



**CITY COUNCIL OF PARLIER  
SPECIAL MEETING**

**DATE:** Friday, August 2, 2019  
**TIME:** 6:40 PM  
**PLACE:** Council Chambers  
1100 East Parlier Avenue  
Parlier, CA 93648

**CALL TO ORDER/WELCOME:**

**Roll Call:** Mayor Alma M. Beltran, Mayor Pro-Tem Trinidad Pimentel, Councilwoman Diane Maldonado, Councilman Noe Rodriguez, Councilman Jose Escoto, City Clerk Dorothy Garza.

**FLAG SALUTE:** Mayor Alma M. Beltran

**DEPARTMENT REPORTS**

9. **SUBJECT:** Council's Intention to confirm the collection of the annual assessment for Parlier Landscaping Maintenance and Lighting District No. 1 by resolution.

**RECOMMENDATION:** City Council adopt Resolution No. 2019-35, titled "*Confirming Diagram and Assessment, Annual Levy 2019-2020, Landscaping Maintenance and Lighting District No. 1*", and authorize the filing of the Resolution and Engineer's Report.

10. **SUBJECT:** ACCEPT RESOLUTION 2019-36 OF THE CITY COUNCIL OF THE CITY OF PARLIER ACCEPTING THE DONATION OF REAL PROPERTY FROM MV PARLIER, LLC

**RECOMMENDATION:**COUNCIL TO ADOPT RESOLUTION 2019-36 OF THE CITY COUNCIL OF THE CITY OF PARLIER ACCEPTING THE DONATION OF REAL PROPERTY FROM MV PARLIER, LLC

**ADJOURNMENT**

**ADA NOTICE**

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (559) 646-3545 ext. 227. Notification 48 hours prior to the meeting will enable the City to make arrangements to ensure accessibility to this meeting.

**DOCUMENTS**

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the front counter at City Hall located at 1100 East Parlier Avenue, Parlier, CA during normal business hours. In addition, most documents are posted on the City's website at <http://parlier.ca.us>.



AGENDA ITEM: 9  
MEETING DATE: 08-01-2019  
DEPARTMENT: Engineering

## REPORT TO CITY COUNCIL

### SUBJECT:

Council's Intention to confirm the collection of the annual assessment for Parlier Landscaping Maintenance and Lighting District No. 1 by resolution.

### RECOMMENDATION:

City Council adopt Resolution No. 2019-\_\_\_, titled "*Confirming Diagram and Assessment, Annual Levy 2019-2020, Landscaping Maintenance and Lighting District No. 1*", and authorize the filing of the Resolution and Engineer's Report.

### BACKGROUND:

This resolution declares the Council's intention to levy and collect the annual assessment for the Landscape Maintenance and Lighting District No. 1 assessments for the tax year 2019-2020 to help defray the cost to the City for maintenance for landscaping and lighting within the public right-of-ways of those areas that have been annexed into the Landscape Maintenance and Lighting District No. 1.

### STAFF REPORTS:

The City will assess \$54,685.48 for collection in the tax year 2019-2020.

The Resolution and Engineer's Report will need to be recorded with the Fresno County Recorder's Office by August 31, 2019. A copy of this resolution with the recorder's number (sticker form) placed in the right hand corner, can be walked over to the Auditor-Controller's Office and handed to them. This will give them permission to attached all the assessments to the tax bills.

### Prepared BY:

Philip L. Romero  
Philip Romero, City Engineer  
Yamabe & Horn Engineering, Inc.

