

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-5

Urgent Routine

AGENDA DATE August 12, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Execute Documents Transferring Ownership of Real Property to and from the City of Turlock to Make Property Line Adjustments at the Turlock Superior Court Site at 300 Starr Avenue, Turlock, and to Execute an Amendment to the Turlock Superior Court Transfer Agreement with the State of California in Order to Complete Transfer of Title in the Property to the State of California in Accordance with Provisions of the California Government Code

STAFF RECOMMENDATIONS:

1. Authorize the Chairman of the Board of Supervisors or his designee to execute the necessary documents transferring ownership of real property to and from the County of Stanislaus and the City of Turlock to accommodate an existing City-owned radio tower at the Turlock Superior Court, 300 Starr Avenue, Turlock.
2. Authorize the Chairman of the Board of Supervisors or his designee to execute Amendment No. 1 to the Turlock Superior Court Transfer Agreement approved by the Board of Supervisors on September 16, 2008 to modify the description of the County property at 300 Starr Avenue, Turlock to be transferred in title to the State of California per the original intent of the Transfer Agreement.

(Continued on Page 2)

FISCAL IMPACT:

This proposed action by the Board of Supervisors will complete the Transfer of Title to the Turlock Courthouse from Stanislaus County to the California Judicial Council Administrative Office for the Courts, fulfilling the County's obligation under the Lockyer-Isenberg Trial Court Funding Act of 1997. Completion of the Transfer of Title will relieve the County of further responsibilities for maintenance and insurance of the property.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2014-417

On motion of Supervisor Withdraw, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withdraw, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Assistant Clerk

File No.

Approval to Execute Documents Transferring Ownership of Real Property to and from the City of Turlock to Make Property Line Adjustments at the Turlock Superior Court Site at 300 Starr Avenue, Turlock, and to Execute an Amendment to the Turlock Superior Court Transfer Agreement with the State of California in Order to Complete Transfer of Title in the Property to the State of California in Accordance with Provisions of the California Government Code

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STAFF RECOMMENDATIONS: (Continued)

3. Authorize the Chairman of the Board of Supervisors or his designee to sign all documents, which will be approved as to form by County Counsel, for Turlock Lot Line Adjustment 13-06 of Stanislaus County Assessor's Parcel Nos. 042-037-005 and 042-037-008, "300 Starr Avenue Turlock Courthouse Property and Old Turlock Police Facility Property" as Authorized by Turlock City Council Resolution No. 2013-195.
4. Authorize the Chairman of the Board of Supervisors or his designee to sign the Grant Deed for the conveyance of the Turlock Courthouse to the State, which will be approved as to form by County Counsel, similar in form and content to that included in Attachment "3" to Amendment No. 1 to the Transfer Agreement upon agreement to accept title by the State of California.
5. Authorize the Chief Executive Officer or his designee to execute any other documents necessary to complete the transfer and to record Amendment No. 1 to the Transfer Agreement and the Lot Line Adjustment documents, upon approval as to form by County Counsel.

FISCAL IMPACT: (Continued)

The Board of Supervisors approved the Transfer of Responsibility for Operation and Ownership of the Turlock Superior Court Facility to the State of California on September 16, 2008 as required by The Trial Court Facilities Act of 2002, completing transfer of the operation of the Turlock Courthouse to the California Judicial Council's Administrative Office of the Courts (AOC.) On December 9, 2009, the Board of Supervisors authorized the completion of all transfers of the County-owned Superior Court facilities in Stanislaus County to the State of California. The Modesto and Ceres Courthouse facilities were transferred in title. The Turlock Court and Juvenile Court facilities were transferred in responsibility, with the Juvenile Courtrooms to remain a smaller ("minor") use within the County-owned Juvenile Justice facility, and for the Turlock Court to eventually transfer in title to the State of California.

Approval to Execute Documents Transferring Ownership of Real Property to and from the City of Turlock to Make Property Line Adjustments at the Turlock Superior Court Site at 300 Starr Avenue, Turlock, and to Execute an Amendment to the Turlock Superior Court Transfer Agreement with the State of California in Order to Complete Transfer of Title in the Property to the State of California in Accordance with Provisions of the California Government Code

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The original Transfer Agreement for the Turlock Court Facilities included a County Facility Payment based on the (then) actual annual direct and indirect county expenditures on court facilities for a five-year base period. The County Facility Payment is made in lieu of its responsibility for maintenance and utility costs for the court facility and is now fixed at \$24,942 annually for the Turlock Court Facility. Stanislaus County is also required to continue to provide property insurance coverage, reimbursed by the State of California, until the Transfer of Title is completed.

This action will also make several property line adjustments without changing the square footage of the County's owned property at 300 Starr Avenue in Turlock. The first adjustment is required to allow for a City operated police radio tower to remain at its present location. A second adjustment to the property line will provide an equal area to the County to provide distinct and unambiguous definition of the City and County properties. This action will not affect the County Facility Payment or any other provision of the Turlock Courts Transfer Agreement. The property line adjustment will result in no

net change to the parcel size or value. This property line adjustment was authorized by the Turlock City Council in adoption of City Council Resolution No. 2013-195, attached as Exhibit B. These property line adjustments will be accomplished by Grant Deeds exchanged between the City of Turlock and the County of Stanislaus in the form attached hereto as Exhibits "H" and "I".

Secondarily, a Grant Deed for the adjusted County property will be transferred to the State of California as originally envisioned in the September 16, 2008 Turlock Court Transfer Agreement, but with the adjustments to the property lines. This action will have no one-time or on-going fiscal impact other than as provided in the original Transfer Agreement established in 2008.

DISCUSSION:

The Lockyer-Isenberg Trial Court Funding Act of 1997, AB 233 (Escutia and Pringle) provided for transfer of the primary obligation for funding of court operations from the counties to the State. The funding restructure for trial court operations accomplished by this Act ended a dual system of County and State funding, and created a more stable and consistent funding source for trial court operations. The Trial County Facilities Act

Approval to Execute Documents Transferring Ownership of Real Property to and from the City of Turlock to Make Property Line Adjustments at the Turlock Superior Court Site at 300 Starr Avenue, Turlock, and to Execute an Amendment to the Turlock Superior Court Transfer Agreement with the State of California in Order to Complete Transfer of Title in the Property to the State of California in Accordance with Provisions of the California Government Code

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of 2002 was adopted to provide for the transfer of responsibility for funding and operation of trial court facilities from the counties to the State Administrative Office of the Courts (AOC.) Once the transfer of the court facilities is completed, the Act relieves the County of its historical obligation to provide adequate and necessary facilities for the Superior Court into the future.

