



SPECIAL CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY MEETING AGENDA

**October 14, 2024
6:00 PM**

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

Notice is hereby given that the Planning Commission will hold a Special Meeting, on October 14, 2024 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA.

Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Special Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

1. CALL TO ORDER

1. Pledge of Allegiance
2. Changes to the Agenda
3. Council's Approval of Agenda

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS (NONE)

3. CITIZEN COMMENTS

This section of the agenda allows members of the public to address the City Council on any item within the jurisdiction of the Council. Members of the public, when recognized by the Mayor, should come forward to the lectern, identify themselves and use the microphone. Comments are normally limited to three (3) minutes. In accordance with State Open Meeting Laws, no action will be taken by the City Council this evening and all items will be referred to staff for follow up and a report.

Citizen Comments submitted in writing to the City Clerk by 5:00pm on the day of the City Council meeting shall be distributed to the City Council and included in the record,

however they will not be read.

4. PUBLIC HEARINGS (NONE)

5. CONSENT CALENDAR

1. Adopt Resolution No. 4241 Authorizing the Acceptance of Property Easement known as APNs 071-020-16S; 071-020-23S; 071-020-66S and 072-222-02ST (portion) via Easement Grant Deed

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS (NONE)

7. ANNOUNCEMENTS

1. City Manager's Announcements
2. Councilmembers' Announcements/Reports
3. Mayor's Announcements

8. FUTURE AGENDA ITEMS

9. CLOSED SESSION (NONE)

10. CLOSED SESSION REPORT

Closed Session: A "Closed" or "Executive" Session of the City Council, Successor Agency, or Public Finance Authority may be held as required for items as follows: personnel matters; labor negotiations; security matters; providing instructions to real property negotiators; legal counsel regarding pending litigation; and protection of records exempt from public disclosure. Closed session will be held in the Administration Building at 155 W. Durian Avenue and any announcements or discussion will be held at the same location following Closed Session.

11. ADJOURNMENT

STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY

Subject: Adopt Resolution No. 4241 Authorizing the Acceptance of Property Easement known as APNs 071-020-16S; 071-020-23S; 071-020-66S and 072-222-02ST (portion) via Easement Grant Deed

Meeting Date: Monday, October 14, 2024

From: Sean Brewer, Interim City Manager

Prepared by: Sean Brewer, Interim City Manager

I. RECOMMENDATION:

Staff recommends the City Council adopts Resolution No. 4241 accepting the real property acquisition from Andrew Aland Lewis Revocable Trust PENSICO Trust Co Joel Nelson, Jacob Tanz and Wendy L. Tanz, James M. Evans & Joy E. Evans, Roy Kumar, Charles E. Simmons & Julia W. Simmons, Mark Morris and Jo Ann Morris, Andrew A. Lewis, William A. Burgett and Salley B. Lewis (APNs: 071-020-16S; 071-020-23S, 071-020-66S and 072-222-02ST (portion)) via an Easement Grant Deed.

II. BACKGROUND:

The City of Coalinga is proposing to construct 14'-wide bicycle and pedestrian trails approximately 1.6 miles in length, that would be a portion of Coalinga's perimeter trail, and loop-and-spur network. The proposed project acquisition begins from Acabedo and Walnut south along the former rail line, terminating downtown at First Street between Elm and Forest Avenues. The purpose of this project is to enhance multi-modal forms of transportation for the public.

The Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, upon the terms and for the consideration set forth in the agreement, and attachments the following interest(s) in property, all situated in the City of Coalinga, County of Fresno, State of California: a permanent multi-use trail easement.

The sale of property was discussed with Council in closed-session on May 19, 2024, at which time the terms of the property purchase, including price, was agreed upon.

III. DISCUSSION:

Staff seeks Council's acceptance of the property from Seller and authorize the Interim City Manager to sign the agreement for conveyance of the property easement (escrow instructions) and to do all acts necessary to close escrow in the shortest possible time.

IV. ALTERNATIVES:

Council may decide not to proceed with the purchase of the real property.

V. FISCAL IMPACT:

This transaction is part of the ATP 4 Trail Project with the majority of the funding for the purchase of the

property coming from the Caltrans grant fund proceeds, with some from local street funds.

ATTACHMENTS:

File Name	Description
▣ RESO#4241_Acceptance_of_Property_Easement_071-020-16__23__66_and_072-222-02_Andrew_Lewis_101424.pdf	Resolution No. 4241
▣ Coalinga_-_Escrow_Instructions_for_Agreement_for_Conveyance_of_Easement_with_Exhibits.pdf	Escrow Instructions

RESOLUTION NO. 4241

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COALINGA AUTHORIZING THE ACCEPTANCE OF PROPERTY EASEMENT KNOWN AS APN: 071-020-16S, APN 071-020-23S, APN 071-020-66S and APN 072-222-02ST (portion) VIA EASEMENT GRANT DEED

At a special meeting of the City Council of the City of Coalinga, held October 14, 2024, at the hour of 6:00 p.m. in the Council Chambers at 155 West Durian Avenue, Coalinga, California 93210, the following resolution was adopted:

WHEREAS, Andrew Alan Lewis Revocable Trust PENSCO Trust Co Joel Nelson, Jacob Tanz and Wendy L. Tanz, James M. Evans & Joy E. Evans, Roy Kumar, Charles E. Simmons & Julia W. Simmons, Mark Morris and Jo Ann Morris, Andrew A. Lewis, William A. Burgett and Sally B. Lewis have agreed to sell approximately 43,240 square feet of property easement to the City of Coalinga; and

WHEREAS, City Staff has prepared necessary investigations, environmental reports and a staff report of information bearing upon the acceptance of the sale of real property; and

WHEREAS, said acceptance of property easement from Andrew Alan Lewis Revocable Trust PENSCO Trust Co Joel Nelson, Jacob Tanz and Wendy L. Tanz, James M. Evans & Joy E. Evans, Roy Kumar, Charles E. Simmons & Julia W. Simmons, Mark Morris and Jo Ann Morris, Andrew A. Lewis, William A. Burgett and Sally B. Lewis by the City of Coalinga is in compliance with local, state and federal requirements; and

WHEREAS, said acceptance of property easement is part of a project per California Public Resource Code (PRC) Section §21108 or Section §21152 and has received a notice of determination from the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED, that said acceptance of property easement is exempt from further environmental review pursuant to California Public Resource Code (PRC) Section §21108 or Section §21152; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that the City Council of the City of Coalinga, hereby authorizes the acceptance of property easement via grant deed from Andrew Alan Lewis Revocable Trust PENSCO Trust Co Joel Nelson, Jacob Tanz and Wendy L. Tanz, James M. Evans & Joy E. Evans, Roy Kumar, Charles E. Simmons & Julia W. Simmons, Mark Morris and Jo Ann Morris, Andrew A. Lewis, William A. Burgett and Sally B. Lewis; and

NOW THEREFORE BE IT FURTHER RESOLVED, that said grant deed shall convey all of its right, title and interest in and to all those pieces or parcels of land situated in the City of Coalinga, County of Fresno, State of California, described as follows:

The legal description of the interest is identified in the referenced Attachment 1 which is hereby incorporated by reference

BE IT FURTHER RESOLVED, that the interim city manager is hereby authorized to sign all necessary documents to accomplish said acceptance of real property, with said deed to be recorded in the office of the Fresno County Recorder. The foregoing has been authorized by the City Council of the City of Coalinga.