WHEN RECORDED MAIL TO:

NAME: City of Parlier  
ADDRESS: 1100 E. Parlier Avenue  
CITY: Parlier  
STATE: California  
ZIP: 93648-2433

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**RESOLUTION NO. 2019-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE  
CITY OF PARLIER, CALIFORNIA**

**CONFIRMING DIAGRAM AND ASSESSMENT  
ANNUAL LEVY - 2019-2020  
LANDSCAPE MAINTENANCE AND LIGHTING DISTRICT NO. 1**

**WHEREAS**, on March 12, 1985, pursuant to Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, the City Council of the City of Parlier did adopt its Resolution Initiating Proceedings for formation of the Landscape Maintenance and Lighting District No. 1 of the City of Parlier (herein "LMLD No. 1"); and

**WHEREAS**, the Council did thereafter declare its intention to form and did form the said LMLD No. 1 and did levy and collect the first assessment and subsequent annual assessments for the maintenance and operation of the landscaping facilities in said LMLD No. 1; and did further direct the City Engineer to prepare and file a report; and

**WHEREAS**, said report has been prepared and filed with the City Clerk and is entitled the "Engineer's Report for City of Parlier Landscape Maintenance and Lighting District No. 1, 2019-2020 Tax Year", a copy of which is attached hereto; and

**WHEREAS**, all of the property owners within the territory of LMLD No. 1 have consented to the formation of the said District and to the levy of assessments.

**NOW, THEREFORE, IT IS RESOLVED AND ORDERED**, as follows:

1. The Council hereby determines that the territory within the LMLD No. 1, whose boundaries are set forth in the Engineer's Report of the City of Parlier LMLD No. 1 dated, July 2019, and on file with the City Clerk will be the territory benefited by the maintenance and servicing of the improvements described in said Engineer's Report.

2. The Public Hearing was conducted on said annual levy of assessment in accordance with the law.

3. The Engineer's Report, the diagram for the assessment district, and the assessment of the estimated costs of the improvements contained therein and each and every part of said Report is adopted, confirmed, and approved; the assessment of the total amount of the costs and the individual assessments thereof upon the several subdivisions of land in said LMLD No. 1 in proportion to the benefits to be received by said subdivisions, respectively, from said improvements, and of the expenses incidental thereto, be and the same hereby is finally approved and confirmed as the assessment to pay the costs.

4. The Council hereby orders the levy of the assessments described in said Resolution of Intention and the Engineer's Report.

5. The assessment diagram showing the assessment district referred to in said Resolution of Intention and also the subdivisions of land within the District, as contained in said Engineer's Report, be and it is hereby, finally approved and confirmed as the diagram of the properties to be assessed to pay the costs of the improvements.

6. The City Clerk shall file the diagram and assessment, as confirmed, or a certified copy thereof, with the Auditor of the County of Fresno not later than August 31, 2019.

The foregoing resolution was regularly introduced and adopted by the City Council of the City of Parlier at a regular meeting held on the 1<sup>st</sup> of August, 2019, at the City Hall in the City of Parlier, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Alma M. Beltran, Mayor of the City of Parlier

**ATTEST:**

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Bertha Augustine, Deputy City Clerk of the City of Parlier



AGENDA ITEM: 10  
MEETING DATE: 8/14/19  
DEPARTMENT: Community Development

## REPORT TO CITY COUNCIL

**SUBJECT:**

ACCEPT RESOLUTION 2019-\_\_\_\_\_ OF THE CITY COUNCIL OF THE CITY OF PARLIER  
ACCEPTING THE DONATION OF REAL PROPERTY FROM MV PARLIER, LLC

**RECOMMENDATION:**

COUNCIL TO ADOPT RESOLUTION 2019-\_\_\_\_\_ OF THE CITY COUNCIL OF THE CITY OF  
PARLIER ACCEPTING THE DONATION OF REAL PROPERTY FROM MV PARLIER, LLC

**BACKGROUND:**

MV Parlier's Managing Member, Leonel Alvarado, presented these properties to the City as a donation to the city. The properties are located in the Monte Vista development and are valued at \$162,500.