This proposed action by the Board of Supervisors will complete the Transfer of Title to the Turlock Courthouse from Stanislaus County to the California Judicial Council Administrative Office for the Courts, fulfilling the County's obligation under the Lockyer-Isenberg Trial Court Funding Act of 1997 and relieving the County of further responsibilities for the facility. This action will also adjust the property's lot line to avoid a police radio tower encroachment on the Courthouse property by enabling a small exchange of land with the City of Turlock to maintain the exact same property size.

On September 16, 2008, the Stanislaus County Board of Supervisors approved seven actions transferring the responsibility for the Turlock Courts to the AOC, including:

1. Authorizing the Chairman of the Board of Supervisors to execute the Turlock Superior Court Transfer Agreement and the Closing documents between Stanislaus County and the State of California;
2. Authorizing the City of Turlock to process a lot line adjustment to the Turlock Superior Court property as originally requested by the Administrative Office of the Courts, providing limited parking to the City of Turlock;
3. Establishing the County Facility Payment associated with Turlock Court Facility at approximately \$24,942 annually, then adjusted by an inflation index as provided by Government Code Section 70362;
4. Authorizing the Chairman of the Board of Supervisors to sign a Grant Deed for the conveyance of the Turlock Courthouse to the State, as approved by County Counsel upon agreement to accept title by the State;

Approval to Execute Documents Transferring Ownership of Real Property to and from the City of Turlock to Make Property Line Adjustments at the Turlock Superior Court Site at 300 Starr Avenue, Turlock, and to Execute an Amendment to the Turlock Superior Court Transfer Agreement with the State of California in Order to Complete Transfer of Title in the Property to the State of California in Accordance with Provisions of the California Government Code

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5. Authorize the Chairman of the Board of Supervisors to sign an Agreement with the AOC to extend the September 30, 2008 deadline for transfer of the Modesto Courthouse and the Hall of Records until December 31, 2008;
6. Authorize the Chief Executive Officer to execute any other documents necessary to complete the transfer, upon approval as to form by County Counsel; and
7. Find that the recommended actions are exempt from the provisions of the California Environmental Quality Act (CEQA).

Actions 1 through 3 and 5 through 7 have been completed; however, conveyance of the Grant Deed of the Turlock Courthouse to the State was delayed for two reasons:

- 1) A survey of the property conducted during the due diligence investigation discovered that a City Police Radio Tower had been constructed across the property line between the Old City Police Headquarters property (Assessor's Parcel Number 042-037-008) and the Turlock Courthouse property (Assessor's Parcel Number 042-037-005); and
- 2) The City's need to secure right of access through the Courthouse property to parking spaces provided to the City of Turlock (in Action #2, above.)

Ultimately, the City of Turlock Police Department vacated its adjacent property to move to a new Public Safety Center at another site. The relocation of Turlock Police offsite eliminated the City's need for the additional parking at the Turlock Court property, and consequently, for a parking access agreement from the State of California.

These recent changes have enabled the City of Turlock and Stanislaus County, with concurrence of the State Administrative Office of the Courts, to recommend modification of the property line to site the City's radio tower entirely within the City property while deeding an equal amount of the City's parking area within the Court parking lot back to Stanislaus County. The lot line adjustments are referenced in Amendment No. 1 to the Transfer Agreement attached as Exhibit A.

Approval to Execute Documents Transferring Ownership of Real Property to and from the City of Turlock to Make Property Line Adjustments at the Turlock Superior Court Site at 300 Starr Avenue, Turlock, and to Execute an Amendment to the Turlock Superior Court Transfer Agreement with the State of California in Order to Complete Transfer of Title in the Property to the State of California in Accordance with Provisions of the California Government Code

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The property line adjustments will, in turn, allow for Stanislaus County to complete transfer of the title of the Turlock Courthouse Facility to the State of California, thereby fulfilling its duty and commitment under the Trial Court Facilities Act of 2002.

POLICY ISSUES:

This action will meet the legislative intent concerning the transfer of court facilities to the State. As such, this action is consistent with the Board of Supervisors' priority of providing Efficient Delivery of Public Services.

STAFFING IMPACTS:

There is no staffing impact associated with the recommended actions at this time. Existing County staff is working with the State and the City of Turlock to transfer the Turlock Court Facility.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone: (209) 525-6333

Attachments:

Exhibit A Amendment No. 1 to Transfer Agreement (Turlock Superior Court)

Exhibit B Turlock City Council Resolution No. 2013-195

Exhibit C Legal Description of Land Being Transferred from Stanislaus County to State of California

Exhibit D Legal Description of Radio Tower Property Being Transferred from Stanislaus County to City of Turlock

Exhibit E Legal Description of A Portion of Parking Lot Being Transferred from Stanislaus County to City of Turlock

Approval to Execute Documents Transferring Ownership of Real Property to and from the City of Turlock to Make Property Line Adjustments at the Turlock Superior Court Site at 300 Starr Avenue, Turlock, and to Execute an Amendment to the Turlock Superior Court Transfer Agreement with the State of California in Order to Complete Transfer of Title in the Property to the State of California in Accordance with Provisions of the California Government Code

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- Exhibit F Legal Description of Land Being Transferred from City of Turlock to Stanislaus County

- Exhibit G Form of Grant Deed – Conveyance by Stanislaus County to State of California

- Exhibit H Form of Grant Deed – Conveyance by Stanislaus County to City of Turlock

- Exhibit I Form of Certificate of Acceptance of Grant Deed – Conveyance from City of Turlock to Stanislaus County

- Exhibit J Form of Grant Deed – Conveyance by City of Turlock to Stanislaus County

- Exhibit K Form of Certificate of Acceptance of Grant Deed – Conveyance from Stanislaus County to City of Turlock

Exhibit A

Amendment No. 1 to Transfer Agreement
(Turlock Superior Court)

**AMENDMENT NO. 1 TO TRANSFER AGREEMENT
(TURLOCK SUPERIOR COURT)**

THIS AMENDMENT NO. 1 TO TRANSFER AGREEMENT (TURLOCK SUPERIOR COURT) (this “**Amendment**”) is made and entered into on this 10th day of December, 2014 by and between the COUNTY OF STANISLAUS (“**County**”), whose present address is 1010 10th Street, Suite 6800, Modesto, CA 95354, Attention: Chief Executive Officer, Stan Risen, and the JUDICIAL COUNCIL OF CALIFORNIA (“**Judicial Council**”), whose present address is 455 Golden Gate Avenue, San Francisco, CA 94102, Attention: Manager, Real Estate, Real Estate and Facilities Management, Administrative Division with respect to the following facts. Capitalized terms used in this Amendment without definition shall have the meanings given to them in the Transfer Agreement.

