Frame	110			Hood Suppression System	614						
Wall Insulation	111	7/29/16	OK	Fire Sprinkler Final	699						
Drywall Nail	119										
Ceiling Insulation	112										

OK TO OCCUPY 7/13/17

UNIT 5

1/4/12



INSPECTION CARD



City of Tulare
Building Division

Address: 770 Aberdeen St
Owner: Nunley

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

PERMIT NO: BLD-16-06840
ISSUED DATE: 7 / 13 / 2016

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION

Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.
Calls after 7:00 A.M. will be scheduled for the next business day.
Leave the Permit No. --- Inspection Item No. --- AM OR PM

BLDG 6 - Oak Creek

INSPECTIONS			INSPECTIONS			INSPECTIONS		
ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
Setback	101	5/17/16	Shower Pan/ath	120		Curb Ramp Form/Slope	828	
Foundation	102	5/13/16	Suspended Ceiling/T-Bar	128		Sidewalk Form/Slope	829	
Underground Drain Piping	301	5/13/16	Residential Smoke Alarm	210	19/01/17	Driveway Approach Form	830	
Underground Water Piping	302		Carbon Monoxide Alarm	212		Curb Ramp Final	832	
Sewer Piping	311		GFCI	206		Sidewalk Final	814	
Water Service Piping	312		Masonry reinforcement 1" lift	125		Drive Approach Final	831	
Grounding Electrode	201	5/17/16	Masonry reinforcement 2" lift	126				
Electrical Underground	202		Grease Interceptor/trap	309				
Floor Sheathing	107		Fire Sprinkler Piping/Bracing	605	7/22/16			
Rough Framing	108		Fire Sprinkler Pressure Test	606				
Shear Walls	109	6/21/16	Electrical Service/Panel	204	7/21/17			
Roof Sheathing	118		Gas Test	307	8/16/17			
Felt-Batt	137		Type 1 Hood Duct Wrap/1st	405				
Braced Wall Panels	115		Type 1 Hood Duct Wrap/2nd	412				
Holdowns	116	7/22/16	Type 1 Hood	403				
Exterior Siding	114		Misc. Inspection	196				
Exterior Lath	113	7/22/16	Septic Tank Abandonment	314				
Fire Wall	136		Building Demo	520				
Fire Caulking	121		Patio/Storage Shed Demo	521				
Draftstop	122	7/22/16	Garage Demo	522				
Fire Blocking	123		Pool Bonding	501				
Rough Electrical	203		Pool Reinforcement	502				
Rough Plumbing	303		Pool Pre-Deck	503				
Vent Piping	304		Equipotential Bonding	504				
Water Piping	305		Pool Equipment Grounding	505				
Rough Gas Piping	306		Pool Pre-Plaster	506				
Rough Mechanical	402		Pool Alarm/gates	508				
Ducts	409		Fire Alarm	610				
Complete Frame	110		Hood Suppression System	614				
Wall Insulation	111	7/24/16	Fire Sprinkler Final	699				
Drywall Nail	119	8/2/16						
Ceiling Insulation	112							

OK TO OCCUPY 10/10/17

Address: 770 Aberdeen St 13 + 14

Owner: Nunley

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

UNITS

Phone:

Contractor: Great Valley Builders

BLDG 7 - Oak Creek



City of Tulara
Building Division

INSPECTION CARD

PERMIT NO: BLD-16-06840
ISSUED DATE: 7 / 13 / 2016

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulara.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION
Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.
Calls after 7:00 A.M. will be scheduled for the next business day.
Leave the Permit No. --- Inspection Item No. --- AM OR PM

INSPECTIONS	ITEM	DATE	INSPECTOR	INSPECTIONS	ITEM	DATE	INSPECTOR	INSPECTIONS	ITEM	DATE	INSPECTOR
Seaback	101	5/1/16	OK	Shower Pan/Lath	120			Curb Ramp Form/Slope	828		
Foundation	102	5/1/16	OK	Suspended Ceiling/T-Bar	128			Sidewalk Form/Slope	829		
Underground Drain Piping	301	5/13/16	OK	Residential Smoke Alarm	210	5/13/16	OK	Driveway Approach Form	830		
Underground Water Piping	302			Carbon Monoxide Alarm	212			Curb Ramp Final	832		
Sewer Piping	311			GFCI	206			Sidewalk Final	814		
Water Service Piping	312			Masonry reinforcement 1 st lift	125			Dive Approach Final	831		
Grounding Electrode	201	5/17/16	OK	Masonry reinforcement 2 nd lift	126						
Electrical-Underground	202			Grease Interceptor/trap	309						
Floor Sheathing	107			Fire Sprinkler Piping/Bracing	605	5/21/16	OK				
Rough Framing	108			Fire Sprinkler Pressure Test	606						
Shear Walls	109	6/21/16	OK	Electrical Service/Panel	204	6/21/16	OK				
Roof sheathing	118			Gas Test	307	6/14/17	OK				
Fel-Bar	137			Type 1 Hood Duct Wrap/1st	405						
Braced Wall Panels	115			Type 1 Hood Duct Wrap/2nd	412						
Holdowns	116	7/21/16	OK	Type 1 Hood	403						
Exterior Siding	114			Misc. Inspection	196						
Exterior Lath	113	7/21/16	OK	Septic Tank Abandonment	314						
Fire Wall	136			Building Demo	520						
Fire Caulking	121			Patio/Storage Shed Demo	521						
Draftstop	122	7/21/16	OK	Garage Demo	522						
Fire Blocking	123			Pool Bonding	501						
Rough Electrical	203			Pool Reinforcement	502						
Rough Plumbing	303			Pool Pre-Deck	503						
Vent Piping	304			Equipotential Bonding	504						
Water Piping	305			Pool Equipment Grounding	505						
Rough Gas Piping	306			Pool Pre-Plaster	506						
Rough Mechanical	402			Pool Alarm/gates	508						
Ducts	409			Fire Alarm	610						
Complete Frame	110			Hood Suppression System	614						
Wall Insulation	111	7/21/16	OK	Fire Sprinkler Final	699						
Drywall Nail	119	8/21/16	OK								
Ceiling Insulation	112										

OK TO OCCUR 7/13/17

UNITS



INSPECTION CARD



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 / 2016

Address: 770 Aberdeen St / 5A / 6
 Owner: Nunley

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

BLDG 8 - Oak Creek

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION
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INSPECTIONS			INSPECTIONS			INSPECTIONS		
ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
Setback	101	7/21/16 [Signature]	Shower Pan/Lath	120		Curb Ramp Form/Slope	828	
Foundation	102	7/21/16 [Signature]	Suspended Ceiling/T-Bar	128		Sidewalk Form/Slope	829	
Underground Drain Piping	301	7/21/16 [Signature]	Residential Smoke Alarm	210	7/21/16 [Signature]	Driveway Approach Form	830	
Underground Water Piping	302	7/21/16 [Signature]	Carbon Monoxide Alarm	212	7/21/16 [Signature]	Curb Ramp Final	832	
Sewer Piping	311		GFCI	206	7/21/16 [Signature]	Sidewalk Final	814	
Water Service Piping	312		Masonry reinforcement 1st lift	125		Drive Approach Final	831	
Grounding Electrode	201	7/21/16 [Signature]	Masonry reinforcement 2nd lift	126				
Electrical-Underground	202		Grease Interceptor/Trap	309	7/21/16 [Signature]			
Floor Sheathing	107		Fire Sprinkler Piping/Bracing	605	7/21/16 [Signature]			
Rough Framing	108		Fire Sprinkler Pressure Test	606	7/21/16 [Signature]			
Shear Walls	109	7/21/16 [Signature]	Electrical Service/Panel	204	7/21/16 [Signature]			
Roof sheathing	118	7/21/16 [Signature]	Gas Test	307	7/21/16 [Signature]			
Felt-Batt	137		Type 1 Hood Duct Wrap/1st	405				
Braced Wall Panels	115		Type 1 Hood Duct Wrap/2nd	412				
Holddowns	116	7/21/16 [Signature]	Type 1 Hood	403				
Exterior Siding	114	7/21/16 [Signature]	Misc. Inspection	196				
Exterior Lath	113	7/21/16 [Signature]	Septic Tank Abandonment	314				
Fire Wall	136		Building Demo	520				
Fire Caulking	121		Patio/Storage Shed Demo	521				
Draftstop	122	7/21/16 [Signature]	Garage Demo	522				
Fire Blocking	123		Pool Bonding	501				
Rough Electrical	203		Pool Reinforcement	502				
Rough Plumbing	303		Pool Pre-Deck	503				
Vent Piping	304		Equipment Bonding	504				
Water Piping	305		Pool Equipment Grounding	505				
Rough Gas Piping	306		Pool Pre-Plaster	506				
Rough Mechanical	402		Pool Alarm/gates	508				
Ducts	409		Fire Alarm	610				
Complete Frame	110	7/21/16 [Signature]	Hood Suppression System	614				
Wall Insulation	111	7/21/16 [Signature]	Fire Sprinkler Final	699				
Drywall Nail	119	7/21/16 [Signature]						
Ceiling Insulation	112							

OK TO OCCUPY 7/13/16 [Signature]

Address: 770 Aberdeen St
 Owner: Nunley
 Description of Work: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

17 + 18

Phone:

Contractor: Great Valley Builders

BLDG 9 - Oak Creek



INSPECTION CARD



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 / 2016

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tularia.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION

