

09:24AM 28-Jun-2016 | 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 23 rd 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 indemnity, 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

Chief Deputy City Clerk or Deputy City Clerk

DEVELOPER

Driven Construction

Greg Nunley - Owner

Or

Lucy Aruda – 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 Tulare
on June 22, 2016 before me, Christal Martin, Notary Publi
personally appeared LUCIA PYTUCA who proved to me on the basis of satisfactory evidence to be the person(s)-whose name(s) (stare-subscribed to the within instrument and acknowledged to me that hetenathey 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(e) 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

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		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 <u>6/23/16</u> 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

ROXANNE YODER
Commission # 2013461
Notary Public - California
Tulare County
My Comm. Expires Apr 14, 2017



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 Aberdoen

Parcel / APN:

Owner:

JAMES G & MICHELLE L NUNLEY

Address: 1969 HILLMAN ST

TULARE CA 93274-1601

Contractor: Address:

Contact:

DRIVEN CONSTRUCTION INC

1969 HILLMAN ST

VICTOR CERVANTES

TULARE, CA 93274-1601

Fax: (559) 686-4864 Contractor's Lic#:

Phone:

Business Lic#: Contact Phone: (559) 686-4852

(559) 686-4852

Phone: (559) 625-4852

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 -

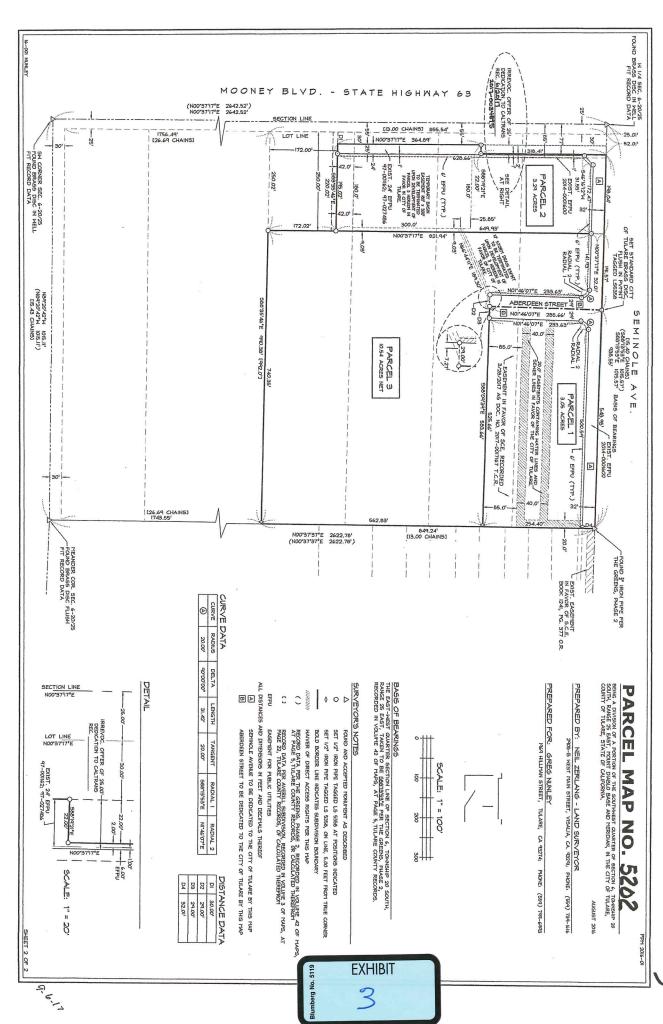
Zoning - R-M-2

SUPPLEMENTAL INFORMAT	(ON:	The second of th	
# of Fire Sprinkler Heads R1	320	Water Meter Sizes	1" \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Subdivision	Oak Park	Water Service(s)	1" Water Meter
# of Units	32	# of Meters	Y
Project Size	32256	WW Sewer Connection	32 Y
Type of Construction	V-B	Sewer Connection Inspection	Ϋ́Υ
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	Υ	DIF Law Enforcement	Ý
Jensity Category	Low Density Residential	DIF Fire	Ϋ́
ZONING CLASSIFICATION: ILT	TPLE-FAMILY >3,000 SQFT	DIF Libraries	Ÿ
# Sheets in Plan Submittal	0	DIF General Facilities	Ϋ́
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LARRIDA Printed Name

7/13/16 Date





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NOTARY STATEMENT

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CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE CORRECT.