PASSED AND ADOPTED, by the City Council of the City of Coalinga at a special meeting held on this **14th day of October, 2024**, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

James, Horn, Mayor

ATTEST:

Shannon Jensen, City Clerk

EXHIBIT “A”

Multi-Use Trail Easement Between First Street and Cherry Lane

Dedication Description

That portion of land situated in the Northwest Quarter and Southwest Quarter of Section 33, Township 20 South, Range 15 East, Mount Diablo Base and Meridian, in the City of Coalinga, County of Fresno, State of California, according to the Official Plat thereof, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 33 as shown on Record of Survey, recorded in Book 34 of Record of Surveys at Page 19, Fresno County Records; thence along the West line of said Section 33, South 00°16'34" West, a distance 149.50 feet to the northwesterly right-of-way line of the South Pacific Railroad as shown on a Record of Survey, recorded in Book 34 of Record of Surveys at Page 19, Fresno County Records, said right-of-way having been abandoned by Act of Congress on November 6, 1986, and described in Quit Claim Deed No. 2020-0015332; thence continuing along said Section line, South 00°16'34" West, a distance 8.64 feet to the **True Point of Beginning**; thence North 37°56'55" East, along a line being parallel with and distant 5.28 feet southeasterly of said northwesterly right-of-way line of the Southern Pacific Railroad, a distance of 498.20 feet to the beginning of curve concave westerly having a radius of 66.00 feet and to which a radial line bears South 58°53'58" East; thence northeasterly 46.44 feet along said curve through a central angle of 40°19'08" to the beginning of a reverse curve concave easterly having a radius of 94.00 feet; thence northerly 67.97 feet along said curve through a central angle of 41°25'47" to end of said curve to which a radial line bears North 58°21'01" West, said point being 5.00 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad; thence North 37°56'55" East, along said parallel line, a distance of 960.90 to the beginning of curve concave southeasterly having a radius of 414.00 feet and to which a radial line bears North 52°03'05" West; thence northeasterly 16.78 feet along said curve through a central angle of 02°19'22"; thence North 40°16'17" East, a distance 94.68 feet to the beginning of curve concave northwesterly having a radius of 71.00 feet and to which a radial line bears South 50°09'16"; thence northeasterly 13.57 feet along said curve through a central angle of 10°56'51" to a point being 4.18 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad; thence North 0°10'58" West, a distance 6.37 feet; thence North 29°49'02" East to a point being 1.92 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad, a distance 16.00 feet to a point on the southwesterly right-of-way line of North School Road; thence South 52°23'54" East, along said southwesterly right-of-way line of North School Road, a distance 24.69 feet; thence South 40°16'17" West, a distance 130.15 feet to the beginning of curve concave southeasterly having a radius of 398.00 feet and to which a radial line bears North 49°43'43" West; thence southwesterly 16.14 feet along said curve through a central angle of 02°19'22" to a point being 21.00 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad; thence South 37°56'55" West,

parallel with and 21.00 feet southeasterly of the said northwesterly right-of-way line of the Southern Pacific Railroad, a distance 960.06 to the beginning of curve concave easterly having a radius of 78.00 feet and to which a radial line bears North 58°21'01" West; thence southwesterly 55.64 feet along said curve through a central angle of 40°52'05" to the beginning of a reverse curve concave westerly having a radius of 82.00 feet; thence southwesterly 58.71 feet along said curve through a central angle of 41°01'26" and to which a radial line bears South 58°53'58" East, said point being 71.28 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad; thence South 37°56'55" West, parallel with and 21.28 feet distant southeasterly of said northwesterly right-of-way line of the Southern Pacific Railroad, a distance 519.83 feet to a point on the West line of the Southwest Quarter of said Section 33; thence along said West line, North 0°16'34" East, a distance 26.18 feet to the **True Point of Beginning**.

Said Trail Easement contains 27,822 square feet, 0.639 acres, more or less.

A portion of APN: 071-020-66S

Prepared by: _____

Cris H. Robles, PLS 5503

Date: _____



EXHIBIT “B”

Multi-Use Trail Easement Between Walnut Avenue and Cherry Lane

Dedication Description

That portion of land situated in the Northwest Quarter of Section 33, Township 20 South, Range 15 East, Mount Diablo Base and Meridian, in the City of Coalinga, County of Fresno, State of California, according to the Official Plat thereof, and being more particularly described as follows:

Commencing at the point of intersection with the northerly right-of-way line of Walnut Avenue and the northwesterly right-of-way line of Southern Pacific Railroad as shown on a Record of Survey, recorded in Book 34 of Record of Surveys at Page 19, Fresno County Records; said right-of-way having been abandoned by Act of Congress on November 6, 1986, and described in Quit Claim Deed No. 2020-0015332, said point being on a curve concave southeasterly having a radius of 3919.82 feet and to which a radial line bears North 39°20'52" West; thence southwesterly 23.70 feet along said curve through a central angle of 00°20'47" to the **True Point of Beginning**; thence South 39°27'15" East, a distance 18.00 feet to the beginning of curve concave southeasterly having a radius of 3901.82 feet and to which a radial line bears North 38°41'26" West; thence southwesterly 441.59 feet along said curve through a central angle of 06°29'04" to the beginning of compound curve concave southeasterly having a radius of 188.00 feet; thence southwesterly 23.50 feet along said curve through a central angle of 07°09'47" to the beginning of a reverse curve concave northwesterly having a radius of 212.00 feet; thence southwesterly 26.40 feet along said curve through a central angle of 07°08'08"; thence South 43°54'23" West, a distance 25.61 feet to the beginning of curve concave southeasterly having a radius of 3898.82 feet and to which a radial line bears North 46°16'58" West; thence southwesterly 353.48 feet along said curve being parallel with and 21.00 feet southeasterly of the said northwesterly right-of-way line of the Southern Pacific Railroad through a central angle of 05°11'41"; thence South 14°03'11" East, a distance 5.06 feet; thence South 38°28'38" West, a distance 7.00 feet to a point on the northeastern right-of-way line of North School Road; thence North 52°23'54" West, a distance 22.01 feet along said northeastern right-of-way line of North School Road to a point being 3.00 feet distant, measured at right angles from the said northwesterly right-of-way line of the Southern Pacific Railroad; thence North 38°33'31" East, parallel with and 3.00 feet southeasterly of the said northwesterly right-of-way line of the Southern Pacific Railroad, a distance 7.00 feet; thence North 68°33'31" East, a distance 3.96 feet to a point being 5.00 feet distant, measured at right angles from said northwesterly right-of-way line of the Southern Pacific Railroad to the beginning of curve concave southeasterly having a radius of 3914.84 feet and to which a radial line bears North 51°28'39" West; thence northeasterly 341.38 feet along said curve being parallel with and 5.00 feet southeasterly of said northwesterly right-of-way line of the Southern Pacific Railroad through a central angle of 04°59'47"; thence North 01°25'47" West, a distance 7.07 feet to a point on said northwesterly right-of-way line of the Southern Pacific Railroad and the beginning of curve concave southeasterly having a radius of 3919.82 feet and to which a radial line bears North 46°24'28"

West through a central angle of $07^{\circ}42'50''$; thence northeasterly 527.73 feet along said curve to the **True Point of Beginning**.