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INSPECTIONS			INSPECTIONS			INSPECTIONS		
ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
Setback	101	5/28/16 [Signature]	Shower Pan/Lath	120		Curb Ramp Form/Slope	828	
Foundation	102	5/28/16 [Signature]	Suspended Ceiling/T-Bar	128		Sidewalk Form/Slope	829	
Underground Drain Piping	301	5/28/16 [Signature]	Residential Smoke Alarm	210	10/21/17 [Signature]	Driveway Approach Form	830	
Underground Water Piping	302	5/28/16 [Signature]	Carbon Monoxide Alarm	212	9/1/17 [Signature]	Curb Ramp Final	832	
Sewer Piping	311		GFCI	206	9/1/17 [Signature]	Sidewalk Final	814	
Water Service Piping	312		Masonry reinforcement 1st lift	125		Drive Approach Final	831	
Grounding Electrode	201	5/28/16 [Signature]	Masonry reinforcement 2nd lift	126				
Electrical-Underground	202		Grease Interceptor/Trap	309				
Floor Sheathing	107		Fire Sprinkler Piping/Bracing	605	7/21/16 [Signature]			
Rough Framing	108		Fire Sprinkler Pressure Test	606	7/21/16 [Signature]			
Shear Walls	109	6/21/16 [Signature]	Electrical Service/Panel	204	4/27/17 [Signature]			
Roof Sheathing	118	6/21/16 [Signature]	Gas Test	307	8/10/17 [Signature]			
Felt-Batt	137		Type I Hood Duct Wrap/1st	405				
Braced Wall Panels	115		Type I Hood Duct Wrap/2nd	412				
Holdowns	116	7/21/16 [Signature]	Type I Hood	403				
Exterior Siding	114	7/21/16 [Signature]	Misc. Inspection	196				
Exterior Lath	113	8/21/16 [Signature]	Septic Tank Abandonment	314				
Fire Wall	136	8/21/16 [Signature]	Building Demo	520				
Fire Caulking	121		Patio/Storage Shed Demo	521				
Draftstop	122		Garage Demo	522				
Fire Blocking	123		Pool Bonding	501				
Rough Electrical	203	8/21/16 [Signature]	Pool Reinforcement	502				
Rough Plumbing	303	8/21/16 [Signature]	Pool Pre-Deck	503				
Vent Piping	304		Equipotential Bonding	504				
Water Piping	305		Pool Equipment Grounding	505				
Rough Gas Piping	306		Pool Pre-Plaster	506				
Rough Mechanical	402		Pool Alarm/gates	508				
Ducts	409		Fire Alarm	610				
Complete Frame	110		Hood Suppression System	614				
Wall Insulation	111		Fire Sprinkler Final	699				
Drywall Nail	119							
Ceiling Insulation	112							

O.K TO OCCUPY

10/21/17 [Signature]

Units 5
19 + 20



City of Tulare
Building Division

INSPECTION CARD



Phone:

Contractor: Great Valley Builders

Address: 770 Aberdeen St
Owner: Nunley
DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

BLDG 10 - Oak Creek

PERMIT NO: BLD-16-06840
ISSUED DATE: 7 / 13 /2016

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION

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INSPECTIONS	ITEM	DATE	INSPECTOR	INSPECTIONS	ITEM	DATE	INSPECTOR	INSPECTIONS	ITEM	DATE	INSPECTOR
Seback	101	5/14/16	AW	Shower Pan/Lath	120	10/21/17	AW	Curb Ramp Form/Slope	828		
Foundation	102	5/14/16	AW	Suspended Ceiling/T-Bar	128	10/21/17	AW	Sidewalk Form/Slope	829		
Underground Drain Piping	301	5/14/16	AW	Residential Smoke Alarm	210	10/21/17	AW	Driveway Approach Form	830		
Underground Water Piping	302			Carbon Monoxide Alarm	212			Curb Ramp Final	832		
Sewer Piping	311			GFCI	206			Sidewalk Final	814		
Water Service Piping	312			Masonry reinforcement 1 st lift	125			Drive Approach Final	831		
Grounding Electrode	201	5/14/16	AW	Masonry reinforcement 2 nd lift	126						
Electrical-Underground	202			Grease Interceptor/Trap	309						
Floor Sheathing	107			Fire Sprinkler Piping/Bracing	605	7/2/16	AW				
Rough Framing	108			Fire Sprinkler Pressure Test	606	5/1/16	AW				
Shear Walls	109	6/21/16	AW	Electrical Service/Panel	204	9/21/17	AW				
Roof Sheathing	118	5/14/16	AW	Gas Test	307	5/14/16	AW				
Felt-Batt	137			Type 1 Hood Duct Wrap/1st	405						
Braced Wall Panels	115			Type 1 Hood Duct Wrap/2nd	412						
Holdowns	116	7/2/16	AW	Type 1 Hood	403						
Exterior Siding	114			Misc. Inspection	196						
Exterior Lath	113	5/14/16	AW	Septic Tank Abandonment	314						
Fire Wall	136			Building Demo	520						
Fire Caulking	121			Patio/Storage Shed Demo	521						
Draftstop	122			Garage Demo	522						
Fire Blocking	123	7/22/16	AW	Pool Bonding	501						
Rough Electrical	203	5/14/16	AW	Pool Reinforcement	502						
Rough Plumbing	303			Pool Pre-Deck	503						
Vent Piping	304			Equipotential Bonding	504						
Water Piping	305			Pool Equipment Grounding	505						
Rough Gas Piping	306			Pool Pre-Plaster	506						
Rough Mechanical	402			Pool Alarm/gates	508						
Ducts	409			Fire Alarm	610						
Complete Frame	110			Hood Suppression System	614						
Wall Insulation	111			Fire Sprinkler Final	699						
Drywall Nail	119	5/14/16	AW								
Ceiling Insulation	112										

OK TO OCCUPY 10/30/17 AW

Address: 770 Aberdeen St
 Owner: Nunley

Units 21+22



INSPECTION CARD



PERMIT NO: BLD-16-06840
 ISSUED DATE: 7 / 13 / 2016

Phone: Contractor: Great Valley Builders
 BLDG 11 - Oak Creek

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION
 Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.
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DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

INSPECTIONS			INSPECTIONS			INSPECTIONS		
ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
Setback	101	<i>Stable</i>	Shower Pan/Lath	120		Curb Ramp Form/Slope	828	
Foundation	102	<i>Stable</i>	Suspended Ceiling/T-Bar	128		Sidewalk Form/Slope	829	
Underground Drain Piping	301	<i>Stable</i>	Residential Smoke Alarm	210	<i>Stable</i>	Driveway Approach Form	830	
Underground Water Piping	302	<i>Stable</i>	Carbon Monoxide Alarm	212	<i>Stable</i>	Curb Ramp Final	832	
Sewer Piping	311		GFCI	206	<i>Stable</i>	Sidewalk Final	814	
Water Service Piping	312		Masonry reinforcement 1st flt	125		Drive Approach Final	831	
Grounding Electrode	201	<i>Stable</i>	Masonry reinforcement 2nd flt	126				
Electrical-Underground	202		Grease Interceptor/Trap	309				
Floor Sheathing	107		Fire Sprinkler Piping/Bracing	605	<i>Stable</i>			
Rough Framing	108		Fire Sprinkler Pressure Test	606	<i>Stable</i>			
Shear Walls	109	<i>Stable</i>	Electrical Service/Panel	204	<i>Stable</i>			
Roof sheathing	118	<i>Stable</i>	Gas Test	307	<i>Stable</i>			
Fell-Batt	137		Type 1 Hood Duct Wrap/1st	405	<i>Stable</i>			
Braced Wall Panels	115		Type 1 Hood Duct Wrap/2nd	412				
Holdowns	116	<i>Stable</i>	Type 1 Hood	403				
Exterior Siding	114	<i>Stable</i>	Misc. Inspection	196				
Exterior Lath	113	<i>Stable</i>	Septic Tank Abandonment	314				
Fire Wall	136	<i>Stable</i>	Building Demo	520				
Fire Caulking	121		Patio/Storage Shed Demo	521				
Draftstop	122		Garage Demo	522				
Fire Blocking	123		Pool Bonding	501				
Rough Electrical	203	<i>Stable</i>	Pool Reinforcement	502				
Rough Plumbing	303	<i>Stable</i>	Pool Pre-Deck	503				
Vent Piping	304		Equipment Bonding	504				
Water Piping	305		Pool Equipment Grounding	505				
Rough Gas Piping	306		Pool Pre-Plaster	506				
Rough Mechanical	402		Pool Alarm/gates	508				
Ducts	409		Fire Alarm	610				
Complete Frame	110		Hood Suppression System	614				
Wall Insulation	111		Fire Sprinkler Final	699				
Drywall Nail	119	<i>Stable</i>						
Ceiling Insulation	112	<i>Stable</i>						

OK TO OCCUPY 10/13/2016

Address: 770 Aberdeen St
 Owner: Nunley

Units
 23 + 24



City of Tulare
 Building Division
INSPECTION CARD



DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom
 Phone: Contractor: Great Valley Builders

BLDG 12 - Oak Creek

PERMIT NO: BLD-16-06840
 ISSUED DATE: 7 / 13 / 2016

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION
 Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.
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 Leave the Permit No. ---- Inspection Item No. ---AM OR PM

INSPECTIONS				INSPECTIONS				INSPECTIONS			
ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
Setback	101	<i>Shelley</i>	Shower Pan/Lath	120		Curb Ramp Form/Slope	828				
Foundation	102	<i>Shelley</i>	Suspended Ceiling/T-Bar	128		Sidewalk Form/Slope	829				
Underground Drain Piping	301	<i>Shelley</i>	Residential Smoke Alarm	210	<i>6/30/17</i>	Driveway Approach Form	830				
Underground Water Piping	302	<i>Shelley</i>	Carbon Monoxide Alarm	212	<i>Shelley</i>	Curb Ramp Final	832				
Sewer Piping	311		GFCI	206	<i>Shelley</i>	Sidewalk Final	814				
Water Service Piping	312		Masonry reinforcement 1" lift	125		Drive Approach Final	831				
Grounding Electrode	201	<i>Shelley</i>	Masonry reinforcement 2nd lift	126							
Electrical/Underground	202		Grease Interceptor/Trap	309							
Floor Sheathing	107		Fire Sprinkler Piping/Bracing	605	<i>6/21/16</i>						
Rough Framing	108	<i>Shelley</i>	Fire Sprinkler Pressure Test	606	<i>Shelley</i>						
Shear Walls	109	<i>Shelley</i>	Electrical Services/Panel	204	<i>6/21/16</i>						
Roof Sheathing	118	<i>Shelley</i>	Gas Test	307	<i>6/21/16</i>						
Fell-Batt	137		Type 1 Hood Duct Wrap/1st	405							
Braced Wall Panels	115		Type 1 Hood Duct Wrap/2nd	412							
Holdowns	116	<i>Shelley</i>	Type 1 Hood	403							
Exterior Siding	114	<i>Shelley</i>	Misc. Inspection	196							
Exterior Lath	113	<i>Shelley</i>	Septic Tank Abandonment	314							
Fire Wall	136	<i>Shelley</i>	Building Demo	520							
Fire Caulking	121		Patio/Storage Shed Demo	521							
Draftstop	122		Garage Demo	522							
Fire Blocking	123		Pool Bonding	501							
Rough Electrical	203	<i>Shelley</i>	Pool Reinforcement	502							
Rough Plumbing	303	<i>Shelley</i>	Pool Pre-Deck	503							
Vent Piping	304		Equipotential Bonding	504							
Water Piping	305		Pool Equipment Grounding	505							
Rough Gas Piping	306		Pool Pre-Plaster	506							
Rough Mechanical	402		Pool Alarm/gates	508							
Ducts	409		Fire Alarm	610							
Complete Frame	110		Hood Suppression System	614							
Wall Insulation	111	<i>Shelley</i>	Fire Sprinkler Final	699							
Drywall Nail	119	<i>Shelley</i>									
Ceiling Insulation	112	<i>Shelley</i>									

OK TO OCCUPY

10/30/12

Shelley

Pool Final 5094
 Landscape Final 599
 Engineering Final 899
 Building Final 199

Address: 770 Aberdeen St
 Owner: Nunley

Units
 25 + 26



INSPECTION CARD



PERMIT NO: BLD-16-06840
 ISSUED DATE: 7 / 13 / 2016

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov

Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.

