

Recording Requested by:
Harvey May
Encinas Norte., LLC
222 N. Garden Street, Suite 200
Visalia, CA 93292

When recorded, mail to:

Harvey May
Encinas Norte., LLC
222 N. Garden Street, Suite 200
Visalia, CA 93292

(This space for Recorders use only.)

No recording fee required; this document is exempt from fee pursuant to Sections 6103 and 27383 of the California Government Code. This deed is exempt from tax pursuant to Section 11922 of the California Revenue and Taxation Code.

APN 087-460-007 and 087-460-008

GS PM 20-24

GRANT OF EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF TULARE, hereby **GRANT(S)** to **Sitka Enterprises, LLC, a California limited liability company, as to an undivided 60% interest, and Encinas Norte, LLC, a California limited liability company, as to an undivided 20% interest, and MGM of Visalia, LLC, a California limited liability company, as to undivided 20% interest**, an easement for temporary construction purposes over, under, across, and through the following described real property situated in the County of Tulare, State of California:

See Exhibits A and B

Dated this _____ day of _____, 2020

COUNTY OF TULARE

By: _____
Chair, Board of Supervisors

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of _____)

On _____ before me, _____,
Date Here Insert Name and Title of the Officer

personally appeared _____
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Parcel 1 of Parcel Map No. 4404 in the City of Visalia, County of Tulare, State of California, according to the map thereof recorded August 26, 1999 in Book 45 of Parcel Maps at Page 9, Tulare County records, described as follows:

COMMENCING at the Northeast corner of the West 125.89 feet of said Parcel 1; thence South 00°00'42" West, along the East line of the West 125.89 feet of said Parcel 1, a distance of 28.02 feet to the **TRUE POINT OF BEGINNING**; thence South 00°00'42" West, continuing along the East line of the West 125.89 feet of said Parcel 1, a distance of 170.63 feet; thence North 90°00'00" West, a distance of 27.91 feet; thence North 00°11'56" West, a distance of 158.57 feet; thence North 90°00'00" West, a distance of 57.43 feet; thence North 00°00'46" East, a distance of 8.00 feet; thence North 90°00'00" East, a distance of 57.40 feet; thence North 00°11'56" West, a distance of 4.06 feet; thence North 90°00'00" East, a distance of 28.54 feet; to the **TRUE POINT OF BEGINNING**.