RECITALS

A. Judicial Council and County have entered into that certain Transfer Agreement for the Transfer of Responsibility for the Turlock Superior Court, dated as of September 16, 2008 (“**TA**”).

B. Section 4.3.12 of the TA references certain preconditions to the TOT Closing, consisting of the County’s completion of a Lot Line Adjustment with respect to the Land, the Judicial Council’s execution of a parking access agreement in favor of the City of Turlock (“**City**”), and the County’s conveyance of an approximately 2,180 square foot parcel of the Land to the City.

C. The Parties have subsequently agreed that: (i) the Lot Line Adjustment will not be implemented and is no longer a precondition to the TOT Closing; (ii) in lieu of the Lot Line Adjustment, the County and the City will complete an exchange of certain real property, portions of which are included in the Land, as the term “Land” was originally defined and described in the TA, such that the legal description of the Land will change; and (iii) the City no longer requires a parking access agreement from the Judicial Council and such a parking access agreement is no longer a precondition to the TOT Closing.

D. The County has revised the legal description of the Land to reflect the change in the southern boundary of the Land that will result from the real property exchange between the County and the City.

E. In preparation for the Transfer of Title, the Judicial Council and the County now wish to amend the TA as set forth in this Amendment to memorialize such changes in circumstance.

F. On July 29, 2014, the Judicial Council of California adopted California Rules of Court, Rule 10.81 which retired the use of the name of the “Administrative Office of the Courts” as well as the use of “AOC.”

G. Pursuant to California Rules of Court, Rule 10.81 all references in the TA to the “Administrative Office of the Courts” or “AOC” may be replaced with “Judicial Council.”

NOW, THEREFORE, the County and the Judicial Council do hereby agree to amend the TA, as follows:

1. Amendment to Section 4.3.12. Section 4.3.12 of the TA, originally titled “Lot Line Adjustment,” is hereby deleted in its entirety and replaced with the following new section 4.3.12:

4.3.12 Property Exchange Between County and City. The Parties acknowledge that, subject to the approval of the Turlock City Council, the County and the City intend to enter into a real property exchange in order to transfer from the County to the City ownership of a portion of the Land (as the term “Land” was originally defined and described in the TA on the Effective Date) where a City radio tower is located. Such real property exchange will consist of: (a) the County’s conveyance to the City of the real property described and depicted on **Exhibit “F1”** to this Agreement; (b) the County’s conveyance to the City of the real property described and depicted on **Exhibit “F2”** to this Agreement; and (c) the City’s conveyance to the County of the real property described and depicted on **Exhibit “F3”** to this Agreement (collectively, the “**Property Exchange**”). The County’s and City’s completion of the Property Exchange is a condition precedent to the TOT Closing.

2. Definition of Land. The definition of the term “Land” as set forth in section 3 of the TA is hereby deleted in its entirety and replaced with the following:

“**Land**” means the real property as described on **Exhibit “A,”** including the County’s (1) rights to enter and exit the Land, (2) recorded and unrecorded rights to water, water stock, oil, gas, minerals, and timber related to the Land, and (3) existing, granted development permits, entitlements, and air and view rights.

3. Amendment to Section 7.1.5. Section 7.1.5 of the TA, titled “Title to Real Property,” is hereby deleted in its entirety and replaced with the following new section 7.1.5:

7.1.5 Title to Real Property. Other than those rights and interests that have been recorded as encumbrances on the Real Property prior to the Effective Date: (1) the County has good and marketable fee title to the Real Property, free and clear of any liens, claims, encumbrances, or security interests in favor of third parties; (2) no person or entity other than the County has any title or interest in or right to occupy or use the Real Property; and (3) the County has not granted, conveyed, or otherwise transferred to any person or entity any present or future right, title, or interest in or to the Real Property, with the exception of the Property Exchange described in section 4.3.12 of this Agreement.

4. Exhibits List. The list of Exhibits to the TA that is attached to the TA immediately following the signature page thereof is hereby deleted in its entirety and replaced with the amended Exhibits list attached to this Amendment as **Attachment “1.”**

5. Exhibit “A,” Legal Description of the Land. Exhibit “A” to the TA is hereby deleted in its entirety and replaced with the legal description attached hereto as **Attachment “2.”**

6. Exhibit “C,” Form of Grant Deed. The Form of Grant Deed attached as Exhibit “C” to the TA is hereby deleted in its entirety and replaced with the Form of Grant Deed attached hereto as **Attachment “3.”**

7. Exhibit “F,” Revised Property Map and Legal Description. Exhibit “F” to the TA is hereby deleted in its entirety and replaced with the legal descriptions and depictions of the real property involved in the Property Exchange, which are set forth in Exhibits “F1,” “F2,” and “F3,” attached hereto as **Attachment “4.”**

8. Exhibit “I,” Form of Termination of Agreement. The Form of Termination of Agreement attached as Exhibit “I” to the TA is hereby deleted in its entirety and replaced with the Form of Termination of Agreement attached hereto as **Attachment “5.”**

9. Replacement of Administrative Office of the Courts Name. All references to “Administrative Office of the Courts” or “AOC” in the TA shall be replaced by “Judicial Council” or “Council” with no prejudice to the substantive rights of the Parties, and the Judicial Council will continue to perform all duties, responsibilities, functions, or other obligations, and bear all liabilities, and exercise all rights, powers, authorities, benefits, and other privileges attributed to the “Administrative Office of the Courts” or “AOC” in the TA.

10. No Other Changes. Except as it is expressly amended pursuant to this Amendment, the TA remains in full force and effect as originally signed and approved by the Judicial Council and the County.


11. Effective Date. The Parties agree that this Amendment relates back to and is effective as of the Effective Date, as though the modifications to the TA provided for in this Amendment had been signed and in effect on the Effective Date.

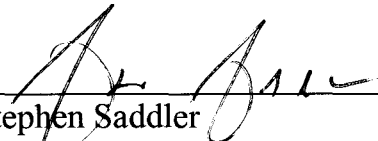
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Amendment has been executed as of the day and year first above written.