Calls after 7:00 A.M. will be scheduled for the next business day.

Leave the Permit No. --- Inspection Item No. --- AM OR PM

BLDG 13 - Oak Creek

INSPECTIONS	ITEM	DATE	INSPECTOR	INSPECTIONS	ITEM	DATE	INSPECTOR	INSPECTIONS	ITEM	DATE	INSPECTOR
Setback	101	8/2/16	W	Shower Pan/Lath	120			Curb Ramp Form/Slope	828		
Foundation	102	8/2/16	W	Suspended Ceiling/T-Bar	128			Sidewalk Form/Slope	829		
Underground Drain Piping	301	8/2/16	W	Residential Smoke Alarm	210	8/2/16	W	Driveway Approach Form	830		
Underground Water Piping	302	8/2/16	W	Carbon Monoxide Alarm	212			Curb Ramp Final	832		
Sewer Piping	311			GFCI	206			Sidewalk Final	814		
Water Service Piping	312			Masonry reinforcement 1" lift	125			Drive Approach Final	831		
Grounding Electrode	201	8/2/16	W	Masonry reinforcement 2" lift	126						
Electrical-Underground	202	8/2/16	W	Grease Interceptor/Trap	309						
Floor Sheathing	107			Fire Sprinkler Piping/Bracing	605	8/2/16	W				
Rough Framing	108			Fire Sprinkler Pressure Test	606	8/2/16	W				
Shear Walls	109	8/2/16	W	Electrical Service/Panel	204	8/2/16	W				
Roof sheathing	118	8/2/16	W	Gas Test	307	8/16/17	W				
Felt-Batt	137			Type 1 Hood Duct Wrap/1st	405						
Braced Wall Panels	115			Type 1 Hood Duct Wrap/2nd	412						
Holdowns	116			Type 1 Hood	403						
Exterior Siding	114			Misc. Inspection	196						
Exterior Lath	113	8/2/16	W	Septic Tank Abandonment	314						
Fire Wall	136	8/2/16	W	Building Demo	520						
Fire Caulking	121			Patio/Storage Shed Demo	521						
Draftstop	122			Garage Demo	522						
Fire Blocking	123			Pool Bonding	501						
Rough Electrical	203	8/2/16	W	Pool Reinforcement	502						
Rough Plumbing	303	8/2/16	W	Pool Pre-Deck	503						
Vent Piping	304			Equipotential Bonding	504						
Water Piping	305			Pool Equipment Grounding	505						
Rough Gas Piping	306			Pool Pre-Plaster	506						
Rough Mechanical	402			Pool Alarm/gates	508						
Ducts	409			Fire Alarm	610						
Complete Frame	110			Hood Suppression System	614						
Wall Insulation	111	8/2/16	W	Fire Sprinkler Final	699						
Drywall Nail	119	8/2/16	W								
Ceiling Insulation	112										

ALL TO OCCUR 10/24/16

City of Tulare
Building Division
INSPECTION CARD



PERMIT NO.: BLD-16-06840

ISSUED DATE: 7 / 13 / 2016

Address: 770 Aberdeen St ^{Units} 27 + 28
Owner: Nunley

Phone: Contractor: Great Valley Builders
DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

BLDG 14 - Oak Creek

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION

Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.

Calls after 7:00 A.M. will be scheduled for the next business day.

Leave the Permit No. --- Inspection Item No. ---AM OR PM

INSPECTIONS	ITEM	DATE	INSPECTOR
Setback	101	7/21/16	MM
Foundation	102	7/21/16	MM
Underground Drain Piping	301	7/21/16	MM
Underground Water Piping	302		
Sewer Piping	311		
Water Service Piping	312		
Grounding Electrode	201	7/21/16	MM
Electrical-Underground	202		
Floor Sheathing	107		
Rough Framing	108		
Shear Walls	109	7/21/16	MM
Roof sheathing	118	7/21/16	MM
Fel-Batt	137		
Braced Wall Panels	115		
Holdowns	116	7/21/16	MM
Exterior Siding	114		
Exterior Lath	113	7/21/16	MM
Fire Wall	136		
Fire Caulking	121		
Draftstop	122		
Fire Blocking	123		
Rough Electrical	203	7/21/16	MM
Rough Plumbing	303		
Vent Piping	304		
Water Piping	305		
Rough Gas Piping	306		
Rough Mechanical	402		
Ducts	409		
Complete Frame	110		
Wall Insulation	111	7/21/16	MM
Drywall Nail	119	7/21/16	MM
Ceiling Insulation	112		
INSPECTIONS	ITEM	DATE	INSPECTOR
Shower Pan/Lath	120		
Suspended Ceiling/T-Bar	128		
Residential Smoke Alarm	210	7/21/16	MM
Carbon Monoxide Alarm	212		
GFCI	206	7/21/16	MM
Masonry reinforcement 1 st lift	125		
Masonry reinforcement 2 nd lift	126		
Grease Interceptor/Trap	309		
Fire Sprinkler Piping/Bracing	605	7/21/16	MM
Fire Sprinkler Pressure Test	606	7/21/16	MM
Electrical Service/Panel	204	7/21/16	MM
Gas Test	307	7/21/16	MM
Type 1 Hood Duct Wrap/1st	405		
Type 1 Hood Duct Wrap/2nd	412		
Type 1 Hood	403		
Misc. Inspection	196		
Septic Tank Abandonment	314		
Building Demo	520		
Patio/Storage Shed Demo	521		
Garage Demo	522		
Pool Bonding	501		
Pool Reinforcement	502		
Pool Pre-Deck	503		
Equipotential Bonding	504		
Pool Equipment Grounding	505		
Pool Pre-Plaster	506		
Pool Alarm/gates	508		
Fire Alarm	610		
Hood Suppression System	614		
Fire Sprinkler Final	699		
INSPECTIONS	ITEM	DATE	INSPECTOR
Curb Ramp Form/Slope	828		
Sidewalk Form/Slope	829		
Driveway Approach Form	830		
Curb Ramp Final	832		
Sidewalk Final	814		
Drive Approach Final	831		
Pool Final	5094		
Landscape Final	599		
Engineering Final	899		
Building Final	199		

OK TO OCCUPY 7/30/16



City of Tulare
Building Division
INSPECTION CARD



Address: 770 Aberdeen St
Owner: Nunley

Phone: _____ Contractor: Great Valley Builders

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

BLDG 15 - Oak Creek

PERMIT NO: BLD-16-06840
ISSUED DATE: 7 / 13 / 2016

INSPECTION REQUEST LINE: 684-4270 or Email: buildingsinspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION
Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.

Calls after 7:00 A.M. will be scheduled for the next business day.
Leave the Permit No. --- Inspection Item No. --- AM OR PM

INSPECTIONS	ITEM	DATE	INSPECTOR	INSPECTIONS	ITEM	DATE	INSPECTOR	INSPECTIONS	ITEM	DATE	INSPECTOR
Setback	101	5/19/16	MM	Shower Pan/Lath	120			Curb Ramp Form/Slope	828		
Foundation	102	5/19/16	MM	Suspended Ceiling/T-Bar	128			Sidewalk Form/Slope	829		
Underground Drain Piping	301	5/19/16	MM	Residential Smoke Alarm	210			Driveway Approach Form	830		
Underground Water Piping	302			Carbon Monoxide Alarm	212	5/27/17	MM	Curb Ramp Final	832		
Sewer Piping	311			GFCI	206			Sidewalk Final	814		
Water Service Piping	312			Masonry reinforcement 1 st lift	125			Drive Approach Final	831		
Grounding Electrode	201	5/19/16	MM	Masonry reinforcement 2 nd lift	126						
Electrical-Underground	202			Grease Interceptor/trap	309						
Floor Sheathing	107			Fire Sprinkler Piping/Bracing	605	5/27/16	MM				
Rough Framing	108			Fire Sprinkler Pressure Test	606						
Shear Walls	109	5/27/16	MM	Electrical Service/Panel	204	5/27/17	MM				
Roof Sheathing	118	5/27/16	MM	Gas Test	305	5/16/17	MM				
Felt-Batt	137			Type 1 Hood Duct Wrap/1st	405						
Braced Wall Panels	115			Type 1 Hood Duct Wrap/2nd	412						
Holdowns	116	5/27/16	MM	Type 1 Hood	403						
Exterior Siding	114			Misc. Inspection	196						
Exterior Lath	113			Septic Tank Abandonment	314						
Fire Wall	136			Building Demo	520						
Fire Caulking	121			Patio/Storage Shed Demo	521						
Draftstop	122			Garage Demo	522						
Fire Blocking	123			Pool Bonding	501						
Rough Electrical	203	5/27/16	MM	Pool Reinforcement	502						
Rough Plumbing	303			Pool Pre-Deck	503						
Vent Piping	304			Equipotential Bonding	504						
Water Piping	305			Pool Equipment Grounding	505						
Rough Gas Piping	306			Pool Pre-Plaster	506						
Rough Mechanical	402			Pool Alarm/gates	508						
Ducts	409			Fire Alarm	610						
Complete Frame	110			Hood Suppression System	614						
Wall Insulation	111			Fire Sprinkler Final	699						
Drywall Nail	119										
Ceiling Insulation	112										

OK TO OCCUPY 10/3/17 MM

Address: 770 Aberdeen St
 Owner: Nunley

Units
 31 + 32



City of Tulare
 Building Division
INSPECTION CARD

Contractor: Great Valley Builders



PERMIT NO: BLD-16-06840
 ISSUED DATE: 7 / 13 / 2016

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom

BLDG 16 - Oak Creek

INSPECTION REQUEST LINE: 684-4270 or Email: buildinginspection@tulare.ca.gov CALL THE DAY BEFORE YOU NEED YOUR INSPECTION
 Inspectors will sign and date this card as work is approved. Work shall NOT be covered until this card is initiated.
 Calls after 7:00 A.M. will be scheduled for the next business day.
 Leave the Permit No. --- Inspection Item No. --- AM OR PM