Prepared By:

Sonia Hall  
Community Development Director

**RESOLUTION NO. 2019-\_\_\_\_\_**

**A RESOLUTION ACCEPTING THE DONATION OF REAL PROPERTY  
FROM MV PARLIER, LLC**

WHEREAS, MV Parlier, LLC, a California Limited Liability Company, desires to donate to the City of Parlier real property described in the legal description incorporated by the referenced and attached as Exhibit A and commonly known as:

1. Lot 63, Tract 5495 APN 355-471-06
2. Lot 64, Tract 5495 APN 355-471-07
3. Remainder par of Tract 5495 APN 355-471-08
4. Remainder par of Tract 5495 APN 355-471-09

WHEREAS, MV Parlier desires to gift the Property under the terms and conditions set forth in the Real Estate Donation Agreement dated June 30, 2019.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARLIER as follows:

1. The Mayor execute the Real Estate Donation Agreement and accept the Gift Deed for the real property referenced above and in Exhibit A.
2. The City is directed to issue a Certificate of Acceptance accepting the Property as defined in the Gift Deed.

Adopted by the City Council this 1st day of August 2019.

\_\_\_\_\_  
Mayor

Attested:

\_\_\_\_\_  
Deputy City Clerk





# **CERTIFICATE OF ACCEPTANCE**

This is to certify that the City of Parlier, a California municipal corporation ("City") hereby accepts the "Property" as defined in the Grant Deed to which this Certificate of Acceptance is attached. This acceptance is made pursuant to the authority conferred by City Resolution No. \_\_\_\_\_ adopted on \_\_\_\_\_, 2019, and the City hereby consents to the recordation of the Grant Deed to which this Certificate of Acceptance is attached.

Dated: \_\_\_\_\_, 2019

CITY OF PARLIER,  
a California municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# **REAL ESTATE DONATION AGREEMENT**

**EFFECTIVE DATE:** June 30, 2019

**PARTIES:** (1) **MV Parlier, LLC**, a California limited liability company, ("Donor" or "MV Parlier")  
(2) **City of Parlier**, a California general law City, ("Recipient")

## **RECITALS**

- A. WHEREAS, MV Parlier each owns One Hundred percent (100%) interest in certain real property described in the legal description incorporated by the referenced and attached to the Agreement as Exhibit "A" and commonly known as
1. Lot 63, Tract 5495 APN 355-471-06
  2. Lot 64, Tract 5495 APN 355-471-07
  3. Remainder par of Tract 5495 APN 355-471-08
  4. Remainder par of Tract 5495 APN 355-471-09
- B. WHEREAS, DONORS desire to gift and RECIPIENT desires to accept the Property, under the terms and conditions set forth in the Agreement.

## **AGREEMENT**

NOW THEREFORE, in consideration of the mutual promises and performances described in this Agreement, including good and adequate consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

- 1) **GIFT AND ACCEPTANCE.** DONOR agrees to gift and RECIPIENT agrees to accept this Property pursuant to and subject to the terms and conditions of this Agreement.
- 2) **DONATION.** The Property will be donated, including all rights, title, and interest therein. The conveyance and donation of the Property shall be effective as of the date the Deed is executed by DONOR which shall also be the date of acceptance.
- 3) **TITLE AND VESTING.** RECIPIENT has obtained a preliminary title report for the Property and agrees that the Property will vest in the RECIPIENT free and clear of all liens and encumbrances.
- 4) **PROPERTY TAXES.** RECIPIENT has obtained a copy of the current tax bill, including the first installment for the period of 2018-2019 and acknowledges that property taxes have been paid in full to present date and the RECIPIENT shall be responsible for payment of all property taxes due after the date of this Agreement.
- 5) **CONDITION OF THE PROPERTY.** RECIPIENT has fully inspected the Property, and is agreeing to accept the same "as-is", except as set out in Section 6.
- 6) **VALUE OF THE PROPERTY.** RECIPIENT has obtained an appraisal of the Property. Based on the appraisal, representations of DONOR and hazardous waste testing costs of DONOR, it is hereby agreed that the fair market value of the Property is One Hundred and Sixty Two Thousand Five Hundred Dollars (\$162,500).
  1. APN 355-471-06 \$46,000
  2. APN 355-471-07 \$46,000