APPROVED AS TO FORM:
Judicial Council of California,
Legal Services

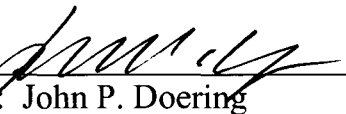
JUDICIAL COUNCIL OF CALIFORNIA

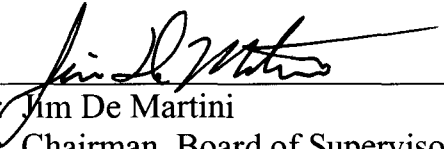
By: 
Name: Charles R. Martel
Title: Attorney
Date: 12.5.2014

By: 
Name: Stephen Saddler
Title: Manager, Business Services
Date: 12/10/14

APPROVED AS TO FORM:
County of Stanislaus
Office of the County Counsel

**COUNTY OF STANISLAUS, a political
subdivision of the State of California**

By: 
Name: John P. Doering
Title: County Counsel
Date: 12/12/14

By: 
Name: Jim De Martini
Title: Chairman, Board of Supervisors
Date: 12-15-2014

ATTEST:

CHRISTINE D. FERRARO, Clerk of the Board

By: 
Deputy

**ATTACHMENT “1” TO AMENDMENT NO. 1 TO
TRANSFER AGREEMENT
(TURLOCK SUPERIOR COURT)**

EXHIBITS

Exhibit “A” – Legal Description of the Land

Exhibit “B” – Excluded Tangible Personal Property Inventory

Exhibit “C” – Form of Grant Deed

Exhibit “D” – Copy of Site Plan and Floor Plan

Exhibit “E” – Depiction of Parking Area

Exhibit “F1” – Legal Description of Radio Tower Property Being Transferred from County to City

Exhibit “F2” – Legal Description of Additional Property Being Transferred from County to City

Exhibit “F3” – Legal Description of Property Being Transferred from City to County

Exhibit “G” – Categories of Property Disclosure Documents

Exhibit “H” – Form of Memorandum of Agreement

Exhibit “I” – Form of Termination of Memorandum of Agreement

Exhibit “J” – List of Disputes as of the Effective Date

**ATTACHMENT "2" TO AMENDMENT NO. 1 TO
TRANSFER AGREEMENT
(TURLOCK SUPERIOR COURT)**

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

EXHIBIT A

LEGAL DESCRIPTION
County to State

Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California.

Together with the following:

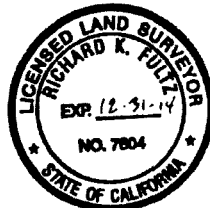
Commencing at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South 89° 22'13" East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South 0° 02'08" East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North 0° 02'08" West 12.85 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet; thence North 0° 02'08" West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 6.22 feet north of and parallel with south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South 0° 02'08" East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.

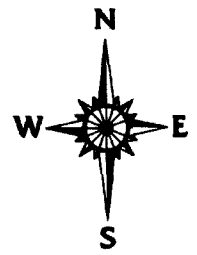
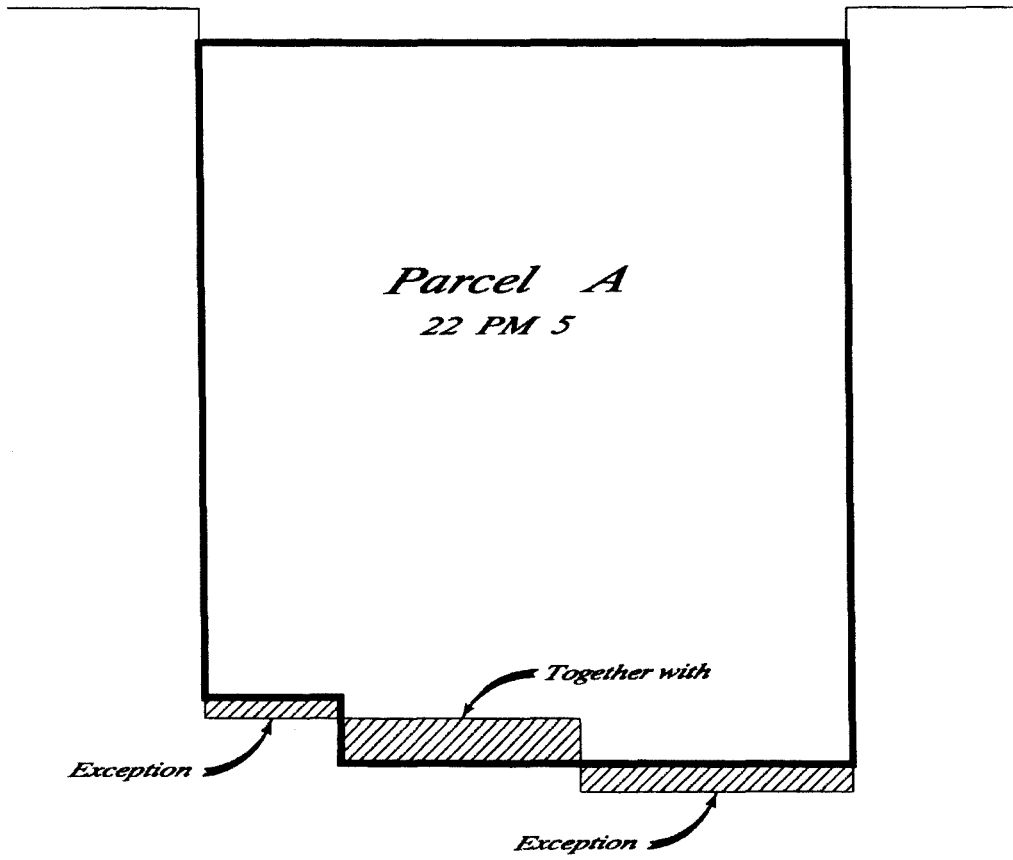
Excepting therefrom the following:

Beginning at the southeast corner of said Parcel A; thence North 89°22'13" West along the south line of said Parcel A, a distance of 77.50 feet; thence North 0° 02'08" West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South 89° 22'13" East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South 0°02'08" East along said east line of Parcel A, a distance of 8.15feet to the point of beginning.