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NOTARY STATEMENT

A MOTARY PUBLIC OR OTHER OFFICER COMPRETING THIS CERTIFICATE VERRIES ONLY THE IDENTITY OF THE INDIVIDUAL HAW GIVED THE DOCUMENT TO MINIC THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFILMESS, ACCIRACY, OR VALIDITY OF THAT DOCUMENT.

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OMNER'S STATEMENT

CERTIFY UNDER PENALTY OF PERADRY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE OREGOING PARAGRAPH IS TRUE AND CORRECT.

MY COMMISSION NO MY COMMISSION EXPIRES PRINCIPAL PLACE OF BUSINESS SIGNATURE MITNESS MY HAND AND OFFICIAL SEAL. OSept 6, 2017 Trasland COUNTY The PRINT NATE CALLINA

CITY CLERK'S STATEMENT

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WITNESS HT HAND AND OFFICIAL SEAL OF THE CITY OF TULARE THIS 13 DAY OF

FOR SEMINALE 32, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

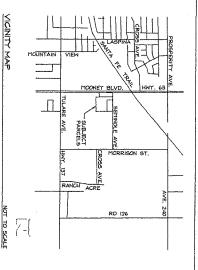
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HE ALSO HEREBY MAIVE ALL DIRECT ACCESS AS RIGHTS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON.

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JOSEPH V. CARLINI, INTERIM CITY MANAGER/CITY CLERK



PLANNING DIRECTOR'S STATEMENT

HELL ZERLING - LIND SURVEYOR IS 5350

PREPARED FOR: GREG NUNLEY
1944 HILMAN STREET, TULARE, CA 93274, PAONE. (569) 794-493

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR 790-8 MEST TAIN STREET, VISALIA, CA. 93291, PIONE (559) 759-1616

BEING A DIVISION OF A PORTION OF THE SOUTHHEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 35 EAST, POWNT DUBLO BASE AND NEXDIAN, IN THE CITY OF TULKE, COUNTY OF TULKE, STATE OF CALIFORNIA. PARCEL MAP NO. 5202

AUGUST 2016

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY ON BEHALF OF THE PARCEL MAP COMMITTEE THAT THIS PACEL MAP COMPORTS TO THE APPROVED TENTATIVE PARCEL MAP NUMBER 2016-01 ON THIS 302th DAY OF TENTATIVE PARCEL MAP NUMBER 2016-01 ON THIS 302th DAY OF TENTATIVE PARCEL MAP NUMBER 2016-01 ON THIS 302th DAY OF TENTATIVE PARCEL MAP NUMBER 2016-01 ON THIS 302th DAY OF TENTATIVE PARCEL MAP CONFIDENCE TO

BY: Milhard G.I. Mid-

30ARD OF SUPERVISOR'S STATEMENT

DATED THIS 17th DAY OF JULY I, HICHAEL C, SPATA, TULARE COUNTY ACHINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISIONS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY CERTIFY THE SAID BOARD OF SUPERVISIONS HAS APPROVED THE REPOVISIONE FOR THE HEAVIERT OF TAKES AS FOUNDED IN DIVISION 2, OF TITLE T OF THE COVERNMENT CODE OF THE STATE OF CALIFORNIA.