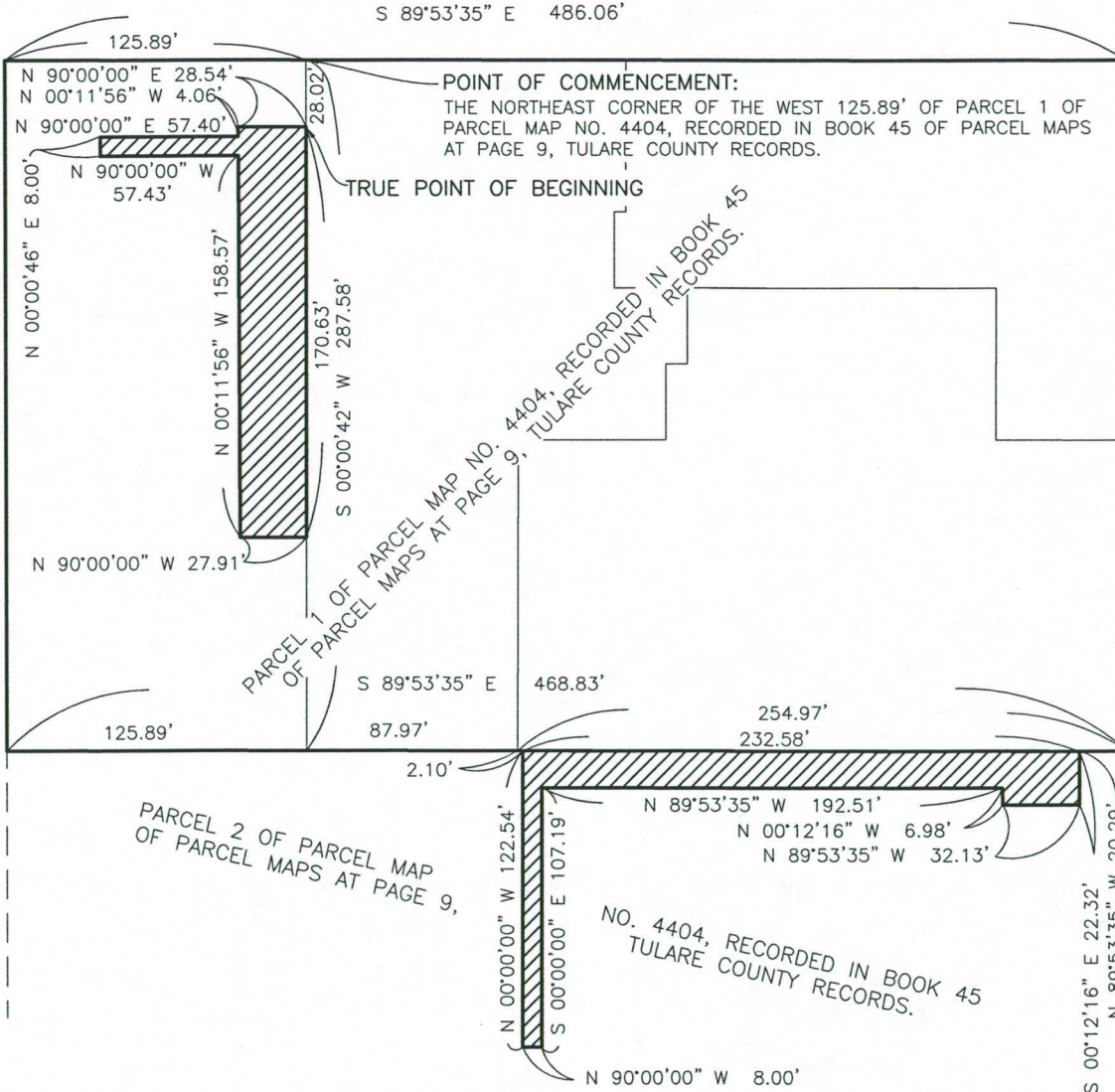
TOGETHER WITH that portion of Parcel 2 of said Parcel Map No. 4404, described as follows:

COMMENCING at the Northeast corner of said Parcel 2; thence North 89°53'35" West, along the North line of said Parcel 2, a distance of 20.29 feet to the **TRUE POINT OF BEGINNING**; thence South 00°12'16" East, parallel with the East line of said Parcel 2, a distance of 22.32 feet; thence North 89°53'35" West, parallel with the North line of said Parcel 2, a distance of 32.13 feet; thence North 00°12'16" West, parallel with the East line of said Parcel 2, a distance of 6.98 feet; thence North 89°53'35" West, parallel with the North line of said Parcel 2, a distance of 192.51 feet; thence South 00°00'00" East, a distance of 107.19 feet; thence North 90°00'00" West, a distance of 8.00 feet; thence North 00°00'00" West, a distance of 122.54 feet to a point on the North line of said Parcel 2; thence South 89°53'35" East, along the North line of said Parcel 2, a distance of 232.58 feet; to the **TRUE POINT OF BEGINNING**.

Containing an area of 9,926 square feet more or less.



EXHIBIT "B"

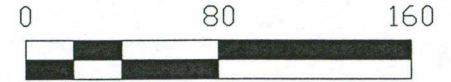


STREET

AKERS



SCALE: 1" = 80'



LEGEND

INDICATES AREAS TO BE GRANTED AS AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES.

APN: PORTION OF 087-460-007 AND 008

AREA: 9,926 SQUARE FEET +/-

PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 4404 IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 26, 1999 IN BOOK 45 OF PARCEL MAPS AT PAGE 9, TULARE COUNTY RECORDS.

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

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