Said Trail Easement contains 15,418 square feet, 0.354 acres, more or less.

A portion of APN: 071-020-16S, and 071-020-23S

Prepared by: _____

Cris H. Robles, PLS 5503

Date: _____



EXHIBIT "C"

Legend

▲ SECTION CORNER AS DESCRIBED

▨ MULTI-USE TRAIL EASEMENT

– TRAIL EASEMENT BETWEEN FIRST STREET AND CHERRY LANE;
APN: 071-020-66S, CONTAINS 27,822 SF
– TRAIL EASEMENT BETWEEN WALNUT AVE. AND CHERRY LANE;
APN: 071-020-16S AND 071-020-23S, CONTAINS 15,418 SF
TOTAL AREA OF TRAIL EASEMENT NORTH: 43,240 SF (0.993 AC)

P.O.C. – POINT OF COMMENCEMENT
T.P.O.B. – TRUE POINT OF BEGINNING

Line Table		
Line#	Length	Direction
L1	149.50'	S0°16'34"W
L2	8.64'	S0°16'34"W
L3	6.73'	N0°10'58"W
L4	16.00'	N29°49'02"E
L5	24.69'	S52°23'54"E
L6	26.18'	N0°16'34"E

WEST SECTION LINE
SEC. 33, T20S/R15E

CALC. POSITION OF
W1/4 CORNER OF
SEC.33 T20S/R15E

EAST-WEST CENTER
SECTION LINE
SEC. 33, T20S/R15E

VAN NESS AVE

TRUMAN ST

FIRST ST

FOREST AVE

071-020-75S

071-020-14S

071-020-66S



Curve Table			
Curve#	Length	Radius	Delta
C1	46.44'	66.00'	40°19'08"
C2	67.97'	94.00'	41°25'47"
C3	16.78'	414.00'	2°19'22"
C4	13.57'	71.00'	10°56'51"
C5	16.14'	398.00'	2°19'22"
C6	55.64'	78.00'	40°52'05"
C7	58.71'	82.00'	41°01'26"

Radial Table	
Radial#	Direction
(R1)	S58°53'58"E
(R2)	N52°03'05"W
(R3)	S50°09'16"E
(R4)	N49°43'43"W
(R5)	N58°21'01"W



EXHIBIT FOR:
**COALINGA PERIMETER MULTI-USE
TRAIL**
COALINGA, - TRAIL EASEMENT NORTH CALIFORNIA



Tri City Engineering, Inc.
Engineers Surveyors

4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

DATE	APPRVD.	REVISION
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

Scale: 1"=150'
Date: 10/09/2024
Drwn: Z.M.
Chkd: D.J.
JN#: 2826
PAGE: 1 of 2

EXHIBIT "C"

Legend

▲ SECTION CORNER AS DESCRIBED

▨ MULTI-USE TRAIL EASEMENT

- TRAIL EASEMENT BETWEEN FIRST STREET AND CHERRY LANE;

APN: 071-020-66S, CONTAINS 27,822 SF

- TRAIL EASEMENT BETWEEN WALNUT AVE. AND CHERRY LANE;

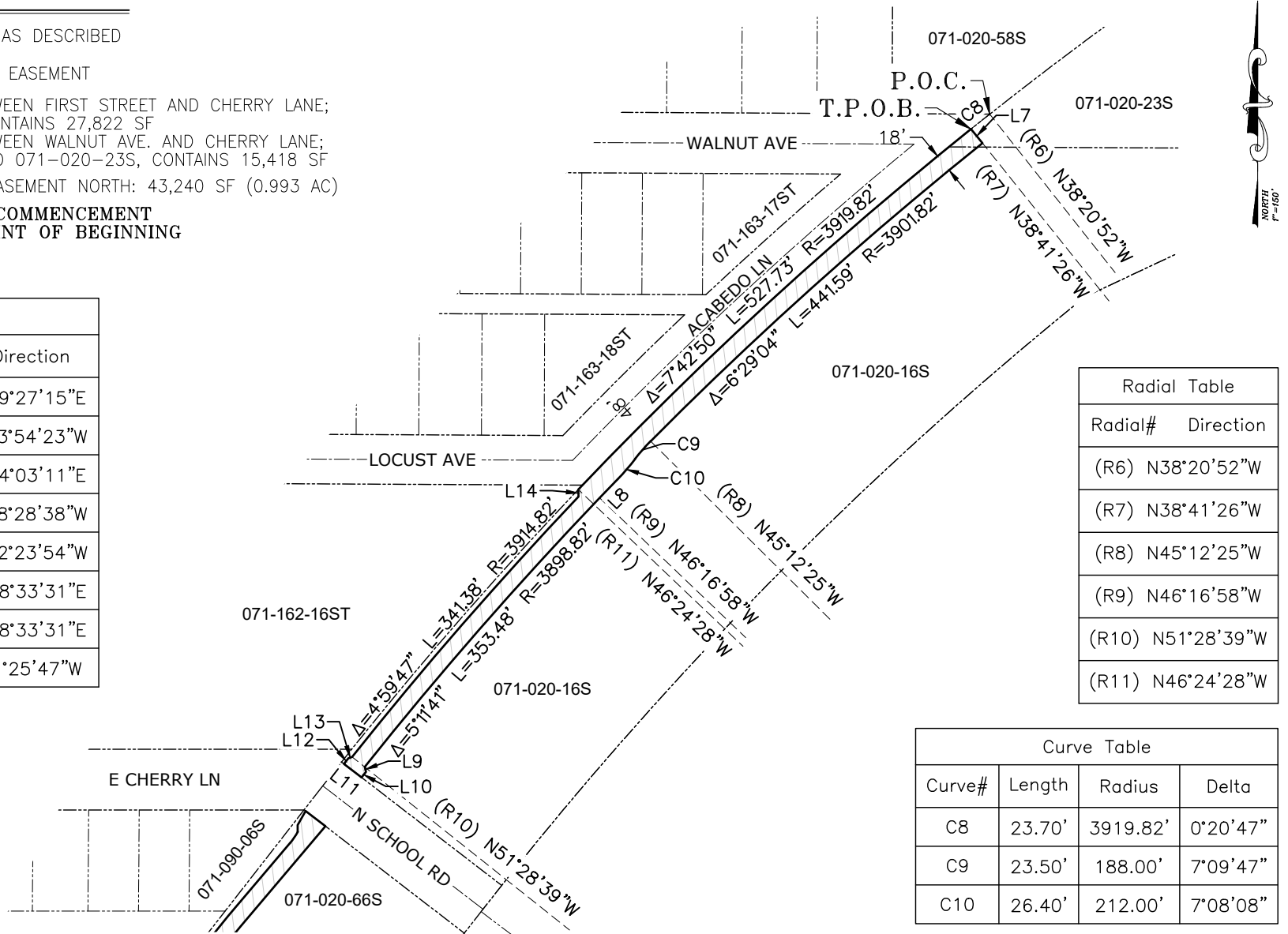
APN: 071-020-16S AND 071-020-23S, CONTAINS 15,418 SF