BY, Miller 1 Mill
MICHAEL M. MILLER, CITY ENGINEER
R.C.E. 53427, EXP. 6-90/17

DATE: 05/30/17

HERBERT STATE THAT I HAVE BUMINED THIS HAP, THAT THE SUBDIVISION AS SHOWN IS
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WHEN I REPRESE APPLICATE. THE SHAPE OF THE SHAP

막 MICHAEL C. SPATA
COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS allery While



I HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THIS TAP AND AN SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

DATE 4/14/17

CITY SURVEYOR'S STATEMENT

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RANDY D. WASNICK, CITY SURVEYOR PLS 8163, EXP. 12/31/18 12-1

SOILS ENGINEER'S STATEMENT





FILED THIS UD DAY OF $\frac{3CPTEMBEL}{2}$, 20 UL, AT 2U, A 1, III BOOK $\frac{53}{2}$ OF PARCEL TAPS AT PAGE $\frac{9}{2}$, T.C.R., AT THE REQUEST OF NEIL ZERLANG - LAND SURVEYOR, INC.

ROLAND P. HILL
TULARE COUNTY ASSESSOR/CLERK-RECORDER

DEPUTY



PPM 2016-01

2017-0053551

4

RECORDING REQUESTED BY:

Chicago Title Company

TULON

Recorded Official Records County of Tulare ROLAND P. HILL Clerk Recorder REC FEE 23.00 TAX 275.00 SURVEY MONUME 10.00

When Recorded Mail Document and Tax Statement To: James Greg Nunley

Great Valley Builders, Inc., 1969 Hillman Street Tulare, CA 93274 10:15AM 15-Sep-2017 | Page 1 of 4

Escrow Order No.: FWVI-4271600012

Property Address: APN PTN 172-070-006,

Tulare, CA 93274

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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.

 \Box 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, 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

TULARE, CA

50

Document: DED GRT 2017.53551

Page 1 of 4

EXHIBIT

Printed on 5/31/2018 1:42:28 PM

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

Jacqueline byt

Jacqueline Ø

BY: John Moons Member

A notary public or other officer completing this certificate verifles 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

County of

in reptember 13, 2017 hose

_ before me,

Charling

, Notary Public.

(here insert name and title of the officer)

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)

A BARHAM
Notary Public – California
Stanislaus County
Commission # 2181678
My Comm. Expires Jan 28, 2021

Grant Deed SCA0000129.doc / Updated: 05.24.16

Printed. 09.12.17 @ 12:36 PM CA-CT-FWVI-02180 054427-FWVI-4271600012

TULARE, CA

Document: DED GRT 2017.53551

Page 2 of 4

Printed on 5/31/2018 1:42:28 PM

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
County of Tulance
On Sept 15, 2017 before me, / erese H/Ves 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 (Seal)
TERESA ALVES COMM. #2060826 COMM. #2060826 NOTARY PUBLIC - CALIFORNIA TULARE COUNTY My Comm Expires April 2 2018

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)

Document: DED GRT 2017.53551

Owner: Nunley Address: 770 Aberdeen St 500



INSPECTION CARD Building Division City of Tulare



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 /2016

BLDG 3 - Oak Creek

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

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

Setback

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INSPECTOR

INSPECTIONS

ITEM

DATE

INSPECTOR

Ceiling Insulation 112 / /	Drywall Nail 119 Evol	+		1			Rough Gas Piping 306	Water Piping 305		Rough Plumbing 303				Fire Caulking 121	136	Exterior Lath 113 72	Exterior Siding 114	Holdowns 116 721	Braced Wall Panels 115	Felt-Batt 137	Roof sheathing 118	Shear Walls 109 \$2	Rough Framing 108	Floor Sheathing 107	Electrical-Underground 202	Grounding Electrode 201	Water Service Piping 312	+	+	301 3/	✝	
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EXHIBIT

Owner: Nunley Address: 770 Aberdeen St 7 4 0



INSPECTION CARD City of Tulare Building Division



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 /2016

BLDG 4 - Oak Creek

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

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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Owner: Nunley Address: 770 Aberdeen St 9+10



