

Recording Requested By:
Public Works Department
City of Fresno
No Fee-Gov't. Code Sections
6103 and 27383

When Recorded, Mail To:
Omninet Properties Manchester Center LLC
c/o John M. Cardot
QUALL CARDOT LLP
205 E. River Park Circle, Suite 110
Fresno, CA 93720

Mail Tax Statements To:
Omninet Properties Manchester Center LLC
c/o John M. Cardot
QUALL CARDOT LLP
205 E. River Park Circle, Suite 110
Fresno, CA 93720

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ _____
 computed on full value of property conveyed
 computed on full value less value of liens or
Encumbrances remaining at time of sale
 Unincorporated Area
 City of Fresno

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN 437-181-No#

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the City of Fresno, a municipal corporation, hereby quitclaims to Omninet Properties Manchester Center LLC, a limited liability company all rights, title and interest to that real property situated in the City of Fresno, County of Fresno, State of California, more particularly described and shown as follows:

See Exhibit "A" which is attached and incorporated herein

CITY of FRESNO, a municipal corporation

By: _____ Date: _____
Scott Mozier, Public Works Director

APPROVED AS TO FORM:

DOUGLAS T. SLOAN
CITY ATTORNEY

By: _____
, Deputy

2015-013
15-A-9114
Plat 2056
PWF 11801

EXHIBIT A
QUITCLAIM DEED
LEGAL DESCRIPTION

THAT CERTAIN PARCEL AS DESCRIBED IN THE AGREEMENT FOR THE TRANSFER OF CONTROL AND POSSESSION OF LAND OWNED BY THE STATE FOR HIGHWAY PURPOSES RECORDED MAY 31, 1951, AS DOCUMENT No. 31571, IN BOOK 3024 AT PAGE 74, OFFICIAL RECORDS OF FRESNO COUNTY, AND RELINQUISHED TO THE CITY OF FRESNO BY RELINQUISHMENT No. 79910 RECORDED JUNE 6, 1983, AS DOCUMENT No. 83049231, OFFICIAL RECORDS OF FRESNO COUNTY, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE, ALONG THE WEST LINE OF SAID SECTION 22, NORTH 00°10'30" EAST, 76.78 FEET; THENCE, AT RIGHT ANGLES, SOUTH 89°49'30" EAST, 55.00 FEET, TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN DEED TO THE COUNTY OF FRESNO, DATED MAY 13, 1924 AND RECORDED IN BOOK 456 AT PAGE 311, FRESNO COUNTY OFFICIAL RECORDS, WITH THE EASTERLY LINE OF THE EXISTING STATE HIGHWAY, ROAD VI-FRE-125-C, (BLACKSTONE AVENUE), 110 FEET WIDE, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°10'30" EAST, 437.35 FEET; THENCE, SOUTH 04°35'19" EAST, 348.10 FEET; THENCE, SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 100 FEET, AN ARC DISTANCE OF 121.64 FEET; THENCE, SOUTH 74°17'07" EAST, 132.00 FEET TO SAID NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN SAID DEED; THENCE, ALONG SAID NORTHERLY BOUNDARY, NORTH 89°59'30" WEST, 148.83 FEET, AND NORTH 67°12'02" WEST, 86.80 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.320 OF AN ACRE, MORE OR LESS.

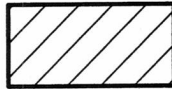
ALSO THE UNDERLYING FEE INTEREST APPURTENANT TO THE ABOVE DESCRIBED PARCEL IN AND TO THAT PORTION OF SHIELDS AVENUE CONTIGUOUS SOUTHERLY THERETO.

SUBJECT TO A RIGHT-OF-WAY FOR PUBLIC HIGHWAY PURPOSES AS ACQUIRED BY THE STATE OF CALIFORNIA BY SAID DOCUMENT No. 31571 AND RELINQUISHED TO THE CITY OF FRESNO TO USE AS CITY STREET RIGHT-OF-WAY BY SAID RELINQUISHMENT No. 79910.

MWG.mwg
12078quitclaim.doc
2015-013
15-A-9114



EXHIBIT B



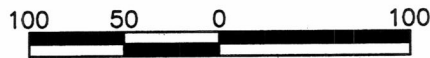
CITY OF FRESNO SHALL QUITCLAIM FEE TITLE OF HATCHED AREA (0.320± acre) TO:
 OMNINET PROPERTIES
 MANCHESTER CENTER, LLC.
 SUBJECT TO AN EXISTING EASEMENT FOR PUBLIC HIGHWAY PURPOSES.