TOTAL AREA OF TRAIL EASEMENT NORTH: 43,240 SF (0.993 AC)

P.O.C. - POINT OF COMMENCEMENT

T.P.O.B. - TRUE POINT OF BEGINNING

Line Table		
Line#	Length	Direction
L7	18.00'	S39°27'15"E
L8	25.61'	S43°54'23"W
L9	5.06'	S14°03'11"E
L10	7.00'	S38°28'38"W
L11	22.01'	N52°23'54"W
L12	7.00'	N38°33'31"E
L13	3.96'	N68°33'31"E
L14	7.07'	N1°25'47"W



Radial Table	
Radial#	Direction
(R6)	N38°20'52"W
(R7)	N38°41'26"W
(R8)	N45°12'25"W
(R9)	N46°16'58"W
(R10)	N51°28'39"W
(R11)	N46°24'28"W

Curve Table			
Curve#	Length	Radius	Delta
C8	23.70'	3919.82'	0°20'47"
C9	23.50'	188.00'	7°09'47"
C10	26.40'	212.00'	7°08'08"

EXHIBIT FOR:

COALINGA PERIMETER MULTI-USE
TRAIL

COALINGA, - TRAIL EASEMENT NORTH CALIFORNIA



Tri City Engineering, Inc.
Engineers Surveyors

4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

DATE	APPRVD.	REVISION
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

Scale: 1"=150'
Date: 10/09/2024
Drwn: Z.M.
Chckd: D.J.
JN#: 2826
PAGE: 2 of 2

PARCEL NO.: 071-020-16S, 071-020-23S, 071-020-66S and 072-222-02ST (Portion)
TITLE REPORT NO.: P-597784
PROJECT: COALINGA MULTI-USE TRAIL IMPROVEMENT PROJECT

**AGREEMENT FOR CONVEYANCE OF THE PROPERTY EASEMENT
(ESCROW INSTRUCTIONS)**

THIS AGREEMENT is entered into this 18th day of JUNE, 2024 by and between the City of Coalinga, a California municipal corporation (hereinafter called "Buyer"), and Andrew Alan Lewis Revocable Trust PENSICO Trust Co Joel Nelson, Jacob Tanz and Wendy L. Tanz, James M. Evans & Joy E. Evans, Roy Kumar, Charles E. Simmons & Julia W. Simmons, Mark Morris and Jo Ann Morris, Andrew A. Lewis, William A. Burgett and Sally B. Lewis, (hereinafter called "Seller") for acquisition by Buyer of one Permanent Easement over real property hereinafter set forth.

IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. AGREEMENT TO SELL AND PURCHASE. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, upon the terms and for the consideration set forth in this agreement, the following interest(s) in property, all situated in the City of Coalinga, County of Fresno, State of California:

A. Permanent Multi-Use Trail Easement (Attached as Attachment 1)

The legal description of the interest is identified in the referenced Attachment 1 which is hereby incorporated by reference.

2. PURCHASE PRICE. The total purchase price, payable in cash through escrow, shall be the sum of:

ONE HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS
(\$185,000.00)

The total purchase price includes: acquisition value of the property interests identified in Section 1 as well as an administrative settlement of \$63,000.00.

3. CONVEYANCE OF TITLE. Seller agrees to convey the fee interest by Easement Deed. Seller agrees to convey to Buyer marketable fee title and easements free and clear of all recorded and unrecorded liens, encumbrances, assessments, easements, leases, and taxes EXCEPT:

- A. All taxes for the current fiscal year prorated as per Section 6 hereinafter.
- B. Quasi-public utility, public alley, public street easements, and rights of way of record.
- C. Preliminary Title Report to be provided by Placer Title Company and approved in Escrow.

4. POSSESSION. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by Buyer, including the right to remove and dispose of improvements, shall commence on the date the amount of funds as specified in Section 2 herein are deposited into the escrow controlling this transaction. The amount shown in Section 2 herein includes, but is not limited to, full payment for such possession and use,

including damages, if any, from said date.

5. TITLE INSURANCE POLICY. Escrow Agent shall, following recording of the deed to Buyer, provide Buyer with ALTA Standard Coverage Policy of Title Insurance in the amount of \$122,000.00 issued by Placer Title Company showing the title to the property vested in Buyer, subject only to the exceptions set forth in Section 3 and the printed exceptions and stipulations in said policy. Buyer agrees to pay the premium charged therefore.

6. ESCROW. Buyer agrees to open an escrow in accordance with this Agreement at Placer Title Company, 1508 Eureka Road, Suite 150, Roseville, CA 95661 (916) 782-3711. This Agreement constitutes the joint escrow instructions of Buyer and Seller, and Escrow Officer (Tracy Murphy) to whom these instructions are delivered is hereby empowered to act under this Agreement. The parties hereto agree to do all acts necessary to close this escrow in the shortest possible time.

Seller agrees to deposit with Escrow Agent prior to the Close of Escrow original, fully executed and acknowledged deed prepared by Escrow Agent and any other customary agreements, consents, or documents reasonably necessary to effectuate the purchase of the subject property. Buyer agrees to deposit the purchase price and **certificate of acceptance** upon demand of Escrow Agent.

Insurance policies for fire or casualty are not to be transferred, and Seller will cancel its own policies after close of escrow.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account(s) and may be transferred to any other such escrow trust account in any State or National Bank doing business in the State of California. All disbursements shall be made either by check or wire transfer from such account.

ESCROW AGENT IS AUTHORIZED AND IS INSTRUCTED TO COMPLY WITH THE FOLLOWING TAX ADJUSTMENT PROCEDURE:

- A. Pay and charge Seller for any unpaid delinquent taxes and/or penalties and interest thereon, and for any delinquent or non-delinquent assessments or bonds against the property;
- B. In the event this escrow closes between July 1 and November 1, and current tax information is not available from title insurer, Escrow Agent is instructed to withhold from Seller's proceeds an amount equal to 120% of the prorated amount due based upon the previous fiscal year's second half tax bill. At such time that the tax information is available, Escrow Agent shall make a check payable to the County Tax Collector for Seller's prorated portion of taxes and forward the same to the Buyer and shall refund any difference to the Seller. In the event the amount withheld is not sufficient to pay Seller's prorated portion of taxes due, the Seller herein agrees to immediately pay the difference;

In the event said tax information is available, Seller's taxes shall be prorated in accordance with Paragraph "C" below.