INSPECTION CARD City of Tulare Building Division



PERMIT NO: BLD-16-06840

ISSUED DATE: 7/13/2016

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: <u>buildinginspection@tulare.ca.gov</u> 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

Celling Insulation 112 /	+	+	+	7	Ducts 409	Rough Mechanical 402	Rough Gas Piping 306	Water Piping 305	Vent Piping 304	Kough Plumbing 303	Rough Electrical 203 7	Fire Blocking 123	Draftstop 122 422	Fire Caulking 121	Fire Wall 136	113 1/22	Extenor Siding 114	116 /22/	Diaced Wall Panels 115	╁	+	十	\top	\dashv	\dashv	\dashv			Sewer Piping 311	Underground Water Piping 302	Underground Drain Piping 301 5/3/	A 701 Inchibition
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Owner: Nunley Address: 770 Aberdeen St 11412



INSPECTION CARD City of Tulare Building Division



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 Contractor: Great Valley Builders

BLDG 6 - 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

Ceiling Insulation 112 / /	Ť	\dashv	\dashv	\dashv	Ducts 409	Rough Mechanical 402	Rough Gas Piping 306	Water Piping 305	Vent Piping 304	Rough Plumbing 303	Rough Electrical 203	Fire Blocking 123	122 /2	Fire Caulking 121	Fire Wall 136	Exterior Lath 113 422	Extends signing 114	+	\dagger	+	+	Roof sheathing 118	Shear Walls 109 672	Rough Framing 108	Floor Sheathing 107	Electrical-Underground 202	Grounding Electrode 201 5//7	Water Service Piping 312	Sewer Piping 311	Underground Water Piping 302	Underground Drain Piping 301 5/13	102	Setback 101 3/7/16	INSPECTIONS ITEM DATE
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	Drive Approach Final	831		-

Owner: Nunley

Address: 770 Aberdeen St 13+14



City of Tulare Building Division INSPECTION CARD



PERMIT NO: BLD-16-06840

ISSUED DATE: 7/13/2016

Contractor: Great Valley Builders

DESCRIPTION OF WORK: 16 duplex buildings/32 units - 1,079 sq ft/3 bedroom + 937 sq ft/2 bedroom BLDG 7 - 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

Ceiling Insulation 112 11	Drywall Nail 119 8/2/14	Wall Insulation 111 724/6	Complete Frame 110 🗘 🚽 /	Ducts 409	Rough Mechanical 402	Rough Gas Piping 306	Water Piping 305	Vent Piping 304	Rough Plumbing 303	Rough Electrical 203	Fire Blocking 123	Draftstop 122 727/46 6/1	Fire Caulking 121	Fire Wall 136	Exterior Lath 113 124/6 Ma	Exterior Siding 114	Holdowns 116 724/16 1/16	Braced Wall Panels 115	Feli-Batt 137	Roof sheathing 118 4	Shear Walls 109 471/16 114	Rough Framing 108	-	Electrical-Underground 202	Grounding Electrode 201 7/71/6	Water Service Piping 312	Sewer Piping 311	Underground Water Piping 302	Underground Drain Piping 301 5/3/16 3h	Foundation 102 / 4 / 4	Setback 101 5/2/16 C	INSPECTIONS ITEM DATE INSPECTOR
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Owner: Nunley Address: 770 Aberdeen St 15716



INSPECTION CARD City of Tulare Building Division





PERMIT NO: BLD-16-06840

ISSUED DATE: 7/13/2016

BLDG 8 - Oak Creek

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

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

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Ceiling Insulation 112 1 7	Drywall Nail 119 8/2/16/9//	Wall Insulation 111 /24/11/MAL	Complete Frame 110	Ducts 409	+	+	305	+	+	+	Rough Electrical	+	\top	1	十	1112 2/27		Holdowns 116 721/2 /M	Braced Wall Panels 115	Felt-Batt 137	Kool sheathing 118 /h /h	Shear Walls 109 72/16 (1/1/2)	+	+	+	Grounding Electrode 201 3/7/16 1/1/4	Water Service Piping 312	Sewer Piping 311	Underground Water Piping 302	Underground Drain Piping 301 7/3/16 11/6	Foundation 102 14 14	Setback 101 3/7/16 7/1/41	INSPECTIONS ITEM DATE INSPECTOR
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Owner: Nunley Address: 770 Aberdeen St 17+18