Richard K. Fullmer
10-11-13

STARR AVENUE



**ATTACHMENT "3" TO AMENDMENT NO. 1 TO
TRANSFER AGREEMENT
(TURLOCK SUPERIOR COURT)**

EXHIBIT "C"

FORM OF GRANT DEED

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

STATE OF CALIFORNIA
c/o Judicial Council of California
Real Estate and Facilities Management
Administrative Division
455 Golden Gate Avenue, 8th floor
San Francisco, CA 94102
Attn: Manager, Real Estate

OFFICIAL STATE BUSINESS - EXEMPT FROM RECORDING FEES PURSUANT TO
GOVT. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT
TO REVENUE AND TAXATION CODE SECTION 11922.

**SPACE ABOVE THIS LINE FOR
RECORDERS USE**

GRANT DEED	Agency: Judicial Council of California Project: Turlock Courthouse (50-D1) Parcel(s):
APN(S): 042-037-005; County of Stanislaus	
<p align="center">COUNTY OF STANISLAUS</p> <p>hereby GRANTS to the STATE OF CALIFORNIA the following described real property situated in the State of California, County of Stanislaus, described as follows:</p> <p>See Exhibit "A" consisting of two pages attached hereto and by this reference made a part hereof.</p> <p>Dated: _____, 201__</p>	
	<p>GRANTOR:</p> <p>COUNTY OF STANISLAUS, a political subdivision of the State of California</p> <p>By: _____ Name: Jim De Martini Title: Chairman, Board of Supervisors</p>

EXHIBIT "A" TO GRANT DEED
LEGAL DESCRIPTION OF THE LAND

EXHIBIT A

LEGAL DESCRIPTION
County to State

Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California.

Together with the following:

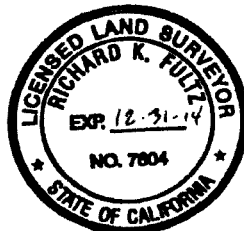
Commencing at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South 89° 22'13" East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South 0° 02'08" East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North 0° 02'08" West 12.85 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet; thence North 0° 02'08" West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 6.22 feet north of and parallel with south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South 0° 02'08" East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.

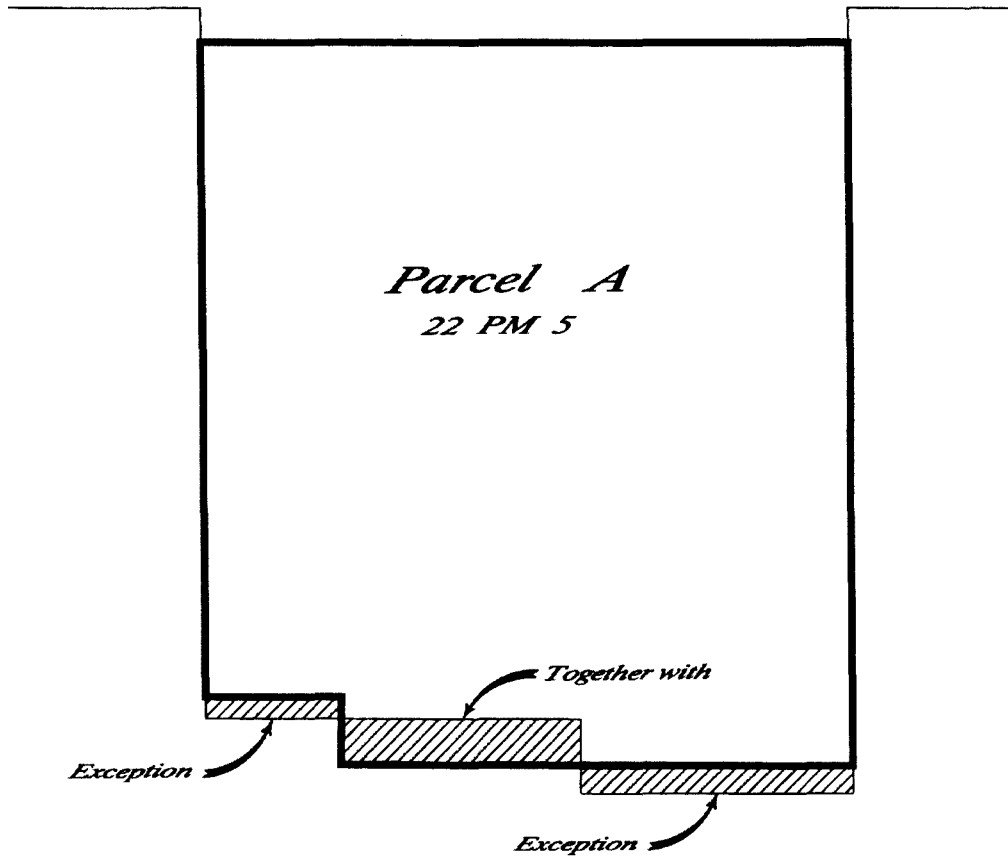
Excepting therefrom the following:

Beginning at the southeast corner of said Parcel A; thence North 89°22'13" West along the south line of said Parcel A, a distance of 77.50 feet; thence North 0° 02'08" West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South 89° 22'13" East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South 0°02'08" East along said east line of Parcel A, a distance of 8.15feet to the point of beginning.



Richard K. Fullz
10-11-13

STARR AVENUE



STATE OF CALIFORNIA

COUNTY OF _____

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

**ATTACHMENT "4" TO AMENDMENT NO. 1 TO
TRANSFER AGREEMENT
(TURLOCK SUPERIOR COURT)**

EXHIBIT "F1"