- C. From the date that tax information is available, as per Paragraph "B" hereinabove, up

to and including June 30th, Seller's current taxes, if unpaid, shall be prorated to date of close of escrow on the basis of a 360 day year in accordance with Tax Collector's proration requirements, together with penalties and interest, if said current taxes are unpaid after December 10 and/or April 10. At close of escrow, a check payable to the County Tax Collector for Seller's prorata portion of taxes shall be forwarded to Buyer with closing statement;

- D. Any taxes which have been paid by Seller, prior to opening of this escrow, shall not be prorated between Buyer and Seller, but Seller shall have the sole right, after close of escrow, to apply to the County Tax Collector of said county for a refund. This refund would apply to the period after Buyer's acquisition, pursuant to Revenue and Taxation Code Section 5096.7.

ESCROW AGENT IS AUTHORIZED TO, AND SHALL:

- E. Pay and charge Seller, upon Seller's written approval, for any amount necessary to place title in the condition necessary to satisfy Section 3 of this Agreement, excluding any penalty for prepayment to any lienholder in compliance with Section 1265.240 of the Code of Civil Procedure ("Eminent Domain Law");
- F. Pay and charge Buyer for any escrow fees, charges, and costs payable under Section 6 of this Agreement;
- G. Disburse funds and deliver deed when conditions of this escrow have been fulfilled by Buyer and Seller.

The term "close of escrow", if and where written in these instructions, shall mean the date that all necessary instruments of conveyance are recorded in the office of the County Recorder. Recordation of instruments delivered through this escrow is authorized if necessary or proper in the issuance of said policy of title insurance.

All time limits within which any matter herein specified is to be performed may be extended by mutual agreement of the parties hereto. Any amendment of, or supplement to, any instructions must be in writing.

TIME IS OF THE ESSENCE IN THESE INSTRUCTIONS AND ESCROW IS TO CLOSE AS SOON AS POSSIBLE. The parties hereto agree to perform all acts reasonably necessary to close this escrow within one hundred twenty (120) days following the opening of escrow.

Responsibility for Escrow Agent under this Agreement is expressly limited to Sections 1, 2, 3, 4, 5, 6, 7, 9, 10, and 17 and to its liability under any policy of title insurance issued in regard to this transaction.

7. ESCROW FEES, CHARGES AND COSTS. Buyer agrees to pay all Buyer's and Seller's usual fees, charges, and costs which arise in this escrow.

8. RENTAL AND OCCUPANCY BY SELLER. Seller warrants that there are no oral or written leases on all or any portion of property.

9. COUNTERPARTS. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and all such counterparts together shall constitute one and the same instrument.

10. CLOSING STATEMENT. Seller instructs Escrow Agent to release a copy of Seller's statement to Buyer, whose address is 155 West Durian, Coalinga, CA 93210; purpose being to ascertain if any reimbursements are due Seller.

11. LOSS OR DAMAGE TO IMPROVEMENTS. Loss or damage to the real property or any improvements thereon, by fire or other casualty, occurring prior to the recordation of the deed shall be at the risk of Seller. In the event that loss or damage to the real property or any improvements thereon, by fire or other casualty, occurs prior to the recordation of the deed, Buyer may elect to require that the Seller pay to Buyer the proceeds of any insurance which may become payable to Seller by reason thereof, or to permit such proceeds to be used for the restoration of the damage done, or to reduce the total price by an amount equal to the diminution in value of said property by reason of such loss or damage or the amount of insurance payable to Seller, whichever is greater.

12. EMINENT DOMAIN DISMISSAL. Seller and Buyer acknowledge that this transaction is a negotiated settlement in lieu of condemnation, and Seller hereby agrees and consents to the dismissal or abandonment of any eminent domain action in the Superior Court of the State of California in and for the County of Fresno, wherein the herein described property is included and also waives any and all claims to any money on deposit in said action and further waives all attorney's fees, costs, disbursements, and expenses incurred in connection therewith. If, prior to the close of the execution of this transaction, Seller is served with a Summons and Complaint in Eminent Domain in which Seller is a named defendant, upon the closing of this transaction, Seller agrees and consents to Buyer taking a Default in said action.

13. WARRANTIES, REPRESENTATIONS, AND COVENANTS OF SELLER. Seller hereby warrants, represents, and/or covenants to Buyer that:

- A. To the best of Seller's knowledge, there are no actions, suits, material claims, legal proceedings, or any other proceedings affecting the property or any portion thereof, at law, or in equity before any court or governmental agency, domestic or foreign.
- B. To the best of Seller's knowledge, there are no encroachments onto the property by improvements on any adjoining property, nor do any buildings or improvements encroach on other properties.
- C. Until the closing, Seller shall maintain the property in good condition and state of repair and maintenance, and shall perform all of its obligations under any service contracts or other contracts affecting the property.
- D. Until the closing, Seller shall not do anything which would impair Seller's title to any of the property.
- E. To the best of Seller's knowledge, neither the execution of this Agreement nor the performance of the obligations herein will conflict with, or breach any of the

provisions of any bond, note, evidence of indebtedness, contract, lease, or other agreement or instrument to which Seller's property may be bound.

- F. Until the closing, Seller shall, upon learning of any fact or condition which would cause any of the warranties and representations in this Section 13 (Warranties, Representations, and Covenants of Seller) not to be true as of closing, immediately give written notice of such fact or condition to Buyer.

14. HAZARDOUS WASTE. Neither Seller nor, to the best of Seller's knowledge, any previous owner, tenant, occupant, or user of the Property used, generated, released, discharged, stored, or disposed of any hazardous waste, toxic substances, or related materials ("Hazardous Materials") on, under, in, or about the Property, or transported any Hazardous Materials to or from the Property. Seller shall not cause or permit the presence, use, generation, release, discharge, storage, or disposal of any Hazardous Materials on, under, in, or about, or the transportation of any Hazardous Materials to or from, the Property. The term "Hazardous Material" shall mean any substance, material, or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government, including, but not limited to, any material or substance which is (i) defined as a "hazardous waste", "extremely hazardous waste", or "restricted hazardous waste" under Section 25115, 25117 or 25122.7, or listed pursuant to Section 25140 of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law), (ii) defined as "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act), (iii) defined as a "hazardous material", "hazardous substance", or "hazardous waste" under Section 25501 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory), (iv) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances), (v) petroleum, (vi) asbestos, (vii) polychlorinated biphenyls, (viii) listed under Article 9 or defined as "hazardous" or "extremely hazardous" pursuant to Article 11 of Title 22 of the California Administrative Code, Division 4, Chapter 20, (ix) designated as a "hazardous substances" pursuant to Section 311 of the Clean Water Act, (33 U.S.C. S1317), (x) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. S6901 et seq. (42 U.S.C. S6903) or (xi) defined as a "hazardous substances" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, as amended by Liability Act, 42. U.S.C. S9601 et seq. (42 U.S.C. S9601).