INSPECTIONS				INSPECTIONS				INSPECTIONS			
ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR	ITEM	DATE	INSPECTOR
Setback	101	<i>3/21/16</i>	Shower Pan/Lath	120		Curb Ramp Form/Slope	828				
Foundation	102	<i>3/21/16</i>	Suspended Ceiling/T-Bar	128		Sidewalk Form/Slope	829				
Underground Drain Piping	301	<i>3/21/16</i>	Residential Smoke Alarm	210	<i>10/30/17</i>	Driveway Approach Form	830				
Underground Water Piping	302		Carbon Monoxide Alarm	212	<i>10/30/17</i>	Curb Ramp Final	832				
Sewer Piping	311		GFCI	206	<i>7/13/16</i>	Sidewalk Final	814				
Water Service Piping	312		Masonry reinforcement 1" lift	125		Drive Approach Final	831				
Grounding Electrode	201	<i>3/21/16</i>	Masonry reinforcement 2" lift	126							
Electrical-Underground	202		Grease Interceptor/Trap	309							
Floor Sheathing	107		Fire Sprinkler Piping/Bracing	605	<i>10/21/16</i>						
Rough Framing	108		Fire Sprinkler Pressure Test	606	<i>10/21/16</i>						
Shear Walls	109	<i>3/21/16</i>	Electrical Service/Panel	204	<i>6/23/17</i>						
Roof sheathing	118	<i>3/21/16</i>	Gas Test	307	<i>6/14/16</i>						
Felt-Batt	137		Type 1 Hood Duct Wrap/1st	405	<i>7/13/16</i>						
Braced Wall Panels	115		Type 1 Hood Duct Wrap/2nd	412							
Holdowns	116	<i>3/21/16</i>	Type 1 Hood	403							
Exterior Siding	114	<i>3/21/16</i>	Misc. Inspection	196							
Exterior Lath	113	<i>3/21/16</i>	Septic Tank Abandonment	314							
Fire Wall	136	<i>3/21/16</i>	Building Demo	520							
Fire Caulking	121		Patio/Storage Shed Demo	521							
Draftstop	122		Garage Demo	522							
Fire Blocking	123		Pool Bonding	501							
Rough Electrical	203	<i>3/21/16</i>	Pool Reinforcement	502							
Rough Plumbing	303	<i>3/21/16</i>	Pool Pre-Deck	503							
Vent Piping	304		Equipotential Bonding	504							
Water Piping	305		Pool Equipment Grounding	505							
Rough Gas Piping	306		Pool Pre-Plaster	506							
Rough Mechanical	402		Pool Alarm/gates	508							
Ducts	409		Fire Alarm	610							
Complete Frame	110		Hood Suppression System	614							
Wall Insulation	111		Fire Sprinkler Final	699							
Drywall Nail	119	<i>3/21/16</i>									
Ceiling Insulation	112										

OK TO OCCUPY 10/30/17

RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO:

CITY OF TULARE

CITY CLERK

411 E. KERN AVE.

TULARE, CA 93274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CITY OF TULARE
AGREEMENT FOR ISSUANCE OF BUILDING PERMITS AND
DEFERRAL OF PAYMENT OF IMPACT FEES**

This agreement is entered into this 21th day of June, 2017, by and between the City of Tulare hereinafter called the "City" and Great Valley Builders, Inc., hereinafter called "Developer".

RECITAL

WHEREAS, Developer owns real property situated in the City of Tulare, County of Tulare, described in Exhibit "A" attached and incorporated by reference, which is generally located at 2001 & 2003 Bella Oaks Drive; and

WHEREAS, Developer intends to construct a residential development on said property; and

WHEREAS, Developer has filed and the City has approved Bella Oaks for said property hereinafter called the "Project"; and



WHEREAS, by virtue of City Resolution No. 08-90, adopted on October 7, 2008, Developer is obligated to pay Impact Fees for the Project; and

WHEREAS, Developer has filed building plans and has requested that the City issue building permits for construction of the Project and has requested a deferment of payment of said impact fees until the date of final inspection or the date of a certification of occupancy for the Project is issued.

NOW, THEREFORE, in consideration of the premises, the issuance of said permits and promises and covenants herein contained, the undersigned agree as follows:

1. Deferment of payment of the impact fees shown on Exhibit "B" is hereby granted and Developer hereby promises to pay to the City the full amount of said fees, without reduction or offset, on the date on which the City conducts a final inspection of the said Project or on the date a Certificate of Occupancy is issued by the City, or on the date escrow closes, hereinafter called the "due date". If the Project consists of more than one unit, dwelling or parcels as the case may be, on their respective due dates.
2. Should the Developer fail to comply with the provisions of Paragraph 1 above, the City is hereby granted a statutory lien as to the full amount of the impact fees show on Exhibit "B", pursuant to Civil Code Sections 2884, et seq., with all the rights of a lien or therein set forth.
3. Developer shall indemnify, defend and hold free and harmless the City, its officers, employees and agents from any claims, lawsuits, costs, liability, damages or expenses, including costs of suit and fees and expenses for legal services, arising from or out of the construction of the Project or the issuance of building permits as requested by the Developer.
4. To further assure the City of Developer's promises herein contained, the Developer agrees that this agreement may be recorded in the office of the Tulare County Recorder against the property on which the Project is to be constructed.
5. In the event legal action is undertaken by either party to enforce the terms of this agreement, or to remedy the breach thereof, the prevailing party in such action shall be entitled to an award of its attorney's fees and costs.
6. The obligations of the Developer provided in this Agreement are joint and several and shall be binding upon his heirs, successors, assigns and transferees.
7. The foregoing obligations of the Developer shall burden the property described and constitute a covenant running with the land in favor of and for the benefit of

the City of Tulare and its property, shall be enforceable thereby, and shall be binding upon the successor, assigns, transferees, and heirs of Developer.

CITY OF TULARE

ATTEST

City Engineer

Chief Deputy City Clerk or
Deputy City Clerk

DEVELOPER

Great Valley Builders, Inc.

Greg Nunley - Owner

Lucy Arruda – Project Manager

EXHIBIT "A"

LOT 8 OF BELLA OAKS IN THE CITY OF TULARE, COUNTY OF TULARE,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE 89 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "B"

DEVELOPMENT IMPACT FEES (MULTI FAMILY)	PER UNIT
LAW ENFORCEMENT FACILITIES	\$458
FIRE STATIONS & APPARATUS	\$518
GENERAL FACILITIES	\$1,206
LOCAL STREETS & TRAFFIC SIGNALS	\$2,238
LIBRARY FACILITIES	\$792
WATER FACILITIES	\$4,360
DOMESTIC SEWAGE FACILITIES	\$4,120
STORM WATER FACILITIES	\$1,578
RAILROAD GRADE SEPARATION	\$1,674
PARKS FACILITIES	\$3,118
STATE HIGHWAY FACILITIES	\$2,428
GROUNDWATER RECHARGE	\$633
TOTAL DIF	\$23,123

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 Tulare)

On _____ before me, _____, Notary Public, personally appeared Michael W. 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 of Notary Public



CITY OF TULARE
Building Permit

Permit No.: **BLD-17-09776**

Application Date: **05/22/2017**

Issue Date: **04/05/2018**

Permit Type: **Residential Multifamily**

Inspection Requests Require 24 Hour Notice
Building: (559) 684-4270 or Email: buildinginspection@ci.tulare.ca.us

Site Address: 2001-2003 BELLA OAKS DR
TULARE CA 93274

Parcel / APN: 149-440-008

Owner: GREAT VALLEY BUILDERS INC
Address: 1969 HILLMAN ST
TULARE CA 93274-1601

Phone: (559) 686-4852

Contractor: GREAT VALLEY BUILDERS INC
Address: 1969 HILLMAN ST
TULARE, CA 93274-1601

Phone: (559) 686-4852
Fax:
Contractor's Lic#:
Business Lic#: BL-21911
Contact Phone: (559) 686-4852

Contact: GREG NUNLEY

Description: 988 + 1106 = 2,094 sq ft duplex, 460 sq ft garage/storage
Lot 8 - Bella Oaks - DR 997
Zoning - R-M-2

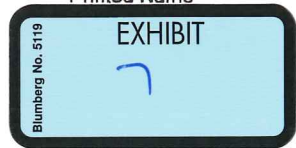
SUPPLEMENTAL INFORMATION:			
# of Fire Sprinkler Heads R1	28	# of Meters	0
Subdivision	Bella Oaks	WW Sewer Connection	Y
Lot No.	8	# of Back Flow Test(s)	0
# of Units	2	# of Construction Months	4
Project Size	2094	DIF Law Enforcement	Y
Type of Construction	V-B	DIF Fire	Y
Valuation	95000	DIF Libraries	Y
Code Edition	CBC 2013	DIF General Facilities	Y
CBC Class	R-1 Residential - Transient	DIF Local Streets & Traffic Signals	Y
Bldg Area Sq. Feet	2094	DIF Railroad Grade Separation	Y
Density Category	Medium Density Residential	DIF State Highways	Y
ZONING CLASSIFICATION:	MULTIPLE-FAMILY >3,000 SQFT	DIF Water	Y
Water Meter Sizes	2" Water Meter	DIF Groundwater Recharge	Y

FEES:			
Building Permit Fee	2,627.84	Waste Water Connection Fee-MFR	300.00
CBSC Fee	4.00	Building Plan Check Fee	1,414.99
Groundwater RC Impact Fee MF	633.26	Library Facil. Impact Fee MF	792.00
Local Streets Impact Fee MF	2,238.00	Police Facil. Impact Fee MF	458.00
RR Grade Sep. Impact Fee MF	1,674.00	Sewer Facilities Impact Fee MF	4,120.00
State Highways Impact Fee MF	2,428.00	Stormwater Facil Impact Fee MF	1,580.27
Water Facilities Impact Fee MF	4,360.00	Fire Stations Impact Fee MF	518.00
Gen. Facilities Impact Fee MF	1,206.00	Seismic Trust Fee, Res Only	12.35
Fire Supression Sprinkler Sys	263.92	Del Lago Park Surcharge MF	3,118.00
			TOTAL FEES: 27,748.63


Signature of Owner or Agent

UNREDA
Printed Name

4/5/18
Date



RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO:

CITY OF TULARE

CITY CLERK

411 E. KERN AVE.

TULARE, CA 93274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CITY OF TULARE
AGREEMENT FOR ISSUANCE OF BUILDING PERMITS AND
DEFERRAL OF PAYMENT OF IMPACT FEES**

This agreement is entered into this 21th day of June, 2017, by and between the City of Tulare hereinafter called the "City" and Great Valley Builders, Inc., hereinafter called "Developer".