3. APN 355-471-08 \$36,500
4. APN 355-471-09 \$34,000

- 7) **SURVIVAL OF WARRANTIES.** Each of the representations, warranties, and covenants in this Agreement shall survive the closing and the delivery of the Deed.
- 8) **MUTUAL INDEMNITY.** Each party agrees to indemnify, defend and hold harmless the other party from any and all costs, damages, liabilities, claims, and losses occurring or resulting from the performance or failure to perform by the respective parties regarding the donation of the Property.
- 9) **DONOR'S AUTHORITY.** DONOR has the legal title to the Property and the full authority to sign this Agreement and Deed.
- 10) **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations, and understandings of the parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all the parties.
- 11) **REPRESENTATION.** This Agreement has been prepared by the DONOR. RECIPIENT has been advised of its right to consult with independent counsel prior to signing this Agreement.
- 12) **ARBITRATION.** Any dispute regarding the interpretation and/or enforcement of this Agreement shall be decided by binding arbitration pursuant to the California Arbitration Act (CCP§1280-1294.2)

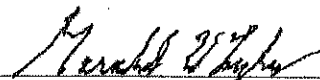
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**DONOR**

MV Parlier, LLC, a California limited liability company

By: 

Leonel Alvarado, Managing Member of  
Century Builders, LLC - Member

By: 

Gerald Lyles, Senior Vice President of  
Lyles Diversified, Inc. - Member

**RECIPIENT**

City of Parlier, a California general law City

By: \_\_\_\_\_

Antonio Gastelum, City Manager

## EXHIBIT A

**PARCEL 1: Lot 63, Tract 5495      APN 355-471-06**

In the City of Parlier, County of Fresno, State of California, APN 355-471-06 (Lot 63), as shown on the map of Tract No. 5495, recorded in Volume 79 of Plats at pages 26 through 29 Fresno County Records.

**PARCEL 2: Lot 64, Tract 5495      APN 355-471-07**

In the City of Parlier, County of Fresno, State of California, APN 355-471-07 (Lot 64), as shown on the map of Tract No. 5495, recorded in Volume 79 of Plats at pages 26 through 29 Fresno County Records.

**PARCEL 3: Remainder par of Tract 5495      APN 355-471-08**

That portion of the designated remainder of Tract No. 5495, in the City of Parlier, County of Fresno, State of California as shown on the map of said Tract No. 5495, recorded in Volume 79 of Plats at pages 26 thru 29 Fresno County Records more particularly described as follows:

Commencing at the Northwest corner of Lot 64 of said Tract No. 5495; thence North 0°18'42" West, a distance of 59.12 feet to the True Point of Beginning; thence North 89°41'18" East, a distance of 116.00 feet; thence North 0°18'42" West, a distance of 53.38 feet; thence North 45°18'42" West, a distance of 16.43 feet; thence South 89°41'18" West, a distance of 74.38 feet; thence South 77°42'29" West, a distance 12.45 feet; thence South 44°41'18" West, a distance of 21.54 feet; thence South 11°40'07" West, a distance of 12.45 feet; thence South 0°18'42" East, a distance of 35.00 feet to the True Point of Beginning. Containing 7239 square feet more or less.

**PARCEL 4: Remainder par of Tract 5495      APN 355-471-09**

That portion of the designated remainder of Tract No. 5495, in the City of Parlier, County of Fresno, State of California as shown on the map of said Tract No. 5495, recorded in Volume 79 of Plats at pages 26 thru 29 Fresno County Records more particularly described as follows:

Beginning at the Northwest corner of Lot 64 of said Tract No. 5495; thence South 89°54'52" East along the North line of said Lot 64, a distance of 116.00 feet to the Northeast corner of said Lot 64; thence North 0°18'42" West, a distance of 59.93 feet; thence South 89°41'18" West, a distance of 116.00 feet; thence South 0°18'42" East, a distance of 59.12 feet to the Point of Beginning. Containing 6,905 square feet more or less.