15. COMPLIANCE WITH ENVIRONMENTAL LAWS. To the best of Seller's knowledge the Property complies with all applicable laws and governmental regulations including, without limitation, all applicable federal, state, and local laws pertaining to air and water quality, hazardous waste, waste disposal, and other environmental matters, including, but not limited to, the Clean Water, Clean Air, Federal Water Pollution Control, Solid Waste Disposal, Resource Conservation Recovery and Comprehensive Environmental Response Compensation and Liability Acts, and the California Environment Quality Act, and the rules, regulations, and ordinances of the city within which the subject property is located, the California Department of Health Services, the Regional Water Quality Control Board, the State Water Resources Control Board, the Environmental Protection Agency, and all applicable federal, state, and local agencies and bureaus.

16. INDEMNITY. Seller agrees to indemnify, defend and hold Buyer harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, attorneys' fees), resulting from, arising out of, or

based upon (i) the presence, release, use, generation, discharge, storage, or disposal of any Hazardous Material on, under, in or about, or the transportation of any such materials to or from, the Property, or (ii) the violation, or alleged violation, of any statute, ordinance, order, rule, regulation, permit, judgment, or license relating to the use, generation, release, discharge, storage, disposal, or transportation of Hazardous Materials on, under, in, or about, to or from, the Property. This indemnity shall include, without limitation, any damage, liability, fine, penalty, punitive damage, cost, or expense arising from or out of any claim, action, suit or proceeding for personal injury (including sickness, disease, or death, tangible or intangible property damage, compensation for lost wages, business income, profits or other economic loss, damage to the natural resource or the environment, nuisance, pollution, contamination, leak, spill, release, or other adverse effect on the environment). This indemnity extends only to liability created prior to or up to the date this escrow shall close. Seller shall not be responsible for acts or omissions to act post close of this escrow.

17. CONTINGENCY. It is understood and agreed between the parties hereto that the completion of this transaction, and the escrow created hereby, is contingent upon the specific acceptance and approval from the Buyer herein.

18. TITLE VI. The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.

No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

19. WAIVER OF CLAIMS. Seller acknowledges that the acquisition of the property by Buyer is for a public purpose, and therefore, the property is otherwise subject to taking by the power of eminent domain. Seller acknowledges that this transaction is a negotiated settlement in lieu of condemnation and agrees that the purchase price to be paid herein shall constitute full and fair compensation and consideration for any and all claims that Seller may have against Buyer by reason of the acquisition, improvement, possession, use and/or occupancy of the property, and Seller hereby waives any and all claims, including, but not limited to, claims for attorney's fees, pre-condemnation damages, severance damages, business goodwill, relocation assistance, or any other claim.

20. GENERAL PROVISIONS. The terms and conditions, covenants, and agreements set forth herein shall apply to and bind the heirs, executors, administrators, assigns and successors of the parties hereto.

This Agreement and each provision contained herein may be waived, amended, supplemented, or eliminated only by mutual written agreement of the parties.

If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

This Agreement contains the entire agreement between both parties, neither party relies upon any warranty or representation not contained in this Agreement.

IN WITNESS WHEREOF, the City of Coalinga, a California municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Coalinga on the ____ day of _____, 20 __, and Seller has caused this Agreement to be executed.

[SIGNATURES ON FOLLOWING PAGE]

BUYER

City of Coalinga, a California municipal corporation

By: _____

Name: _____

MAILING ADDRESS OF BUYER

155 West Durian Ave.
Coalinga, CA 93210

MAILING ADDRESS OF SELLER

475 S San Antonino Road
Los Altos, CA 94022

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Public Works Director

SELLER

The Andrew Alan Lewis Revocable Trust
Agreement dated January 5, 1984

By: _____

Name: ANDREW A. LEWIS

PENSCO Trust Co, Custodian FBO Elizabeth
Lewis IRA

By: _____

Name: _____

Joel Nelson 2003 Revocable Trust

By: _____

Name: _____

James M. Evans & Joy E. Evans Trust

By: _____

Name: _____

By: _____

Name: _____

Jacob Tanz & Wendy Tanz, Tanz Family 1996
Trust

By: _____

Name: _____

By: _____

Name: _____

Roy Kumar Trust UTD December 29, 1998

By: _____

Name: _____

Simmons Living Trust

By: _____

Name: _____

Morris Living Trust

By: _____

Name: _____

Andrew A. Lewis, as his sole and separate property

By: Andrew A. Lewis

Name: ANDREW A. LEWIS

William A. Burgett and Sally B. Lewis, husband and wife, as community property

By: _____

Name: _____

By: _____

Name: _____

EXHIBIT “A”

Multi-Use Trail Easement Between First Street and Cherry Lane

Dedication Description

That portion of land situated in the Northwest Quarter and Southwest Quarter of Section 33, Township 20 South, Range 15 East, Mount Diablo Base and Meridian, in the City of Coalinga, County of Fresno, State of California, according to the Official Plat thereof, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 33 as shown on Record of Survey, recorded in Book 34 of Record of Surveys at Page 19, Fresno County Records; thence along the West line of said Section 33, South 00°16'34" West, a distance 149.50 feet to the northwesterly right-of-way line of the South Pacific Railroad as shown on a Record of Survey, recorded in Book 34 of Record of Surveys at Page 19, Fresno County Records, said right-of-way having been abandoned by Act of Congress on November 6, 1986, and described in Quit Claim Deed No. 2020-0015332; thence continuing along said Section line, South 00°16'34" West, a distance 8.64 feet to the **True Point of Beginning**; thence North 37°56'55" East, along a line being parallel with and distant 5.28 feet southeasterly of said northwesterly right-of-way line of the Southern Pacific Railroad, a distance of 498.20 feet to the beginning of curve concave westerly having a radius of 66.00 feet and to which a radial line bears South 58°53'58" East; thence northeasterly 46.44 feet along said curve through a central angle of 40°19'08" to the beginning of a reverse curve concave easterly having a radius of 94.00 feet; thence northerly 67.97 feet along said curve through a central angle of 41°25'47" to end of said curve to which a radial line bears North 58°21'01" West, said point being 5.00 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad; thence North 37°56'55" East, along said parallel line, a distance of 960.90 to the beginning of curve concave southeasterly having a radius of 414.00 feet and to which a radial line bears North 52°03'05" West; thence northeasterly 16.78 feet along said curve through a central angle of 02°19'22"; thence North 40°16'17" East, a distance 94.68 feet to the beginning of curve concave northwesterly having a radius of 71.00 feet and to which a radial line bears South 50°09'16"; thence northeasterly 13.57 feet along said curve through a central angle of 10°56'51" to a point being 4.18 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad; thence North 0°10'58" West, a distance 6.37 feet; thence North 29°49'02" East to a point being 1.92 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad, a distance 16.00 feet to a point on the southwesterly right-of-way line of North School Road; thence South 52°23'54" East, along said southwesterly right-of-way line of North School Road, a distance 24.69 feet; thence South 40°16'17" West, a distance 130.15 feet to the beginning of curve concave southeasterly having a radius of 398.00 feet and to which a radial line bears North 49°43'43" West; thence southwesterly 16.14 feet along said curve through a central angle of 02°19'22" to a point being 21.00 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad; thence South 37°56'55" West,

parallel with and 21.00 feet southeasterly of the said northwesterly right-of-way line of the Southern Pacific Railroad, a distance 960.06 to the beginning of curve concave easterly having a radius of 78.00 feet and to which a radial line bears North 58°21'01" West; thence southwesterly 55.64 feet along said curve through a central angle of 40°52'05" to the beginning of a reverse curve concave westerly having a radius of 82.00 feet; thence southwesterly 58.71 feet along said curve through a central angle of 41°01'26" and to which a radial line bears South 58°53'58" East, said point being 71.28 feet distant southeasterly, measured at right angles from the said northwesterly right-of-way line of Southern Pacific Railroad; thence South 37°56'55" West, parallel with and 21.28 feet distant southeasterly of said northwesterly right-of-way line of the Southern Pacific Railroad, a distance 519.83 feet to a point on the West line of the Southwest Quarter of said Section 33; thence along said West line, North 0°16'34" East, a distance 26.18 feet to the **True Point of Beginning**.