**LEGAL DESCRIPTION OF RADIO TOWER PROPERTY BEING
TRANSFERRED FROM COUNTY TO CITY**

EXHIBIT A

LEGAL DESCRIPTION
County to City

A portion of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

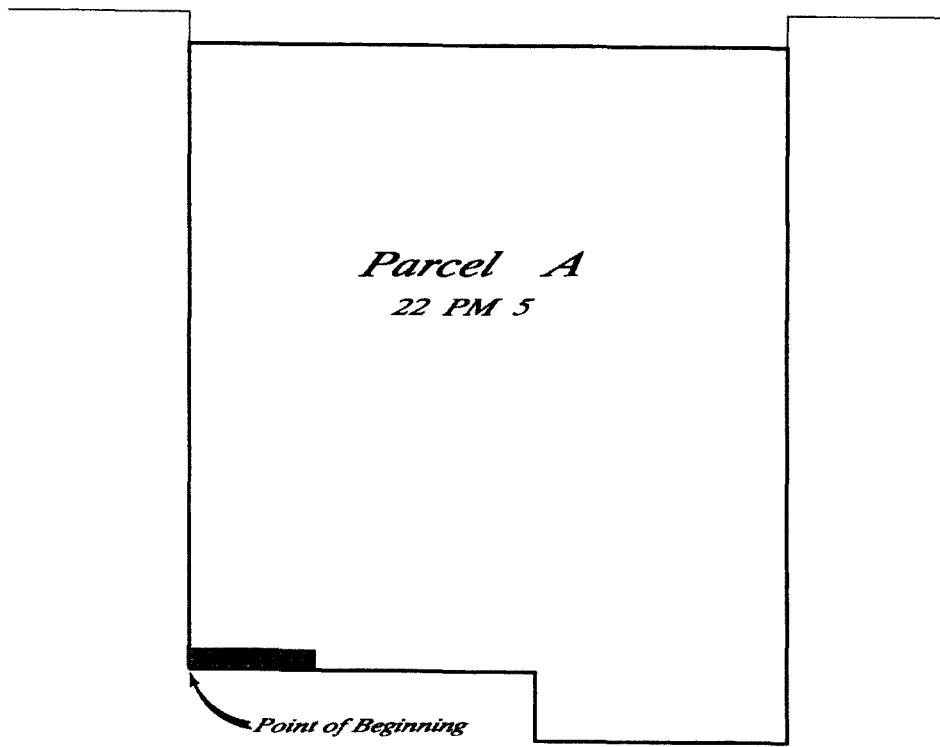
Beginning at the southwest corner of said Parcel A; thence South 89° 22' 13" East along the south line of said Parcel A, a distance of 38.58 feet; thence North 0° 02' 08" West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North 89° 22' 13" West along said line 6.22 feet north of and parallel with the south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South 0° 02' 08" East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.



Richard K. Fultz

10 - 11 - 13

STARR AVENUE



Parcel A
22 PM 5

Point of Beginning

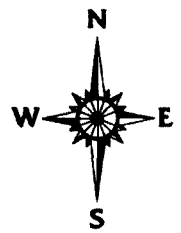


EXHIBIT "F2"

**LEGAL DESCRIPTION OF ADDITIONAL PROPERTY BEING
TRANSFERRED FROM COUNTY TO CITY**

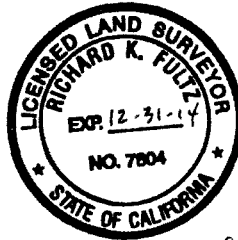
EXHIBIT A

LEGAL DESCRIPTION

County to City

A portion of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

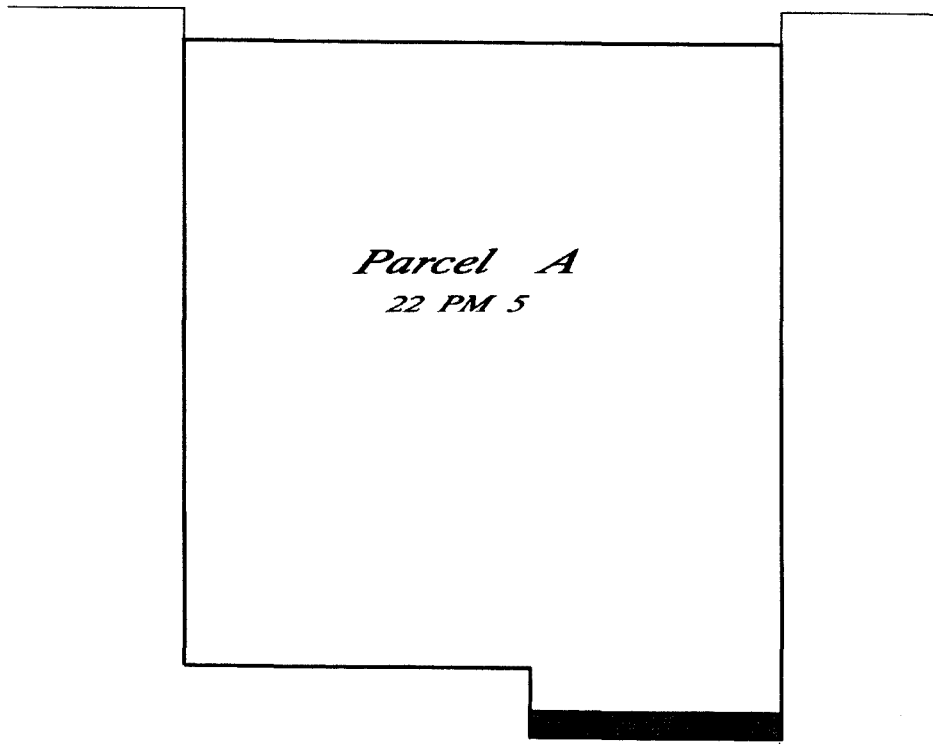
Beginning at the southeast corner of said Parcel A; thence North $89^{\circ}22'13''$ West along the south line of said Parcel A, a distance of 77.50 feet; thence North $0^{\circ}02'08''$ West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South $89^{\circ}22'13''$ East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South $0^{\circ}02'08''$ East along said east line of Parcel A, a distance of 8.15 feet to the point of beginning.



Richard K. Fultz

10-11-13

STARR AVENUE



Parcel A
22 PM 5

Point of Beginning



EXHIBIT "F3"