RECORDING REQUESTED BY:

LEONEL ALVARADO

WHEN RECORDED, RETURN TO:

Leonel Alvarado  
MV Parlier, LLC  
5114 E. Clinton Way, #111  
Fresno, CA 93727

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

§ 11911 Gift Donation  
No Consideration / No Tax Due  
The Undersigned Declares

**GIFT DEED**

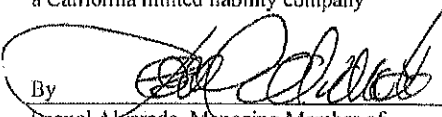
MV Parlier, LLC a California limited liability company, does hereby remise, release and forever gift to the City of Parlier, California one hundred percent (100%) interest in the real property within the City of Parlier, County of Fresno, State of California described as follows:

APN: 355-471-06 Lot 63, Tract 5495

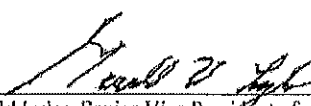
In the City of Parlier, County of Fresno, State of California, APN 355-471-06 (Lot 63), as shown on the map of Tract No. 5495, recorded in Volume 79 of Plats at pages 26 through 29 Fresno County Records.

Executed: July 26, 2019

MV Parlier, LLC  
a California limited liability company

By   
Leonel Alvarado, Managing Member of  
Century Builders, LLC - Member

Executed: July 29, 2019

By   
Gerald Lyles, Senior Vice President of  
Lyles Diversified, Inc. - Member

**CALIFORNIA 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 Fresno

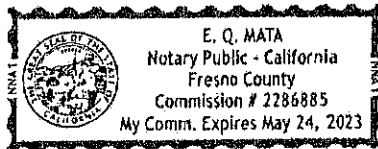
On 7-26-19 before me, E. Q. Mata, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Leonel Alvarado  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



Place Notary Seal and/or Stamp Above

Signature E. Q. Mata  
Signature of Notary Public

**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: Gift Deed

Document Date: N/A Number of Pages: 1

Signer(s) Other Than Named Above: Gerald Lyles

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Leonel Alvarado

☐ Corporate Officer - Title(s): \_\_\_\_\_

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☒ Other: Managing Member

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: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California

County of Fresno

On 7-29-19  
Date

before me,

Joyce Neale, Notary Public  
Here Insert Name and Title of the Officer

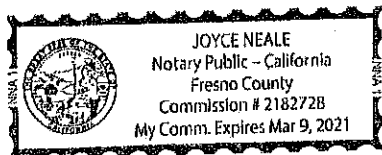
personally appeared

Gerald V. Lyles  
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

Joyce Neale  
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:

Gift Deed

Document Date:

N/A

Number of Pages:

1

Signer(s) Other Than Named Above:

Leonel Alvarado

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

Gerald V. Lyles

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☒ Other: Managing Member

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:

RECORDING REQUESTED BY:

LEONEL ALVARADO

WHEN RECORDED, RETURN TO:

Leonel Alvarado  
MV Parlier, LLC  
5114 E. Clinton Way, #111  
Fresno, CA 93727

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

§ 11911 Gift Donation  
No Consideration / No Tax Due  
The Undersigned Declares

**GIFT DEED**

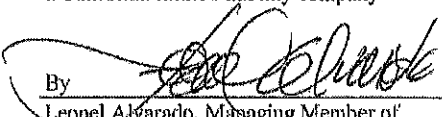
MV Parlier, LLC a California limited liability company, does hereby remise, release and forever gift to the City of Parlier, California one hundred percent (100%) interest in the real property within the City of Parlier, County of Fresno, State of California described as follows:

APN: 355-471-07 Lot 64, Tract 5495


In the City of Parlier, County of Fresno, State of California, APN 355-471-07 (Lot 64), as shown on the map of Tract No. 5495, recorded in Volume 79 of Plats at pages 26 through 29 Fresno County Records.