Said Trail Easement contains 27,822 square feet, 0.639 acres, more or less.

A portion of APN: 071-020-66S

Prepared by: _____

Cris H. Robles, PLS 5503

Date: _____



EXHIBIT "B"

Multi-Use Trail Easement Between Walnut Avenue and Cherry Lane

Dedication Description

That portion of land situated in the Northwest Quarter of Section 33, Township 20 South, Range 15 East, Mount Diablo Base and Meridian, in the City of Coalinga, County of Fresno, State of California, according to the Official Plat thereof, and being more particularly described as follows:

Commencing at the point of intersection with the northerly right-of-way line of Walnut Avenue and the northwesterly right-of-way line of Southern Pacific Railroad as shown on a Record of Survey, recorded in Book 34 of Record of Surveys at Page 19, Fresno County Records; said right-of-way having been abandoned by Act of Congress on November 6, 1986, and described in Quit Claim Deed No. 2020-0015332, said point being on a curve concave southeasterly having a radius of 3919.82 feet and to which a radial line bears North 39°20'52" West; thence southwesterly 23.70 feet along said curve through a central angle of 00°20'47" to the **True Point of Beginning**; thence South 39°27'15" East, a distance 18.00 feet to the beginning of curve concave southeasterly having a radius of 3901.82 feet and to which a radial line bears North 38°41'26" West; thence southwesterly 441.59 feet along said curve through a central angle of 06°29'04" to the beginning of compound curve concave southeasterly having a radius of 188.00 feet; thence southwesterly 23.50 feet along said curve through a central angle of 07°09'47" to the beginning of a reverse curve concave northwesterly having a radius of 212.00 feet; thence southwesterly 26.40 feet along said curve through a central angle of 07°08'08"; thence South 43°54'23" West, a distance 25.61 feet to the beginning of curve concave southeasterly having a radius of 3898.82 feet and to which a radial line bears North 46°16'58" West; thence southwesterly 353.48 feet along said curve being parallel with and 21.00 feet southeasterly of the said northwesterly right-of-way line of the Southern Pacific Railroad through a central angle of 05°11'41"; thence South 14°03'11" East, a distance 5.06 feet; thence South 38°28'38" West, a distance 7.00 feet to a point on the northeastern right-of-way line of North School Road; thence North 52°23'54" West, a distance 22.01 feet along said northeastern right-of-way line of North School Road to a point being 3.00 feet distant, measured at right angles from the said northwesterly right-of-way line of the Southern Pacific Railroad; thence North 38°33'31" East, parallel with and 3.00 feet southeasterly of the said northwesterly right-of-way line of the Southern Pacific Railroad, a distance 7.00 feet; thence North 68°33'31" East, a distance 3.96 feet to a point being 5.00 feet distant, measured at right angles from said northwesterly right-of-way line of the Southern Pacific Railroad to the beginning of curve concave southeasterly having a radius of 3914.84 feet and to which a radial line bears North 51°28'39" West; thence northeasterly 341.38 feet along said curve being parallel with and 5.00 feet southeasterly of said northwesterly right-of-way line of the Southern Pacific Railroad through a central angle of 04°59'47"; thence North 01°25'47" West, a distance 7.07 feet to a point on said northwesterly right-of-way line of the Southern Pacific Railroad and the beginning of curve concave southeasterly having a radius of 3919.82 feet and to which a radial line bears North 46°24'28"

West through a central angle of $07^{\circ}42'50''$; thence northeasterly 527.73 feet along said curve to the **True Point of Beginning**.

Said Trail Easement contains 15,418 square feet, 0.354 acres, more or less.

A portion of APN: 071-020-16S, and 071-020-23S

Prepared by: _____

Cris H. Robles, PLS 5503

Date: _____



EXHIBIT "C"

Legend

▲ SECTION CORNER AS DESCRIBED

▨ MULTI-USE TRAIL EASEMENT

– TRAIL EASEMENT BETWEEN FIRST STREET AND CHERRY LANE;
APN: 071-020-66S, CONTAINS 27,822 SF
– TRAIL EASEMENT BETWEEN WALNUT AVE. AND CHERRY LANE;
APN: 071-020-16S AND 071-020-23S, CONTAINS 15,418 SF
TOTAL AREA OF TRAIL EASEMENT NORTH: 43,240 SF (0.993 AC)

P.O.C. – POINT OF COMMENCEMENT
T.P.O.B. – TRUE POINT OF BEGINNING

Line Table		
Line#	Length	Direction
L1	149.50'	S0°16'34"W
L2	8.64'	S0°16'34"W
L3	6.73'	N0°10'58"W
L4	16.00'	N29°49'02"E
L5	24.69'	S52°23'54"E
L6	26.18'	N0°16'34"E

WEST SECTION LINE
SEC. 33, T20S/R15E

CALC. POSITION OF
W1/4 CORNER OF
SEC.33 T20S/R15E

EAST-WEST CENTER
SECTION LINE
SEC. 33, T20S/R15E

VAN NESS AVE

TRUMAN ST

FIRST ST

FOREST AVE

071-020-75S

071-020-66S

071-020-66S

071-020-66S

071-020-66S

071-020-66S

071-020-66S

071-020-66S

071-020-66S

071-020-66S

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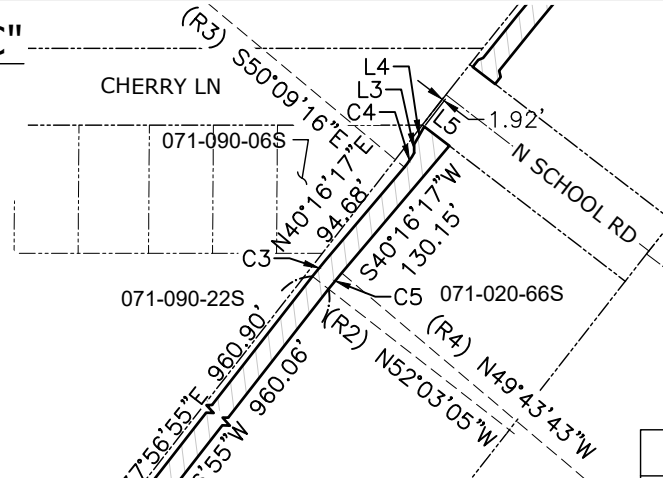
071-020-66S