City of Tulare Building Division

INSPECTION CARD



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 /2016

BLDG-9 - Oak Creek

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

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

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Address: 770 Aberdeen St $(c_1 + 20)$ LLWI + S

Owner: Nunley



City of Tulare Building Division





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 Contractor: Great Valley Builders

BLDG 10 - 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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Ceiling Insulation	Drywall Nail	Wall Insulation	Complete Frame	Ducts	Rough Mechanical	Rough Gas Piping	Water Piping	Vent Piping	Rough Plumbing	Rough Electrical	Fire Blocking	Draftstop	Fire Caulking	Fire Wall	Exterior Lath	Extenor Siding	Holdowns	Braced Wall Panels	Felt-Batt	Roof sheathing	-	Rough Framing	Floor Sheathing	Electrical-Underground		Water Service Piping	Sewer Piping	Underground Water Piping	Underground Drain Piping	Foundation	Setback	INSERT DIVE
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Owner: Nunley Address: 770 Aberdeen St Units 21+22



City of Tulare Building Division

NSPECTION CARD



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 /2016

BLDG 11 - Oak Creek

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

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

Ceiling Insulation	Drywall Nail	waii nisulation	Wall benleties	Complete Frame	Ducts	Rough Mechanical	Rough Gas Piping	Water Piping	\vdash	十	Rough Electrical	Fire Blocking	Draftstop	Fire Caulking	Fire Wall	Exterior Lath	Exterior Siding	Holdowns	Braced Wall Panels	Felt-Batt	Roof sheathing	Shear Walls	Rough Framing	Floor Sheathing	Electrical-Underground	Grounding Electrode	Water Service Piping	Sewer Piping	Underground Water Piping	Underground Drain Piping	Foundation	Setback	INSPECTIONS
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Owner: Nunley Address: 770 Aberdeen St

> Units 72 + 24



INSPECTION CARD City of Tulare Building Division



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 Phone: Contractor: Great Valley Builders

BLDG 12 - 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

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Address: 770 Aberdeen St Owner: Nunley



INSPECTION CARD City of Tulare Building Division



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 /2016

BLDG 13 - Oak Creek

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

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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Address: 770 Aberdeen St Owner: Nunley

Units 27+28



City of Tulare Building Division

Suiding Division [NSPECTION CARD]



PERMIT NO: BLD-16-06840

ISSUED DATE: 7 / 13 /2016

BLDG 14 - Oak Creek

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

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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Address: 770 Aberdeen St 79+30

Owner: Nunley



NSPECTION CARD City of Tulare Building Division



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 Contractor: Great Valley Builders

BLDG 15 - 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

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Owner: Nunley Address: 770 Aberdeen St Unuts
Owner: Nunley 31 + 32



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 Contractor: Great Valley Builders

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.

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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 indemnity, 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	o me on the basis of satisfactory evidence to be
the person(s) whose r	name(s) is/are subscri	bed to the within instrument and acknowledged
to me that he/she/the	y executed the same in	n his/her/their authorized capacity(ies), and
that by his/her/their s	ignature(s) on the inst	trument the person(s), or the entity upon behalf
of which the person(s	s) acted, executed the	instrument.
I certify under PENA	LTY OF PERJURY	under the laws of the State of California that
the foregoing paragra	ph is true and correct	
WITNESS my hand a	and official seal.	
Signature of Notary F	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

Phone: (559) 686-4852

Phone: (559) 686-4852

Owner:

GREAT VALLEY BUILDERS INC

Address: 1969 HILLMAN ST

TULARE CA 93274-1601

Contractor: Address:

Contact:

GREAT VALLEY BUILDERS INC

1969 HILLMAN ST

TULARE, CA 93274-1601

Fax: Contractor's Lic#:

BL-21911

Business Lic#: Contact Phone: (559) 686-4852 **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 Meters
WW Sewer Connection
of Back Flow Test(s)
of Construction Months
DIF Law Enforcement
DIF Fire
DIF Libraries
DIF General Facilities
DIFLocalStreets&TrafficSignals
DIF Railroad Grade Separation
DIF State Highways
DIF Water
DIF Groundwater Recharge
Waste Water Connection Fee-MFR 300.00
Building Plan Check Fee 1,414.99
Library Facil. Impact Fee MF 792.00
Police Facil. Impact Fee MF 458.00
Sewer Facilities Impact Fee MF 4,120.00
Stormwater Facil Impact Fee MF 1,580.27
Fire Stations Impact Fee MF 518.00
Seismic Trust Fee, Res Only 12.35

Signature of Owner or Agent

LARRUDA

TOTAL FEES: 27,748.63

Printed Name

EXHIBIT

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

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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 indemnity, 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 o	f satisfactory evidence to be
the person(s) whose i	name(s) is/are subscrib	bed to the within in	nstrument and acknowledged
to me that he/she/the	y executed the same in	n his/her/their auth	orized capacity(ies), and
that by his/her/their s	ignature(s) on the inst	rument the person	(s), or the entity upon behalf
of which the person(s	s) acted, executed the	instrument.	
I certify under PENA	LTY OF PERJURY ι	under the laws of the	ne State of California that
the foregoing paragra	aph is true and correct.		
WITNESS my hand a	and official seal.		
Signature of Notary I	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

Contractor: Address:

Contact:

GREAT VALLEY BUILDERS INC

1969 HILLMAN ST

TULARE, CA 93274-1601

GREG NUNLEY

Phone: (559) 686-4852

Phone: (559) 686-4852

Fax:

Contractor's Lic#:

Business Lic#: BL-21911

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	V:	在新疆,从 为国际政治,但是自己的	
# of Fire Sprinkler Heads R1	28	# of Meters	0
Subdivision	Bella Oaks	WW Sewer Connection	Υ
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	Υ
Valuation	95000	DIF Libraries	Υ
Code Edition	CBC 2013	DIF General Facilities	Υ
CBC Class R	-1 Residential - Transient	DIFLocalStreets&TrafficSignals	Y
Bldg Area Sq. Feet	2094	DIF Railroad Grade Separation	Υ
	edium Density Residential	DIF State Highways	Y
ZONING CLASSIFICATION: ILTIPI	LE-FAMILY >3,000 SQFT	DIF Water	Y
Water Meter Sizes	2" Water Meter	DIF Groundwater Recharge	Υ
FEES:		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	
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
	_30.02		5, . 10.00
		T	OTAL FEES: 27,748.63

Signature of Owner or Agent

LARRUD Printed Name **EXHIBIT**

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 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 indemnity, 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 subscr	ribed to the within instrument and acknowledged
to me that he/she/the	y executed the same	in his/her/their authorized capacity(ies), and
that by his/her/their s	signature(s) on the ins	strument the person(s), or the entity upon behalf
of which the person(s	s) acted, executed the	e instrument.
I certify under PENA	ALTY OF PERJURY	under the laws of the State of California that
the foregoing paragra	aph is true and correc	et.
WITNESS my hand	and official seal.	
Signature of Notary I	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: Address: HIDDEN OAK DEVELOPMENT INC

PO BOX 3953

VISALIA CA 93278

Contractor: Address:

Contact:

1969 HILLMAN ST

TULARE, CA 93274-1601

GREG NUNLEY

GREAT VALLEY BUILDERS INC

Phone: (559) 686-4852 Fax:

Phone:

Contractor's Lic#:

Business Lic#: BL-21911

Contact Phone: (559) 686-4852

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:

	The state of the s		
# of Fire Sprinkler Heads R1	28	# of Meters	(
Subdivision	Bella Oaks	WW Sewer Connection	· ·
Lot No.	9	# of Back Flow Test(s)	(
# of Units	2	# of Construction Months	2
Project Size	2094	DIF Law Enforcement	`
Type of Construction	V-B	DIF Fire	Y
Valuation	95000	DIF Libraries	١
Code Edition	CBC 2013	DIF General Facilities	١
	idential - Transient	DIFLocalStreets&TrafficSignals	Υ
Bldg Area Sq. Feet	2094	DIF Railroad Grade Separation	Y
Density Category Medium	Density Residential	DIF State Highways	Υ
ZONING CLASSIFICATION: ILTIPLE-FAI		DIF Water	Υ
Water Meter Sizes	2" Water Meter	DIF Groundwater Recharge	Y
# ###			
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
Nater Facilities Impact Fee MF			*
Nater Facilities Impact Fee MF Gen. Facilities Impact Fee MF	4,360.00 1,206.00	Fire Stations Impact Fee MF Seismic Trust Fee, Res Only	518.00 12.35

ature of Owner or Agent

LARRUDA

TOTAL FEES: 27,746.66

Printed Name

EXHIBIT

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 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 indemnity, 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 subsc	ribed to the within instrument and acknowledged
to me that he/she/the	y executed the same	in his/her/their authorized capacity(ies), and
that by his/her/their s	signature(s) on the ir	nstrument the person(s), or the entity upon behalf
of which the person(s) acted, executed th	e instrument.
I certify under PENA	ALTY OF PERJURY	Y under the laws of the State of California that
the foregoing paragra	aph is true and corre	ct.
WITNESS my hand	and official seal.	
Signature of Notary l	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

Phone:

Owner: Address: HIDDEN OAK DEVELOPMENT INC

PO BOX 3953

VISALIA CA 93278

Contractor: Address:

GREAT VALLEY BUILDERS INC

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	(
Subdivision	Bella Oaks	WW Sewer Connection)
Lot No.	9	# of Back Flow Test(s)	(
# of Units	2	# of Construction Months	4
Project Size	2094	DIF Law Enforcement	Υ
Type of Construction	V-B	DIF Fire	١
Valuation	95000	DIF Libraries	Υ
Code Edition	CBC 2013	DIF General Facilities	Υ
	Residential - Transient	DIFLocalStreets&TrafficSignals	Y
Bldg Area Sq. Feet	2094	DIF Railroad Grade Separation	Υ
Density Category Med	ium Density Residential	DIF State Highways	Y
ZONING CLASSIFICATION: ILTIPLE		DIF Water	Υ
Water Meter Sizes	2" Water Meter	DIF Groundwater Recharge	Υ
FEES:	连世纪 中国第二		1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
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		12.35
and the same of th	20 C - 12 C - 2 C		3,118.00
Fire Supression Sprinkler Sys	1,206.00 263.92	Seismic Trust Fee, Res Only Del Lago Park Surcharge MF	

LARRUDA Printed Name

3/5/18

TOTAL FEES: 27,746.66



39.00

RECORDING REQUESTED BY

AND

WHEN RECORDED MAIL TO:

CITY OF TULARE

CITY CLERK

411 E. KERN AVE.

TULARE, CA 93274

2017-0048083

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

08:09AM 21-Aug-2017 | Page 1 of 7

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 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 indemnity, 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

Muhal C Mull 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 Blulin before me,	ROXANNE	YODEN	Notary Public, personally
appeared Michael W. Miller wi	ho proved to	me on the	basis of satisfactory evidence to be
the person(s) whose name(s) is	/are subscribe	ed to the w	ithin instrument and acknowledged
to me that he/she/they executed	I the same in	his/her/the	ir authorized capacity(ies), and
that by his/her/their signature(s) on the instr	ument the	person(s), or the entity upon behalf
of which the person(s) acted, ex	xecuted the ir	nstrument.	