MV Parlier, LLC  
a California limited liability company

Executed: July 26, 2019

By   
Leonel Alvarado, Managing Member of  
Century Builders, LLC - Member

Executed: July 27, 2019

By   
Gerald Lyles, Senior Vice President of  
Lyles Diversified, Inc. - Member



**CALIFORNIA ACKNOWLEDGMENT**

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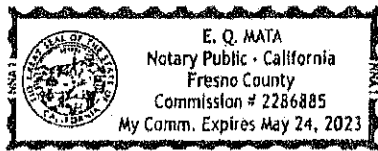
On 7-26-19 before me, E.Q. Mata, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Leonel Alvarado  
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 E.Q. Mata  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information may deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Gift Deed

Document Date: N/A Number of Pages: -1-

Signer(s) Other Than Named Above: Gerald Lyles

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Leonel Alvarado

☐ Corporate Officer - Title(s): \_\_\_\_\_

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

Other: Managing Member

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: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

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State of California

County of Fresno

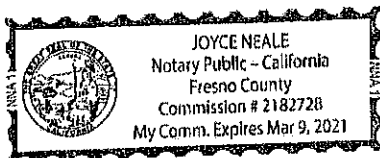
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Date Here Insert Name and Title of the Officer

personally appeared Gerald V. Lyles  
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 Joyce Neale  
Signature of Notary Public

Place Notary Seal Above

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Number of Pages: 1 Signer(s) Other Than Named Above: Leonel Alvarado

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Signer's Name: Gerald V. Lyles  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☒ Other: Managing Member  
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: \_\_\_\_\_

RECORDING REQUESTED BY:

LEONEL ALVARADO

WHEN RECORDED, RETURN TO:

Leonel Alvarado  
MV Parlier, LLC  
5114 E. Clinton Way, #111  
Fresno, CA 93727

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

§ 11911 Gift Donation  
No Consideration / No Tax Due  
The Undersigned Declares

**GIFT DEED**

MV Parlier, LLC a California limited liability company, does hereby remise, release and forever gift to the City of Parlier, California one hundred percent (100%) interest in the real property within the City of Parlier, County of Fresno, State of California described as follows:

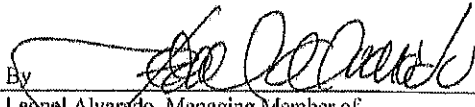
APN: 355-471-08      Remainder par of Tract 5495

That portion of the designated remainder of Tract No. 5495, in the City of Parlier, County of Fresno, State of California as shown on the map of said Tract No. 5495, recorded in Volume 79 of Plats at pages 26 thru 29 Fresno County Records more particularly described as follows:


Commencing at the Northwest corner of Lot 64 of said Tract No. 5495; thence North 0°18'42" West, a distance of 59.12 feet to the True Point of Beginning; thence North 89°41'18" East, a distance of 116.00 feet; thence North 0°18'42" West, a distance of 53.38 feet; thence North 45°18'42" West, a distance of 16.43 feet; thence South 89°41'18" West, a distance of 74.38 feet; thence South 77°42'29" West, a distance 12.45 feet; thence South 44°41'18" West, a distance of 21.54 feet; thence South 11°40'07" West, a distance of 12.45 feet; thence South 0°18'42" East, a distance of 35.00 feet to the True Point of Beginning. Containing 7239 square feet more or less.

MV Parlier, LLC  
a California limited liability company

Executed: July 26, 2019

By   
Leonel Alvarado, Managing Member of  
Century Builders, LLC - Member

Executed: July 29, 2019

By   
Gerald Lyles, Senior Vice President of  
Lyles Diversified, Inc. - Member

**CALIFORNIA 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

Fresno

On 7-26-19

Date

before me, E.Q. Mata, Notary Public

Here Insert Name and Title of the Officer

personally appeared

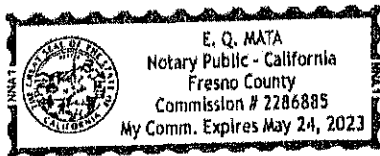
Leonel Alvarado

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.