RECITAL

WHEREAS, Developer owns real property situated in the City of Tulare, County of Tulare, described in Exhibit "A" attached and incorporated by reference, which is generally located at 2007 & 20011 Bella Oaks Drive; and

WHEREAS, Developer intends to construct a residential development on said property; and

WHEREAS, Developer has filed and the City has approved Bella Oaks for said property hereinafter called the "Project"; and



WHEREAS, by virtue of City Resolution No. 08-90, adopted on October 7, 2008, Developer is obligated to pay Impact Fees for the Project; and

WHEREAS, Developer has filed building plans and has requested that the City issue building permits for construction of the Project and has requested a deferment of payment of said impact fees until the date of final inspection or the date of a certification of occupancy for the Project is issued.

NOW, THEREFORE, in consideration of the premises, the issuance of said permits and promises and covenants herein contained, the undersigned agree as follows:

1. Deferment of payment of the impact fees shown on Exhibit "B" is hereby granted and Developer hereby promises to pay to the City the full amount of said fees, without reduction or offset, on the date on which the City conducts a final inspection of the said Project or on the date a Certificate of Occupancy is issued by the City, or on the date escrow closes, hereinafter called the "due date". If the Project consists of more than one unit, dwelling or parcels as the case may be, on their respective due dates.
2. Should the Developer fail to comply with the provisions of Paragraph 1 above, the City is hereby granted a statutory lien as to the full amount of the impact fees shown on Exhibit "B", pursuant to Civil Code Sections 2884, et seq., with all the rights of a lien or therein set forth.
3. Developer shall indemnify, defend and hold free and harmless the City, its officers, employees and agents from any claims, lawsuits, costs, liability, damages or expenses, including costs of suit and fees and expenses for legal services, arising from or out of the construction of the Project or the issuance of building permits as requested by the Developer.
4. To further assure the City of Developer's promises herein contained, the Developer agrees that this agreement may be recorded in the office of the Tulare County Recorder against the property on which the Project is to be constructed.
5. In the event legal action is undertaken by either party to enforce the terms of this agreement, or to remedy the breach thereof, the prevailing party in such action shall be entitled to an award of its attorney's fees and costs.
6. The obligations of the Developer provided in this Agreement are joint and several and shall be binding upon his heirs, successors, assigns and transferees.
7. The foregoing obligations of the Developer shall burden the property described and constitute a covenant running with the land in favor of and for the benefit of

the City of Tulare and its property, shall be enforceable thereby, and shall be binding upon the successor, assigns, transferees, and heirs of Developer.

CITY OF TULARE

ATTEST

City Engineer

Chief Deputy City Clerk or
Deputy City Clerk

DEVELOPER

Great Valley Builders, Inc.

Greg Nunley - Owner

Lucy Arruda – Project Manager

EXHIBIT "A"

**LOT 8 OF BELLA OAKS IN THE CITY OF TULARE, COUNTY OF TULARE,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE 89 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

EXHIBIT "B"

DEVELOPMENT IMPACT FEES (MULTI FAMILY)	PER UNIT
LAW ENFORCEMENT FACILITIES	\$458
FIRE STATIONS & APPARATUS	\$518
GENERAL FACILITIES	\$1,206
LOCAL STREETS & TRAFFIC SIGNALS	\$2,238
LIBRARY FACILITIES	\$792
WATER FACILITIES	\$4,360
DOMESTIC SEWAGE FACILITIES	\$4,120
STORM WATER FACILITIES	\$1,578
RAILROAD GRADE SEPARATION	\$1,674
PARKS FACILITIES	\$3,118
STATE HIGHWAY FACILITIES	\$2,428
GROUNDWATER RECHARGE	\$633
TOTAL DIF	\$23,123

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 Tulare)

On _____ before me, _____, Notary Public, personally appeared Michael W. 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 of Notary Public



**CITY OF TULARE
Building Permit**

Permit No.: **BLD-17-09777**

Application Date: **05/22/2017**

Issue Date: **04/05/2018**

Permit Type: **Residential Multifamily**

Inspection Requests Require 24 Hour Notice
Building: (559) 684-4270 or Email: buildinginspection@ci.tulare.ca.us

Site Address: 2007-2011 BELLA OAKS DR
TULARE CA 93274

Parcel / APN: 149-440-008

Owner: GREAT VALLEY BUILDERS INC
Address: 1969 HILLMAN ST
TULARE CA 93274-1601

Phone: (559) 686-4852

Contractor: GREAT VALLEY BUILDERS INC
Address: 1969 HILLMAN ST
TULARE, CA 93274-1601

Phone: (559) 686-4852

Fax:

Contractor's Lic#:

Business Lic#: BL-21911

Contact: GREG NUNLEY

Contact Phone: (559) 686-4852

Description: 988 + 1106 = 2,094 sq ft duplex, 460 sq ft garage/storage
Lot 8 - Bella Oaks - DR 997
Zoning - R-M-2

SUPPLEMENTAL INFORMATION:

# of Fire Sprinkler Heads R1	28	# of Meters	0
Subdivision	Bella Oaks	WW Sewer Connection	Y
Lot No.	8	# of Back Flow Test(s)	0
# of Units	2	# of Construction Months	4
Project Size	2094	DIF Law Enforcement	Y
Type of Construction	V-B	DIF Fire	Y
Valuation	95000	DIF Libraries	Y
Code Edition	CBC 2013	DIF General Facilities	Y
CBC Class	R-1 Residential - Transient	DIF Local Streets & Traffic Signals	Y
Bldg Area Sq. Feet	2094	DIF Railroad Grade Separation	Y
Density Category	Medium Density Residential	DIF State Highways	Y
ZONING CLASSIFICATION:	ILTIPL-FAMILY >3,000 SQFT	DIF Water	Y
Water Meter Sizes	2" Water Meter	DIF Groundwater Recharge	Y

FEES:

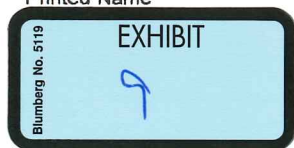
Building Permit Fee	2,627.84	Waste Water Connection Fee-MFR	300.00
CBSC Fee	4.00	Building Plan Check Fee	1,414.99
Groundwater RC Impact Fee MF	633.26	Library Facil. Impact Fee MF	792.00
Local Streets Impact Fee MF	2,238.00	Police Facil. Impact Fee MF	458.00
RR Grade Sep. Impact Fee MF	1,674.00	Sewer Facilities Impact Fee MF	4,120.00
State Highways Impact Fee MF	2,428.00	Stormwater Facil Impact Fee MF	1,580.27
Water Facilities Impact Fee MF	4,360.00	Fire Stations Impact Fee MF	518.00
Gen. Facilities Impact Fee MF	1,206.00	Seismic Trust Fee, Res Only	12.35
Fire Supression Sprinkler Sys	263.92	Del Lago Park Surcharge MF	3,118.00

TOTAL FEES: 27,748.63

Signature of Owner or Agent

LARDUDA
Printed Name

4/5/18
Date



RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO:

CITY OF TULARE

CITY CLERK

411 E. KERN AVE.

TULARE, CA 93274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CITY OF TULARE
AGREEMENT FOR ISSUANCE OF BUILDING PERMITS AND
DEFERRAL OF PAYMENT OF IMPACT FEES**

This agreement is entered into this 6th day of November, 2017, by and between the City of Tulare hereinafter called the "City" and Hidden Oak Development Inc, hereinafter called "Developer".

RECITAL

WHEREAS, Developer owns real property situated in the City of Tulare, County of Tulare, described in Exhibit "A" attached and incorporated by reference, which is generally located at 2013 & 2017 Bella Oaks Drive; and

WHEREAS, Developer intends to construct a residential development on said property; and

WHEREAS, Developer has filed and the City has approved Bella Oaks for said property hereinafter called the "Project"; and



WHEREAS, by virtue of City Resolution No. 08-90, adopted on October 7, 2008, Developer is obligated to pay Impact Fees for the Project; and

WHEREAS, Developer has filed building plans and has requested that the City issue building permits for construction of the Project and has requested a deferment of payment of said impact fees until the date of final inspection or the date of a certification of occupancy for the Project is issued.

NOW, THEREFORE, in consideration of the premises, the issuance of said permits and promises and covenants herein contained, the undersigned agree as follows:

1. Deferment of payment of the impact fees shown on Exhibit "B" is hereby granted and Developer hereby promises to pay to the City the full amount of said fees, without reduction or offset, on the date on which the City conducts a final inspection of the said Project or on the date a Certificate of Occupancy is issued by the City, or on the date escrow closes, hereinafter called the "due date". If the Project consists of more than one unit, dwelling or parcels as the case may be, on their respective due dates.
2. Should the Developer fail to comply with the provisions of Paragraph 1 above, the City is hereby granted a statutory lien as to the full amount of the impact fees shown on Exhibit "B", pursuant to Civil Code Sections 2884, et seq., with all the rights of a lien or therein set forth.
3. Developer shall indemnify, defend and hold free and harmless the City, its officers, employees and agents from any claims, lawsuits, costs, liability, damages or expenses, including costs of suit and fees and expenses for legal services, arising from or out of the provisions of this agreement or resulting deferral of impact fees as requested by the Developer.
4. To further assure the City of Developer's promises herein contained, the Developer agrees that this agreement may be recorded in the office of the Tulare County Recorder against the property on which the Project is to be constructed.
5. In the event legal action is undertaken by either party to enforce the terms of this agreement, or to remedy the breach thereof, the prevailing party in such action shall be entitled to an award of its attorney's fees and costs.
6. The obligations of the Developer provided in this Agreement are joint and several and shall be binding upon his heirs, successors, assigns and transferees.
7. The foregoing obligations of the Developer shall burden the property described and constitute a covenant running with the land in favor of and for the benefit of

the City of Tulare and its property, shall be enforceable thereby, and shall be binding upon the successor, assigns, transferees, and heirs of Developer.