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

ROXANNE YODER
Notary Public - California
Tulare County
Commission # 2186962
My Comm. Expires Apr 14, 2021

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.

3

2016-0079958

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

08:00AM 16-Dec-2016 | Page 1 of 3

TULU

Ronald L. Wilbourn Ronald L. Wilbourn and Linda S. Wilbourn, Trustees of the Ronald L. and Linda S. Wilbourn 1997 Trust

RECORDING REQUESTED BY:

When Recorded Mail Document

Chicago Title Company

and Tax Statement To:

12499 Colony Ave. Tulare, CA 93274

Escrow Order No.: FWVI-4271601189

Property Address: APN:149-350-077-000,

Tulare, CA 93274

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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.

 \square the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in I 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

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

James G. Nunley

Managing Menther

MAIL TAX STATEMENTS AS DIRECTED ABOVE

SCA0000129 doc / Updated 05 24 16

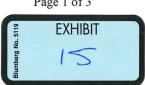
Printed 12 13 16 @ 11 52 AM CA-CT-FWVI-02180 054427-FWVI-4271601189

TULARE,CA

Document: DED GRT 2016.79958

Page 1 of 3

Printed on 8/1/2018 10:47:28 AM



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 County of Tul and

On Dec 13, 2016 before me,

(here insert name and title of the officer), Notary Public,

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)

TERESA ALVES
COMM. #2060826
NOTARY PUBLIC - CALIFORNIA
TULARE COUNTY
My Comm Expires April 8, 2018

Grant Deed SCA0000129 doc / Updated 05 24 16

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

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.

Grant Deed SCA0000129 doc / Updated 05 24 16 Printed 12 13 16 @ 11 52 AM CA-CT-FWVI-02180 054427-FWVI-4271601189

TULARE,CA Document: DED GRT 2016.79958 Page 3 of 3

Printed on 8/1/2018 10:47:29 AM

2013-0072845

Recorded Official Records County of Tulare

REC FEE

CONFORMED COPY 8, 88

ROLAND P. HILL Clerk Recorder

11:24AM 07-Nov-2013 | Page 1 of 7

Tulare, CA 93274-4257 PURSUANT TO GOVERNMENT CODE SECTION 6103, NO RECORDING FEE REQUIRED

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

City of Tulare

City Clerk City of Tulare 411 E. Kern Avenue

> 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 in the City of Tulare, County of Tulare, State of California

AGREEMENT AND UNDERTAKING FOR INSTALLATION AND CONSTRUCTION OF 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

"CITY"

City of Tulare, California

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 77,2013 before me, C. Farias	, Notary Public,
personally appeared	ng that by
i certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing correct	paragraph is true an d
WITNESS my hand and official seal	C. FARIAS
Signature (SEAL) Notary	ssion # 1939046 Public - California ulare County Expires May 29, 2015
State of California	
County of Tulare)	
on November 6, 2013 before me, Jennsler M. Garnez personally appeared David Macada who proved to personally appeared to the within instrum	, Notary Public,
personally appeared	and that by
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing correct.	paragraph is true and
WITNESS my hand and official seal	
Signature (SEAL) Com	NNIFER M. GOMEZ Imission # 1897813. Ty Public - Californía Tulare County

EXHIBIT "A"

Tesori Resubdivision

ltem	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 Ilmited 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 nor limited to: Water mains, gate valves, fire hydrants, meters, well sites and connection to existing system	\$46,497
Total	\$1,048,622

Perfomance Bond Amount =	\$1,048,622
Payment Bond Amount =	\$1,048,622
Maintenance Rond Amount s	\$157,293

EXHIBIT "B"

Subdivision Name:

Tesori Resubdivision

Account No.	Transac- tion 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	\$0.0 0
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
*********	食食食物		In-lieu Sewer Fee - Mooney Blvd	0	\$0.00	\$0.0 0
****	我由此教		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	\$0.0 0
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			\$0.00