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, 13/20

MANCHESTER SHOPPING MALL



SCALE: 1" = 100'



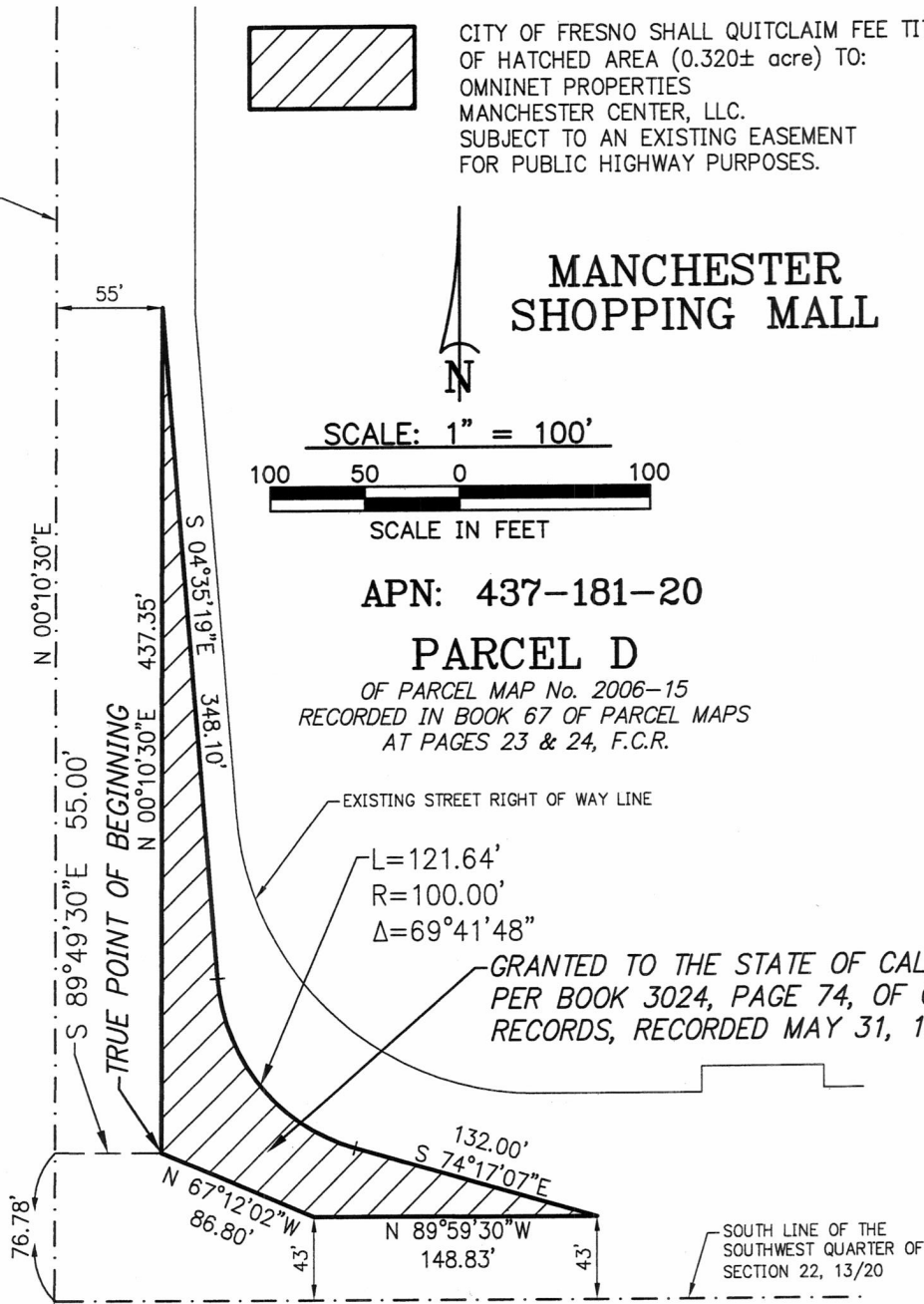
SCALE IN FEET

APN: 437-181-20

PARCEL D

OF PARCEL MAP No. 2006-15
 RECORDED IN BOOK 67 OF PARCEL MAPS
 AT PAGES 23 & 24, F.C.R.

NORTH BLACKSTONE AVENUE



GRANTED TO THE STATE OF CALIFORNIA PER BOOK 3024, PAGE 74, OF OFFICIAL RECORDS, RECORDED MAY 31, 1951

EAST SHIELDS AVENUE

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF SECTION 22,
 TOWNSHIP 13 SOUTH, RANGE 20 EAST,
 MOUNT DIABLO BASE & MERIDIAN.



REV. 02/25/15 PWL
 PLOT VIEW: QUITCLAIM
 AUTOCAD ID: 12078DWG

REF. & REV. 2015-013 PLAT No. 2056 PWF 11801	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS	PROJ. ID. _____ FUND NO. _____ ORG. NO. _____
	QUITCLAIM DEED OMNINET PROPERTIES MANCHESTER CENTER, LLC 9420 WILSHIRE BLVD., FOURTH FLOOR BEVERLY HILLS, CA 90212	DR. BY <u>PWL</u> CH. BY _____ DATE _____ SCALE <u>AS SHOWN</u>