CITY OF TULARE

ATTEST

City Engineer

Chief Deputy City Clerk or
Deputy City Clerk

DEVELOPER

Hidden Oak Development Inc

Greg Nunley - Owner

Or

Lucy Arruda – Project Manager

EXHIBIT "A"

**LOT 9 OF BELLA OAKS IN THE CITY OF TULARE, COUNTY OF TULARE,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE 89 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

EXHIBIT "B"

DEVELOPMENT IMPACT FEES (MULTI FAMILY)	PER UNIT
LAW ENFORCEMENT FACILITIES	\$458
FIRE STATIONS & APPARATUS	\$518
GENERAL FACILITIES	\$1,206
LOCAL STREETS & TRAFFIC SIGNALS	\$2,238
LIBRARY FACILITIES	\$792
WATER FACILITIES	\$4,360
DOMESTIC SEWAGE FACILITIES	\$4,120
STORM WATER FACILITIES	\$1,578
RAILROAD GRADE SEPARATION	\$1,674
PARKS FACILITIES	\$3,118
STATE HIGHWAY FACILITIES	\$2,428
GROUNDWATER RECHARGE	\$633
TOTAL DIF	\$23,123

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 Tulare)

On _____ before me, _____, Notary Public, personally appeared Michael W. 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 of Notary Public



CITY OF TULARE
Building Permit

Permit No.: **BLD-17-09779**

Application Date: **05/22/2017**

Issue Date: **04/05/2018**

Permit Type: **Residential Multifamily**

Inspection Requests Require 24 Hour Notice
Building: (559) 684-4270 or Email: buildinginspection@ci.tulare.ca.us

Site Address:	2013-2017 BELLA OAKS DR TULARE CA 93274	Parcel / APN:	149-440-009
Owner:	HIDDEN OAK DEVELOPMENT INC	Phone:	
Address:	PO BOX 3953 VISALIA CA 93278		
Contractor:	GREAT VALLEY BUILDERS INC	Phone:	(559) 686-4852
Address:	1969 HILLMAN ST TULARE, CA 93274-1601	Fax:	
Contact:	GREG NUNLEY	Contractor's Lic#:	
Description:	988 + 1106 = 2,094 sq ft duplex, 460 sq ft garage/storage Lot 9 - Bella Oaks - DR 997 Zoning - R-M-2	Business Lic#:	BL-21911
		Contact Phone:	(559) 686-4852

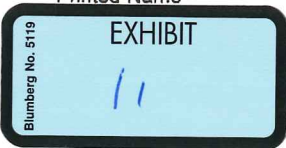
SUPPLEMENTAL INFORMATION:			
# of Fire Sprinkler Heads R1	28	# of Meters	0
Subdivision	Bella Oaks	WW Sewer Connection	Y
Lot No.	9	# of Back Flow Test(s)	0
# of Units	2	# of Construction Months	4
Project Size	2094	DIF Law Enforcement	Y
Type of Construction	V-B	DIF Fire	Y
Valuation	95000	DIF Libraries	Y
Code Edition	CBC 2013	DIF General Facilities	Y
CBC Class	R-1 Residential - Transient	DIF Local Streets & Traffic Signals	Y
Bldg Area Sq. Feet	2094	DIF Railroad Grade Separation	Y
Density Category	Medium Density Residential	DIF State Highways	Y
ZONING CLASSIFICATION:	ILTIPLE-FAMILY >3,000 SQFT	DIF Water	Y
Water Meter Sizes	2" Water Meter	DIF Groundwater Recharge	Y

FEES:			
Building Permit Fee	2,627.84	Waste Water Connection Fee-MFR	300.00
CBSC Fee	4.00	Building Plan Check Fee	1,414.99
Groundwater RC Impact Fee MF	632.70	Library Facil. Impact Fee MF	792.00
Local Streets Impact Fee MF	2,238.00	Police Facil. Impact Fee MF	458.00
RR Grade Sep. Impact Fee MF	1,674.00	Sewer Facilities Impact Fee MF	4,120.00
State Highways Impact Fee MF	2,428.00	Stormwater Facil Impact Fee MF	1,578.86
Water Facilities Impact Fee MF	4,360.00	Fire Stations Impact Fee MF	518.00
Gen. Facilities Impact Fee MF	1,206.00	Seismic Trust Fee, Res Only	12.35
Fire Supression Sprinkler Sys	263.92	Del Lago Park Surcharge MF	3,118.00
			TOTAL FEES: 27,746.66

Greg Nunley
Signature of Owner or Agent

LARZUDA
Printed Name

4/5/18
Date



RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO:

CITY OF TULARE

CITY CLERK

411 E. KERN AVE.

TULARE, CA 93274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CITY OF TULARE
AGREEMENT FOR ISSUANCE OF BUILDING PERMITS AND
DEFERRAL OF PAYMENT OF IMPACT FEES**

This agreement is entered into this 6th day of November, 2017, by and between the City of Tulare hereinafter called the "City" and Hidden Oak Development Inc, hereinafter called "Developer".

RECITAL

WHEREAS, Developer owns real property situated in the City of Tulare, County of Tulare, described in Exhibit "A" attached and incorporated by reference, which is generally located at 2021 & 2025 Bella Oaks Drive; and

WHEREAS, Developer intends to construct a residential development on said property; and

WHEREAS, Developer has filed and the City has approved Bella Oaks for said property hereinafter called the "Project"; and



WHEREAS, by virtue of City Resolution No. 08-90, adopted on October 7, 2008, Developer is obligated to pay Impact Fees for the Project; and

WHEREAS, Developer has filed building plans and has requested that the City issue building permits for construction of the Project and has requested a deferment of payment of said impact fees until the date of final inspection or the date of a certification of occupancy for the Project is issued.

NOW, THEREFORE, in consideration of the premises, the issuance of said permits and promises and covenants herein contained, the undersigned agree as follows:

1. Deferment of payment of the impact fees shown on Exhibit "B" is hereby granted and Developer hereby promises to pay to the City the full amount of said fees, without reduction or offset, on the date on which the City conducts a final inspection of the said Project or on the date a Certificate of Occupancy is issued by the City, or on the date escrow closes, hereinafter called the "due date". If the Project consists of more than one unit, dwelling or parcels as the case may be, on their respective due dates.
2. Should the Developer fail to comply with the provisions of Paragraph 1 above, the City is hereby granted a statutory lien as to the full amount of the impact fees shown on Exhibit "B", pursuant to Civil Code Sections 2884, et seq., with all the rights of a lien or therein set forth.
3. Developer shall indemnify, defend and hold free and harmless the City, its officers, employees and agents from any claims, lawsuits, costs, liability, damages or expenses, including costs of suit and fees and expenses for legal services, arising from or out of the provisions of this agreement or resulting deferral of impact fees as requested by the Developer.
4. To further assure the City of Developer's promises herein contained, the Developer agrees that this agreement may be recorded in the office of the Tulare County Recorder against the property on which the Project is to be constructed.
5. In the event legal action is undertaken by either party to enforce the terms of this agreement, or to remedy the breach thereof, the prevailing party in such action shall be entitled to an award of its attorney's fees and costs.
6. The obligations of the Developer provided in this Agreement are joint and several and shall be binding upon his heirs, successors, assigns and transferees.
7. The foregoing obligations of the Developer shall burden the property described and constitute a covenant running with the land in favor of and for the benefit of

the City of Tulare and its property, shall be enforceable thereby, and shall be binding upon the successor, assigns, transferees, and heirs of Developer.

CITY OF TULARE

ATTEST

City Engineer

Chief Deputy City Clerk or
Deputy City Clerk

DEVELOPER

Hidden Oak Development Inc

Greg Nunley - Owner

Or

Lucy Arruda – Project Manager

EXHIBIT "A"

**LOT 9 OF BELLA OAKS IN THE CITY OF TULARE, COUNTY OF TULARE,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGE 89 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

EXHIBIT "B"

DEVELOPMENT IMPACT FEES (MULTI FAMILY)	PER UNIT
LAW ENFORCEMENT FACILITIES	\$458
FIRE STATIONS & APPARATUS	\$518
GENERAL FACILITIES	\$1,206
LOCAL STREETS & TRAFFIC SIGNALS	\$2,238
LIBRARY FACILITIES	\$792
WATER FACILITIES	\$4,360
DOMESTIC SEWAGE FACILITIES	\$4,120
STORM WATER FACILITIES	\$1,578
RAILROAD GRADE SEPARATION	\$1,674
PARKS FACILITIES	\$3,118
STATE HIGHWAY FACILITIES	\$2,428
GROUNDWATER RECHARGE	\$633
TOTAL DIF	\$23,123

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 Tulare)

On _____ before me, _____, Notary Public, personally appeared Michael W. 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 of Notary Public



CITY OF TULARE
Building Permit

Permit No.: **BLD-17-09780**

Application Date: **05/22/2017**

Issue Date: **04/05/2018**

Permit Type: **Residential Multifamily**

Inspection Requests Require 24 Hour Notice
Building: (559) 684-4270 or Email: buildinginspection@ci.tulare.ca.us

Site Address: 2021-2025 BELLA OAKS DR
TULARE CA 93274

Parcel / APN: 149-440-009

Owner: HIDDEN OAK DEVELOPMENT INC
Address: PO BOX 3953
VISALIA CA 93278

Phone:

Contractor: GREAT VALLEY BUILDERS INC
Address: 1969 HILLMAN ST
TULARE, CA 93274-1601

Phone: (559) 686-4852
Fax:
Contractor's Lic#:
Business Lic#: BL-21911
Contact Phone: (559) 686-4852

Contact: GREG NUNLEY

Description: 988 + 1106 = 2,094 sq ft duplex, 460 sq ft garage/storage
Lot 9 - Bella Oaks - DR 997
Zoning - R-M-2

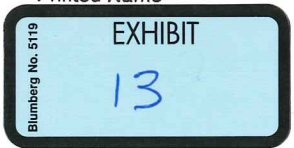
SUPPLEMENTAL INFORMATION:			
# of Fire Sprinkler Heads R1	28	# of Meters	0
Subdivision	Bella Oaks	WW Sewer Connection	Y
Lot No.	9	# of Back Flow Test(s)	0
# of Units	2	# of Construction Months	4
Project Size	2094	DIF Law Enforcement	Y
Type of Construction	V-B	DIF Fire	Y
Valuation	95000	DIF Libraries	Y
Code Edition	CBC 2013	DIF General Facilities	Y
CBC Class	R-1 Residential - Transient	DIF Local Streets & Traffic Signals	Y
Bldg Area Sq. Feet	2094	DIF Railroad Grade Separation	Y
Density Category	Medium Density Residential	DIF State Highways	Y
ZONING CLASSIFICATION:	ILTIPLE-FAMILY >3,000 SQFT	DIF Water	Y
Water Meter Sizes	2" Water Meter	DIF Groundwater Recharge	Y