Place Notary Seal and/or Stamp Above

Signature

E.Q. Mata

Signature of Notary Public

**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:

Gift Deed

Document Date:

N/A

Number of Pages:

-4-

Signer(s) Other Than Named Above:

Gerald Lyles

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

Leonel Alvarado

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Trustee

☐ Guardian or Conservator

☒ Other:

Managing Member

☐ Other:

Signer Is Representing:

Signer Is Representing:

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California )

County of Fresno )

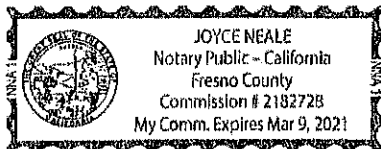
On 7-29-19 before me, Joyce Neale, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Gerald V. Wyles  
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 Joyce Neale  
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: Gift Deed Document Date: N/A  
Number of Pages: 1 Signer(s) Other Than Named Above: Leonel Alvarado

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Gerald V. Wyles  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☒ Other: Managing Member  
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: \_\_\_\_\_

RECORDING REQUESTED BY:

LEONEL ALVARADO

WHEN RECORDED, RETURN TO:

Leonel Alvarado  
MV Parlier, LLC  
5114 E. Clinton Way, #111  
Fresno, CA 93727

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

§ 11911 Gift Donation  
No Consideration / No Tax Due  
The Undersigned Declares

**GIFT DEED**

MV Parlier, LLC a California limited liability company, does hereby remise, release and forever gift to the City of Parlier, California one hundred percent (100%) interest in the real property within the City of Parlier, County of Fresno, State of California described as follows:


APN: 355-471-09      Remainder par of Tract 5495

That portion of the designated remainder of Tract No. 5495, in the City of Parlier, County of Fresno, State of California as shown on the map of said Tract No. 5495, recorded in Volume 79 of Plats at pages 26 thru 29 Fresno County Records more particularly described as follows:

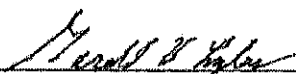
Beginning at the Northwest corner of Lot 64 of said Tract No. 5495; thence South 89°54'52" East along the North line of said Lot 64, a distance of 116.00 feet to the Northeast corner of said Lot 64; thence North 0°18'42" West, a distance of 59.93 feet; thence South 89°41'18" West, a distance of 116.00 feet; thence South 0°18'42" East, a distance of 59.12 feet to the Point of Beginning. Containing 6,905 square feet more or less.

Executed: July 26, 2019

MV Parlier, LLC  
a California limited liability company

By   
Leonel Alvarado, Managing Member of  
Century Builders, LLC - Member

Executed: July 29, 2019

By   
Gerald Lyles, Senior Vice President of  
Lyles Diversified, Inc. - Member

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

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State of California

County of Fresno

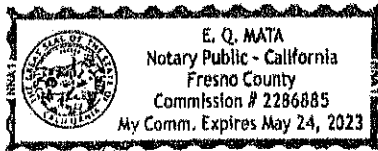
On 7-26-19 before me, E. Q. Mata, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Leonel Alvarado  
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.



Place Notary Seal and/or Stamp Above

Signature E. Q. Mata  
Signature of Notary Public

**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: Gift Deed

Document Date: N/A Number of Pages: 1

Signer(s) Other Than Named Above: Gerald Lyles

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Leonel Alvarado

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☒ Other: Managing Member

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: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

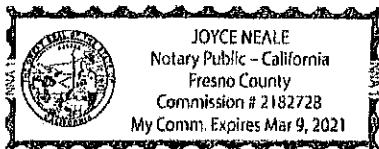
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Fresno )  
 On 7-29-19 before me, Joyce Neale, Notary Public  
 Date Here, Insert Name and Title of the Officer  
 personally appeared Gerald V. Lyles  
 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 Joyce Neale  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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**Description of Attached Document**

Title or Type of Document: Gift Deed Document Date: N/A  
 Number of Pages: 1 Signer(s) Other Than Named Above: Leonel Alvarado

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Gerald V. Lyles  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney In Fact  
☐ Trustee ☐ Guardian or Conservator  
☒ Other: Managing Member  
 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: \_\_\_\_\_