071-020-66S

071-020-66S

071-020-66S

071-020-66S



Radial Table	
Radial#	Direction
(R1)	S58°53'58"E
(R2)	N52°03'05"W
(R3)	S50°09'16"E
(R4)	N49°43'43"W
(R5)	N58°21'01"W

Curve Table			
Curve#	Length	Radius	Delta
C1	46.44'	66.00'	40°19'08"
C2	67.97'	94.00'	41°25'47"
C3	16.78'	414.00'	2°19'22"
C4	13.57'	71.00'	10°56'51"
C5	16.14'	398.00'	2°19'22"
C6	55.64'	78.00'	40°52'05"
C7	58.71'	82.00'	41°01'26"



EXHIBIT FOR:
**COALINGA PERIMETER MULTI-USE
TRAIL**
COALINGA, - TRAIL EASEMENT NORTH CALIFORNIA



Tri City Engineering, Inc.
Engineers Surveyors

4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

DATE	APPRVD.	REVISION
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

Scale: 1"=150'
Date: 10/09/2024
Drwn: Z.M.
Chkd: D.J.
JN#: 2826
PAGE: 1 of 2

EXHIBIT "C"

Legend

▲ SECTION CORNER AS DESCRIBED

▨ MULTI-USE TRAIL EASEMENT

- TRAIL EASEMENT BETWEEN FIRST STREET AND CHERRY LANE;

APN: 071-020-66S, CONTAINS 27,822 SF

- TRAIL EASEMENT BETWEEN WALNUT AVE. AND CHERRY LANE;

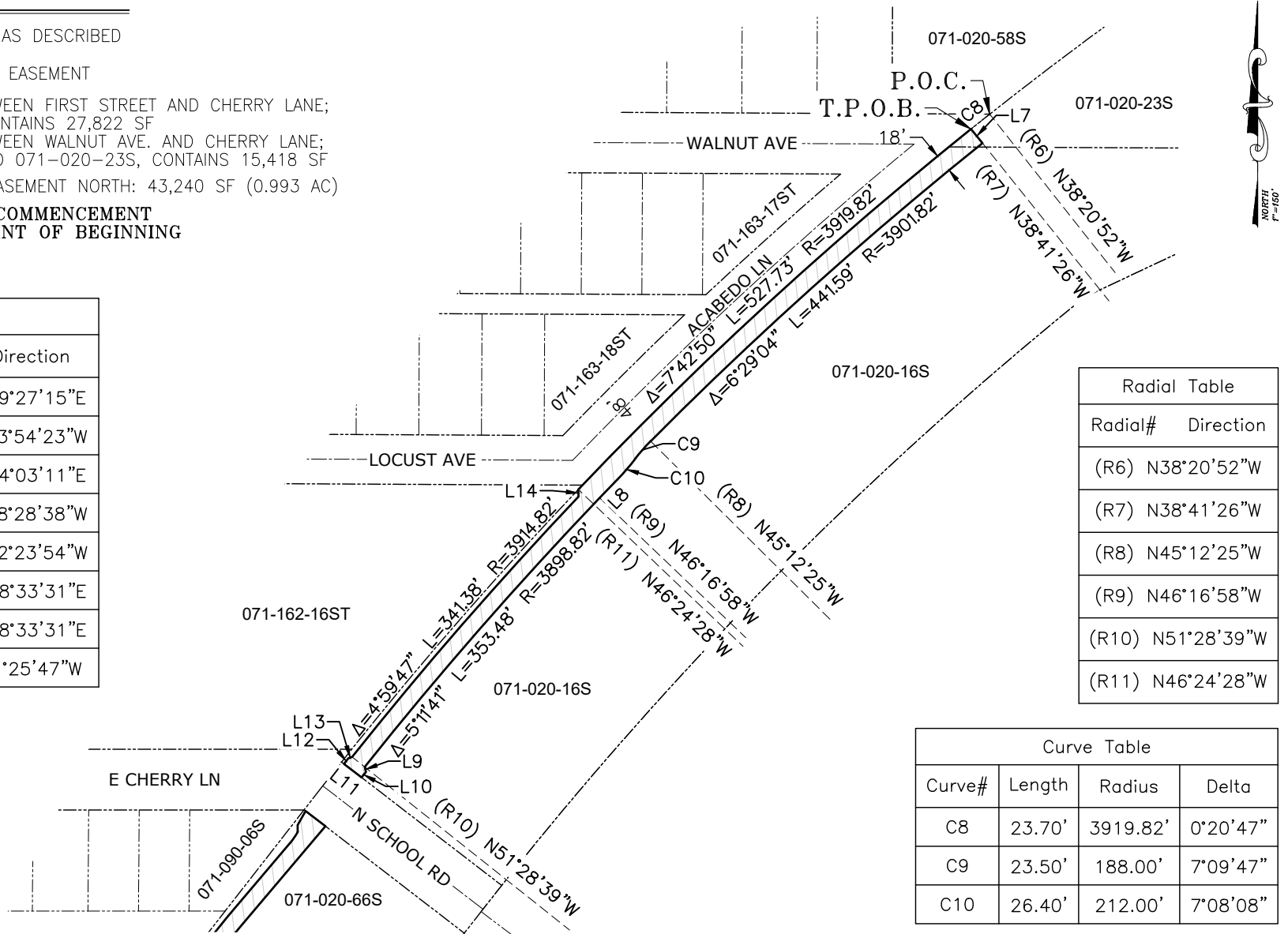
APN: 071-020-16S AND 071-020-23S, CONTAINS 15,418 SF

TOTAL AREA OF TRAIL EASEMENT NORTH: 43,240 SF (0.993 AC)

P.O.C. - POINT OF COMMENCEMENT

T.P.O.B. - TRUE POINT OF BEGINNING

Line Table		
Line#	Length	Direction
L7	18.00'	S39°27'15"E
L8	25.61'	S43°54'23"W
L9	5.06'	S14°03'11"E
L10	7.00'	S38°28'38"W
L11	22.01'	N52°23'54"W
L12	7.00'	N38°33'31"E
L13	3.96'	N68°33'31"E
L14	7.07'	N1°25'47"W



Radial Table	
Radial#	Direction
(R6)	N38°20'52"W
(R7)	N38°41'26"W
(R8)	N45°12'25"W
(R9)	N46°16'58"W
(R10)	N51°28'39"W
(R11)	N46°24'28"W

Curve Table			
Curve#	Length	Radius	Delta
C8	23.70'	3919.82'	0°20'47"
C9	23.50'	188.00'	7°09'47"
C10	26.40'	212.00'	7°08'08"

EXHIBIT FOR:

COALINGA PERIMETER MULTI-USE
TRAIL

COALINGA, - TRAIL EASEMENT NORTH CALIFORNIA



Tri City Engineering, Inc.
Engineers Surveyors

4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

DATE	APPRVD.	REVISION
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

Scale: 1"=150'
Date: 10/09/2024
Drwn: Z.M.
Chckd: D.J.
JN#: 2826
PAGE: 2 of 2