FEES:			
Building Permit Fee	2,627.84	Waste Water Connection Fee-MFR	300.00
CBSC Fee	4.00	Building Plan Check Fee	1,414.99
Groundwater RC Impact Fee MF	632.70	Library Facil. Impact Fee MF	792.00
Local Streets Impact Fee MF	2,238.00	Police Facil. Impact Fee MF	458.00
RR Grade Sep. Impact Fee MF	1,674.00	Sewer Facilities Impact Fee MF	4,120.00
State Highways Impact Fee MF	2,428.00	Stormwater Facil Impact Fee MF	1,578.86
Water Facilities Impact Fee MF	4,360.00	Fire Stations Impact Fee MF	518.00
Gen. Facilities Impact Fee MF	1,206.00	Seismic Trust Fee, Res Only	12.35
Fire Supression Sprinkler Sys	263.92	Del Lago Park Surcharge MF	3,118.00
			TOTAL FEES: 27,746.66

Judy Chale
Signature of Owner or Agent

LARRUDA
Printed Name

5/5/18
Date



303

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g



2017-0048083

Recorded	REC FEE	39.00
Official Records		
County of		
Tulare		
ROLAND P. HILL		
Clerk Recorder		
	LC	
08:09AM 21-Aug-2017	Page 1 of 7	

RECORDING REQUESTED BY
AND
WHEN RECORDED MAIL TO:

CITY OF TULARE
CITY CLERK
411 E. KERN AVE.
TULARE, CA 93274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CITY OF TULARE
AGREEMENT FOR ISSUANCE OF BUILDING PERMITS AND
DEFERRAL OF PAYMENT OF IMPACT FEES**

This agreement is entered into this 16th day of May, 2017, by and between the City of Tulare hereinafter called the "City" and Great Valley Builders, Inc., hereinafter called "Developer".

RECITAL

WHEREAS, Developer owns real property situated in the City of Tulare, County of Tulare, described in Exhibit "A" attached and incorporated by reference, which is generally located at 2088 Diamonte Drive; and

WHEREAS, Developer intends to construct a residential development on said property; and

WHEREAS, Developer has filed and the City has approved Resubdivision of Tesori for said property hereinafter called the "Project"; and



WHEREAS, by virtue of City Resolution No. 08-90, adopted on October 7, 2008, Developer is obligated to pay Impact Fees for the Project; and

WHEREAS, Developer has filed building plans and has requested that the City issue building permits for construction of the Project and has requested a deferment of payment of said impact fees until the date of final inspection or the date of a certification of occupancy for the Project is issued.

NOW, THEREFORE, in consideration of the premises, the issuance of said permits and promises and covenants herein contained, the undersigned agree as follows:


1. Deferment of payment of the impact fees shown on Exhibit "B" is hereby granted and Developer hereby promises to pay to the City the full amount of said fees, without reduction or offset, on the date on which the City conducts a final inspection of the said Project or on the date a Certificate of Occupancy is issued by the City, or on the date escrow closes, hereinafter called the "due date". If the Project consists of more than one unit, dwelling or parcels as the case may be, on their respective due dates.
2. Should the Developer fail to comply with the provisions of Paragraph 1 above, the City is hereby granted a statutory lien as to the full amount of the impact fees shown on Exhibit "B", pursuant to Civil Code Sections 2884, et seq., with all the rights of a lien or therein set forth.
3. Developer shall indemnify, defend and hold free and harmless the City, its officers, employees and agents from any claims, lawsuits, costs, liability, damages or expenses, including costs of suit and fees and expenses for legal services, arising from or out of the construction of the Project or the issuance of building permits as requested by the Developer.
4. To further assure the City of Developer's promises herein contained, the Developer agrees that this agreement may be recorded in the office of the Tulare County Recorder against the property on which the Project is to be constructed.
5. In the event legal action is undertaken by either party to enforce the terms of this agreement, or to remedy the breach thereof, the prevailing party in such action shall be entitled to an award of its attorney's fees and costs.
6. The obligations of the Developer provided in this Agreement are joint and several and shall be binding upon his heirs, successors, assigns and transferees.
7. The foregoing obligations of the Developer shall burden the property described and constitute a covenant running with the land in favor of and for the benefit of

the City of Tulare and its property, shall be enforceable thereby, and shall be binding upon the successor, assigns, transferees, and heirs of Developer.

CITY OF TULARE

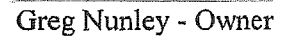

City Engineer

ATTEST


Chief Deputy City Clerk or
Deputy City Clerk

DEVELOPER

Great Valley Builders, Inc.


Greg Nunley - Owner


Lucy Arruda – Project Manager

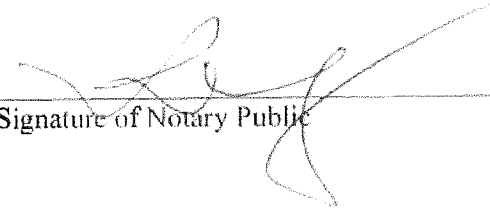
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Tulare)

On 8/16/17 before me, ROXANNE YODER Notary Public, personally appeared Michael W. 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 of Notary Public

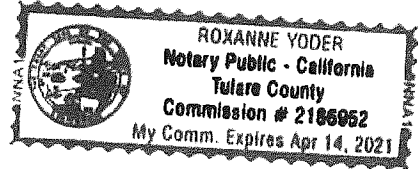


EXHIBIT "A"

LOT 40 OF RESUBDIVISION OF TESORI IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "B"

DEVELOPMENT IMPACT FEES (SINGLE FAMILY)	PER UNIT
LAW ENFORCEMENT FACILITIES	\$38
FIRE STATIONS & APPARATUS	\$246
GENERAL FACILITIES	\$345
LOCAL STREETS & TRAFFIC SIGNALS	\$632
STREET MEDIANS AND LANDSCAPING	\$24
WATER FACILITIES	\$3,380
DOMESTIC SEWAGE FACILITIES	\$3,180
STORM WATER FACILITIES	\$1,438
GENERAL PLAN MAINTENANCE	\$27
RAILROAD GRADE SEPARATION	\$316
PARKS FACILITIES	\$3,129
DEL LAGO SURCHARGE	\$376
STATE HIGHWAY FACILITIES	\$629
GROUNDWATER RECHARGE	\$517
TOTAL DIF – DEL LAGO SPECIFIC PLAN AREA	\$14,277

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.

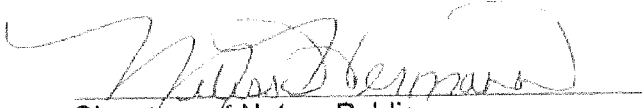
State of California)
County of Tulare)

On 10/22/17 before me, Melissa Hermann, Notary Public,

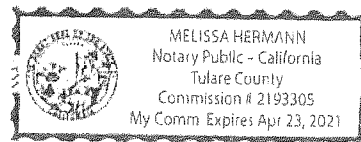
personally appeared Lucy Arruda who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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



3
NL



2016-0079958

3

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document and Tax Statement To:
Ronald L. Wilbourn
Ronald L. Wilbourn and Linda S. Wilbourn,
Trustees of the Ronald L. and Linda S.
Wilbourn 1997 Trust
12499 Colony Ave.
Tulare, CA 93274

Tula

Recorded Official Records County of Tulare ROLAND P. HILL Clerk Recorder	REC FEE TAX	20.00 148.50
08:00AM 16-Dec-2016		NC Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWVI-4271601189

Property Address: APN:149-350-077-000,
Tulare, CA 93274
APN/Parcel ID(s): 149-350-077

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$148.50** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the **City of Tulare**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Del Lago Place LLC, a California Limited Liability Company

hereby GRANT(S) to Ronald L. Wilbourn and Linda S. Wilbourn, Trustees of the Ronald L. and Linda S. Wilbourn 1997 Trust

the following described real property in the City of Tulare, County of Tulare, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 13, 2016

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

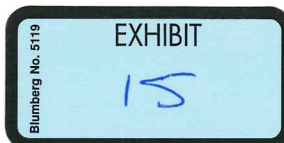
Del Lago Place LLC

BY: 
James G. Nunley
Managing Member

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129 doc / Updated 05 24 16

Printed 12 13 16 @ 11 52 AM
CA-CT-FWVI-02180 054427-FWVI-4271601189



GRANT DEED
(continued)

APN/Parcel ID(s): 149-350-077

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

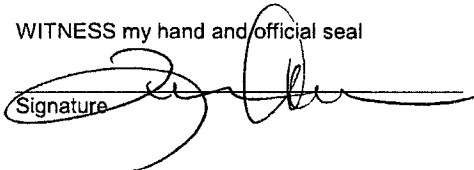
State of California
County of Tulare

On Dec 13, 2016 before me, Teresa Alves, Notary Public,
(here insert name and title of the officer)

personally appeared James G. Nanley,
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 "A"
Legal Description

For APN/Parcel ID(s): 149-350-077

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 40 OF TESORI, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF THE RESUBDIVISION OF TESORI, RECORDED DECEMBER IN BOOK 43 PAGE 37 OF MAPS, TULARE COUNTY OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS AS HERETOFORE RESERVED OF RECORD.



2013-0072845

7
N

Recorded	REC FEE	0.00
Official Records	CONFORMED COPY	0.00
County of		
Tulare		
ROLAND P. HILL		
Clerk Recorder		
	NB	
11:24AM 07-Nov-2013	Page 1 of 7	

RECORDING REQUESTED BY:

City of Tulare

WHEN RECORDED MAIL TO:

City Clerk
City of Tulare
411 E. Kern Avenue
Tulare, CA 93274-4257

PURSUANT TO GOVERNMENT CODE SECTION 6103,
NO RECORDING FEE REQUIRED

**BEFORE THE COUNCIL OF THE CITY
OF TULARE, STATE OF CALIFORNIA**

In the Matter of the Approval of the)	
Final Map of the Tesori Resubdivision)	AGREEMENT AND UNDERTAKING FOR
In the City of Tulare, County of Tulare,)	INSTALLATION AND CONSTRUCTION OF
State of California)	REQUIRED SUBDIVISION IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENT, THAT:

WHEREAS, Del Lago Place, LLC, a California Limited Liability Company, hereinafter referred to as "SUBDIVIDER", has filed with the City of Tulare, State of California, a final map of the Tesori Resubdivision, as above stated, surveyed by 4Creeks Engineering; and

WHEREAS, the SUBDIVIDER has dedicated to the City of Tulare all required street, road, or avenue rights of way as designated upon final map of said subdivision; and

WHEREAS, the provisions of Chapter 8.24 of Title 8 of the City Code of Tulare requires the construction of certain improvements as a condition of approval of the final map of said subdivision; and

WHEREAS, the provisions of Chapter 8.24 of Title 8 of the City Code of Tulare allows for the SUBDIVIDER to enter into an agreement with the City of Tulare and to provide security providing for said work and improvements to be installed and constructed within a specified time. In addition, said Agreement shall provide for an indemnity and a maintenance security or bond, for maintenance and repair of said improvements for one year after the acceptance of the same by the City.