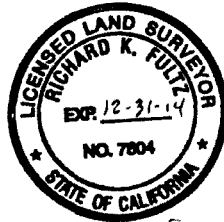
**LEGAL DESCRIPTION OF PROPERTY BEING
TRANSFERRED FROM CITY TO COUNTY**

EXHIBIT A

LEGAL DESCRIPTION
City to County

A portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

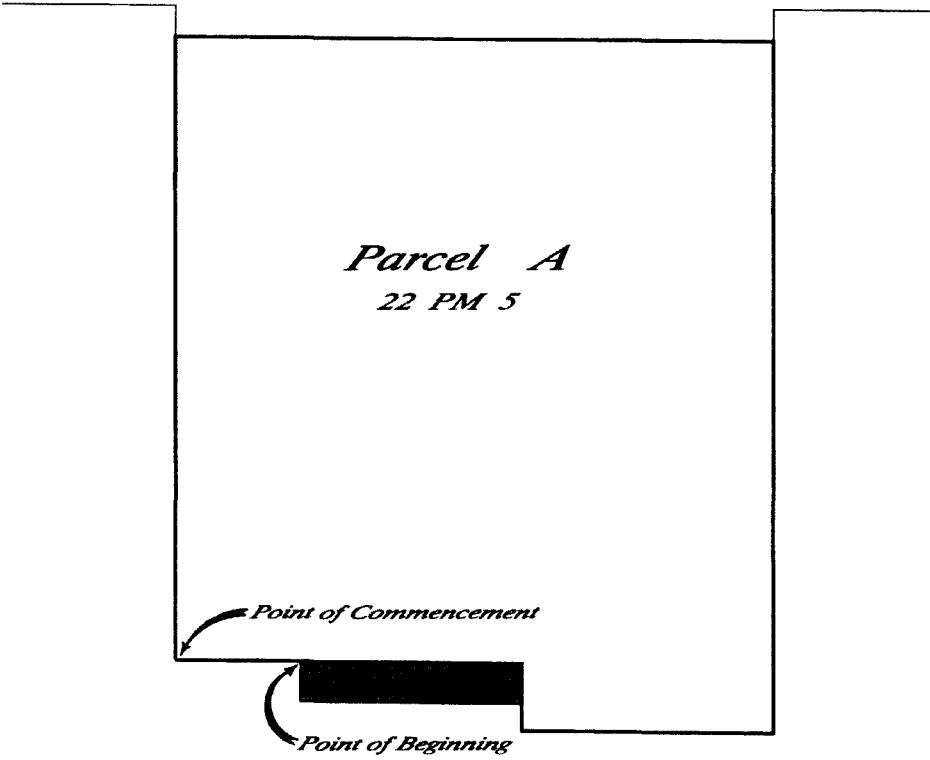
Commencing at the southwest corner of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South 89° 22'13" East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South 0° 02'08" East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North 0° 02'08" West 12.85 feet to the point of beginning.



Richard K. Fultz

10 - 11 - 13

STARR AVENUE



**ATTACHMENT "5" TO AMENDMENT NO. 1 TO
TRANSFER AGREEMENT
(TURLOCK SUPERIOR COURT)**

EXHIBIT "I"

**FORM OF TERMINATION OF
MEMORANDUM OF AGREEMENT**

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

STATE OF CALIFORNIA
c/o Judicial Council of California
Real Estate and Facilities Management
Administrative Division
455 Golden Gate Avenue
San Francisco, CA 94102
Attn: Manager, Real Estate

OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY
TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

APN(S): 042-037-005; County of Stanislaus

TERMINATION OF MEMORANDUM

This Termination of Memorandum ("**Termination**") is made and entered into this _____ day of _____, 2014, by and between the Judicial Council of California ("**Judicial Council**"), and the County Of Stanislaus ("**County**"). The Judicial Council and the County each constitute a "**Party**" and collectively constitute the "**Parties**" to this Termination.

RECITALS

A. On September 29, 2008, the County and the Judicial Council caused to be recorded a Memorandum of Agreement in the Official Records of the County as Instrument No. 2008-0105603-00 (the "**Memorandum**"), with respect to certain real property located in the City of Turlock, County of Stanislaus, State of California and having a street address of 300 Starr Avenue, Turlock, California, as more particularly described on **Attachment 1** attached hereto and incorporated herein ("**Land**"), together with all buildings, structures, and improvements located on and affixed to the Land.

B. The County and the Judicial Council have consummated the transactions memorialized in the Memorandum and have agreed to record this Termination in the Official Records of the County to remove the Memorandum as a matter of public record.

IN WITNESS WHEREOF, this Termination has been executed as of the date first above written.

APPROVED AS TO FORM:
Judicial Council of California,
Legal Services

JUDICIAL COUNCIL OF CALIFORNIA

By: _____
Name: Charles R. Martel
Title: Attorney
Date: _____

By: _____
Name: Stephen Saddler
Title: Manager, Business Services
Date: _____

APPROVED AS TO FORM:
County of Stanislaus
Office of the County Counsel

**COUNTY OF STANISLAUS, a political
subdivision of the State of California**

By: _____
Name: John P. Doering
Title: County Counsel
Date: _____

By: _____
Name: Jim De Martini
Title: Chairman, Board of Supervisors
Date: _____

ATTEST:
Christine Ferraro Tallman, Clerk of
the Board

By: _____
Elizabeth A. King, Deputy

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

STATE OF CALIFORNIA

COUNTY OF _____

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

ATTACHMENT 1 TO EXHIBIT "I"
LEGAL DESCRIPTION OF THE LAND

EXHIBIT A

LEGAL DESCRIPTION
County to State

Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California.

Together with the following:

Commencing at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South 89° 22'13" East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South 0° 02'08" East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North 0° 02'08" West 12.85 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet; thence North 0° 02'08" West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 6.22 feet north of and parallel with south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South 0° 02'08" East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southeast corner of said Parcel A; thence North 89°22'13" West along the south line of said Parcel A, a distance of 77.50 feet; thence North 0° 02'08" West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South 89° 22'13" East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South 0°02'08" East along said east line of Parcel A, a distance of 8.15feet to the point of beginning.