NOW, THEREFORE, BE IT AGREED AS FOLLOWS:

I. The SUBDIVIDER shall install all utility mains and services, and storm drains within said subdivision in accordance with the requirements of law, and shall construct curbs and gutters, sidewalks, and grade and pave all streets in said subdivision in accordance with the provisions of law, and the approved subdivision improvement plans within twelve (12) months of the date hereof. However, the SUBDIVIDER shall automatically receive one extension of six (6) months to complete the installation of the improvements specified in this agreement providing the SUBDIVIDER complies with all the conditions as follows:



a. At least a minimum of thirty (30) days prior to the expiration of said twelve (12) months, the City Engineer receives a written request from the SUBDIVIDER for the six (6) month extension.

b. The SUBDIVIDER shall provide additional security with the City of Tulare to cover inflation on the uncompleted items: one for faithful performance of the uncompleted improvements and one to insure payment for the additional cost of services and materials. Said security shall be in the amount of five percent (5%) of the sum of the costs of all uncompleted items from the list as shown in EXHIBIT "A" as determined by the City Engineer. Said security shall be provided to the City Engineer within ten (10) days from the date on the written transmittal from the City Engineer to the SUBDIVIDER identifying the additional security amounts. The additional security to be approved by the City Engineer as to sufficiency and the City Attorney as to form.

If said improvements are not made to the satisfaction of the City Engineer of the City of Tulare within twelve (12) months of the date of this Agreement or within eighteen (18) months of the date of this Agreement if the conditions for the six (6) month extension have been complied with, and said six (6) month extension was thereby granted, the City of Tulare shall exercise its right to proceed against the security.

II. As security for the above and foregoing agreement, the SUBDIVIDER does undertake and agree that SUBDIVIDER shall, at SUBDIVIDER'S own expense, perform to completion said work and improvements to the satisfaction of the City Engineer of the City of Tulare, and to this end, shall provide to the City of Tulare security to be approved by the City Engineer as to sufficiency and the City Attorney as to form in the amount of \$1,048,622, for the improvements as shown in EXHIBIT "A".

III. To insure payment for all services and materials, the SUBDIVIDER shall deposit with the City of Tulare security to be approved by the City Engineer as to sufficiency and the City Attorney as to form in the amount of \$1,048,622, for the improvements as shown in EXHIBIT "A".

IV. Fees payable to the City of Tulare prior to map recording are set forth in EXHIBIT "B" attached hereto and incorporated herein by this reference.

V. As security for the maintenance and repair of the herein above described improvements, the SUBDIVIDER shall prior to final acceptance and Notice of Completion by the City of Tulare of said improvements, provide a Maintenance Bond in the amount of \$157,293, said sum shall be used by the City for maintenance or repair of said improvements should maintenance or repair be required at any time within one year of acceptance by the City.

VI. Should the SUBDIVIDER, or subsequent lot owners, wish to obtain a building permit on any lot created by this subdivision prior to the Notice of Completion for the subdivision improvements outlined in this Agreement, the issuance of said permits shall be limited as follows:

a. Until the subdivision improvements are deemed to be at least 90% complete by the City Engineer, the City shall not issue building permits on more than 50% of the lots created by this subdivision, and shall not issue any building permits that are not in accordance with the Planning and Building Department's policies and procedures in effect at the time the permit is requested.

b. Once the subdivision improvements are deemed to be at least 90% complete by the City Engineer, and all public safety items have been completed (including, but not limited to signage, striping, street lighting, and pond fencing), the City can issue building permits on up to 75% of the lots in the subdivision, in accordance with the Planning and Building Department's policies and procedures in effect at the time the permit is requested.

c. The remaining 25% of the building permits shall not be issued until a Notice of Completion has been filed on the subdivision improvements.

d. If a Notice of Completion has not been filed on the subdivision improvements within the time limits outlined in this Agreement, building permits shall not be issued until said Notice has been filed, no matter what percentage of the lots have already had building permits issued.

e. Building permits shall not be issued in any subsequent phase of a multi-phased subdivision until a Notice of Completion has been filed on the previous phase.

VII. The City of Tulare, the City Council, the Board of Public Utilities, or the City Engineer shall not be responsible or accountable in any manner for any loss or damage that may happen to the work or any part thereof or for any materials or equipment used in performing the work or for the injury or damage to any person or persons either workmen or the public or damages to adjoining property from any cause whatsoever during the progress of the work or at any time before final acceptance.

VIII. The SUBDIVIDER shall indemnify and save harmless the City of Tulare, the City Council, the Board of Public Utilities, and the City Engineer from any suits, claims or actions brought by any person or persons for or on account of any injuries or damages sustained by or arising in the construction of the work or any consequence thereof, and the City of Tulare shall be reimbursed upon demand for any costs or expense, including attorney's fees, to which it may be put by reason of any of the acts as aforesaid.

IX. Before commencing the work, the SUBDIVIDER shall furnish to the satisfaction of the City Engineer of the City of Tulare evidence of public liability and property damage insurance in sufficient amounts to meet the requirements of the above paragraphs and such evidence shall clearly state that the cancellation of the insurance by either the insured or the insurance company will not be effective until after thirty (30) days notice has been given to the City.

X. The SUBDIVIDER waives any and all notice that might otherwise be required by law pursuant to this indemnity agreement from the City of Tulare, the City Council, the Board of Public Utilities, or the City Engineer.

DATED AND SIGNED this 22 day of October, 2013.

"SUBDIVIDER"

**Del Lago Place, LLC,
a California Limited Liability Company**

By:  _____

Title: managing member

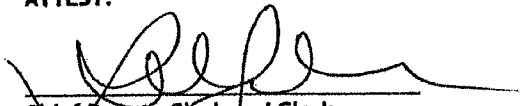
"CITY"

City of Tulare, California

By:  _____

**President of the Council and
Ex-Officio Mayor of the
City of Tulare**

ATTEST:



Chief Deputy Clerk and Clerk
of the Council of the City of Tulare

APPROVED AS TO FORM:



City Attorney

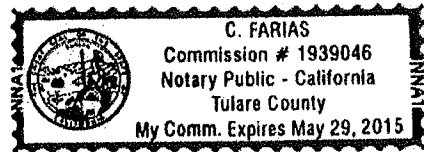
State of California)
County of Tulare)

On Oct 22, 2013 before me, C. Farias, Notary Public,
personally appeared Greg Nunley 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 C. Farias (SEAL)



State of California)
County of Tulare)

On November 6, 2013 before me, Jennifer M. Gomez, Notary Public,
personally appeared David Maceda 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 J.M.G. (SEAL)



EXHIBIT "A"

Tesori Resubdivision

Item	Total Estimated Cost of Required Improvements
Street & Relocated Improvements, including but not limited to: Excavation, grading, curb & gutter, street median, ramped returns, sidewalk, drive approaches, streetlights, landscaping, utility relocation, and asphalt concrete paving	\$957,361
Sanitary Sewer System Improvements, including but not limited to: Sewer mains, manholes, laterals, lift stations and connection to existing system	\$26,253
Storm Drain System Improvements, including but not limited to: Storm drain mains, manholes, drop inlets, lift stations and ponding basins	\$18,511
Water System Improvements, including but not limited to: Water mains, gate valves, fire hydrants, meters, well sites and connection to existing system	\$46,497
Total	\$1,048,622

Performance Bond Amount = \$1,048,622

Payment Bond Amount = \$1,048,622

Maintenance Bond Amount = \$157,293

EXHIBIT "B"

Subdivision Name: Tesori Resubdivision

Account No.	Transaction No.	R/C No.	Description of Charge	Quantity	Unit Cost	Total Amount
001-3248-000	1400	S-26	Engineering - Final Parcel Map	0	\$0.00	\$0.00
001-3251-001	1461	S-27	Engineering - Final Sub Map	0	\$0.00	\$0.00
001-2151-002	1462	S-28	Engineering - Plan Review	0	\$0.00	\$0.00
001-3247-001	1391	S-29	Public Inspection Fee	0	\$0.00	\$0.00
015-3265	3420		Sewer Front Foot	0	\$0.00	\$0.00
015-260-047	9260		Sewer - Del Lago - Hillman St	0	\$0.00	\$0.00
*****	****		In-lieu Sewer Fee - Mooney Blvd	0	\$0.00	\$0.00
*****	****		In-lieu Water Fee - Mooney Blvd	1,832	\$17.50	\$32,060.00
001-260-055	9260		Stormdrain - Del Lago - Hillman S	0	\$0.00	\$0.00
001-3120-2	1252		Street Easement/Abandonment	0	\$0.00	\$0.00
001-3120-4	1254		Street Cut	0	\$0.00	\$0.00
001-3252-002	1472	S-37	Benefit District Creation	0	\$0.00	\$0.00
010-3270-002	3071	S-99	Backflow Test	0	\$0.00	\$0.00
010-3270-3	3073		Water Pressure Test	4	\$175.00	\$700.00
010-3262	3040		Construction Water	0	\$0.00	\$0.00
010-3270-004	3074		Water Purity Sample	4	\$56.00	\$224.00
014-3267	3430		Sewer Tap	0	\$0.00	\$0.00
001-3266-000	1611		Street Signs	5	\$160.00	\$800.00
001-3265	9260		Street Front Foot	0	\$0.00	\$0.00
030-271-018	9520		Street Trees	0	\$0.00	\$0.00
001-260-053	9260		T.I.D. Ditch Piping	32	\$833.00	\$26,656.00
001-260	9260		T.I.D. Benefit District	0	\$0.00	\$0.00
010-3265	3060		Water Front Foot	0	\$0.00	\$0.00
015-3247-004	3374		Video Inspection of SS Main	1	\$1,724.62	\$1,724.62
001-260-054	9260		Traffic Signals - Del Lago	32	\$696.09	\$22,274.88
TOTAL						\$84,439.50
LESS PREVIOUSLY PAID						(\$84,439.50)
LESS CREDITS						\$0.00
AMOUNT DUE						<u>\$0.00</u>