Richard K. Fullerton
10-11-13

STARR AVENUE

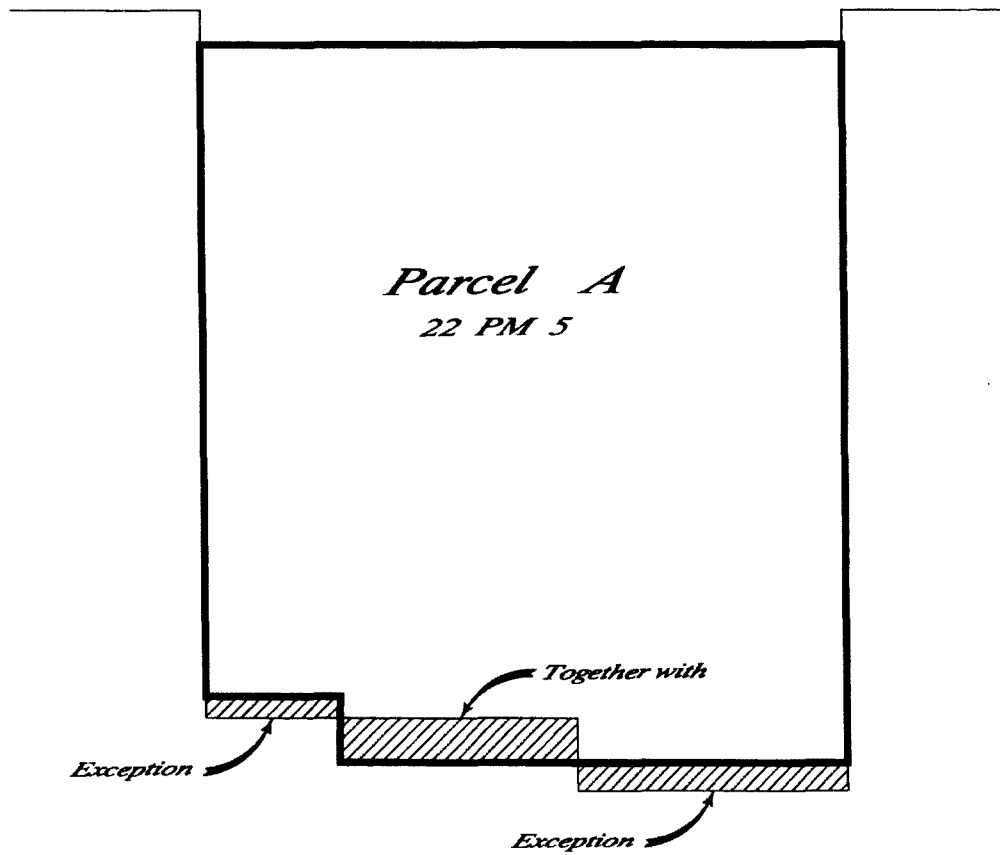


EXHIBIT "B"

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AUTHORIZING	}	RESOLUTION NO. 2013-195
THE CITY MANAGER TO SIGN ALL	}	
DOCUMENTS RELATED TO LOT LINE	}	
ADJUSTMENT 13-06 OF STANISLAUS	}	
COUNTY ASSESSOR'S PARCEL NOS.	}	
042-037-005 &008, "OLD TURLOCK	}	
POLICE FACILITY PROPERTY AND STARR	}	
<u>AVENUE COURTHOUSE PROPERTY"</u>	}	

WHEREAS, the Old Police Facility property has a communication tower encroaching onto the Starr Avenue Courthouse property; and

WHEREAS, the City of Turlock has been utilizing parking stalls within the parking lot of the Starr Avenue Courthouse per an agreement not on record; and

WHEREAS, the access to the parking stalls utilized by the City is over and across the Starr Avenue Courthouse property; and

WHEREAS, the parking stalls utilized by the City and the access are no longer needed; and

WHEREAS, following the Lot Line Adjustment, the communication tower will not be encroaching onto the Starr Avenue Courthouse property; and

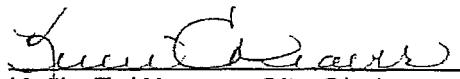
WHEREAS, following the Lot Line Adjustment, the parking stalls utilized by the City and access will be eliminated.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby authorize the City Manager to sign all documents related to Lot Line Adjustment 13-06 of Stanislaus County Assessor's Parcel Nos. 042-037-005 & 008, "Old Turlock Police Facility Property and Starr Avenue Courthouse Property."

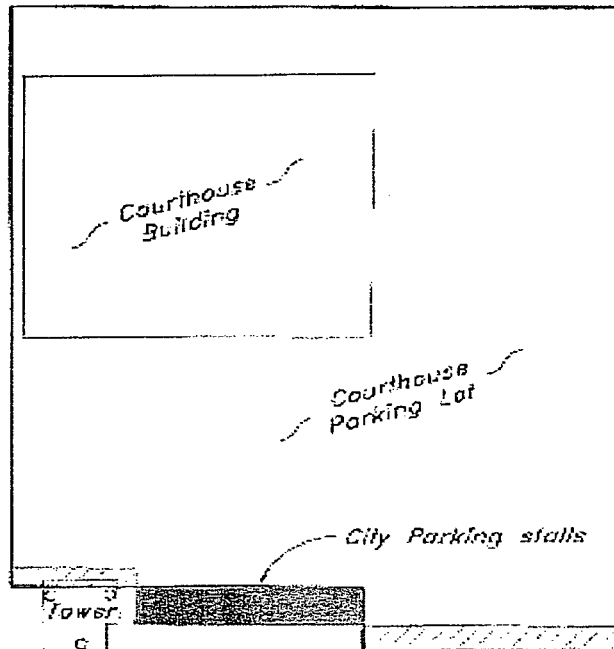
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of November, 2013, by the following vote:

AYES:	Councilmembers DeHart, Nascimento, Bublak, White and Mayor Lazar
NOES:	None
NOT PARTICIPATING:	None
ABSENT:	None



ATTEST:


 Kellie E. Weaver, City Clerk,
 City of Turlock, County of
 Stanislaus, State of California

Starr Avenue



Old Police Facility property

-  *County dedicates to City (870 S.F.)*
-  *City dedicates to County (870 S.F.)*

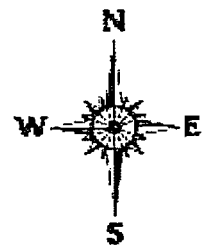


Exhibit C

Legal Description of the Land
Stanislaus County to State of California

EXHIBIT "C"

LEGAL DESCRIPTION OF THE LAND

EXHIBIT A

LEGAL DESCRIPTION

County to State

Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California.

Together with the following:

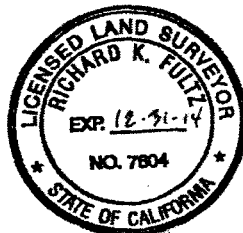
Commencing at the southwest corner of said Parcel A; thence South 89° 22' 13" East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South 89° 22' 13" East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South 0° 02' 08" East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North 89° 22' 13" West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North 0° 02' 08" West 12.85 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southwest corner of said Parcel A; thence South 89° 22' 13" East along the south line of said Parcel A, a distance of 38.58 feet; thence North 0° 02' 08" West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North 89° 22' 13" West along said line 6.22 feet north of and parallel with south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South 0° 02' 08" East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southeast corner of said Parcel A; thence North 89° 22' 13" West along the south line of said Parcel A, a distance of 77.50 feet; thence North 0° 02' 08" West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South 89° 22' 13" East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South 0° 02' 08" East along said east line of Parcel A, a distance of 8.15 feet to the point of beginning.



RK F
10-11-13

STARR AVENUE

Parcel A
22 PM 5

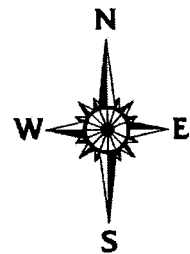
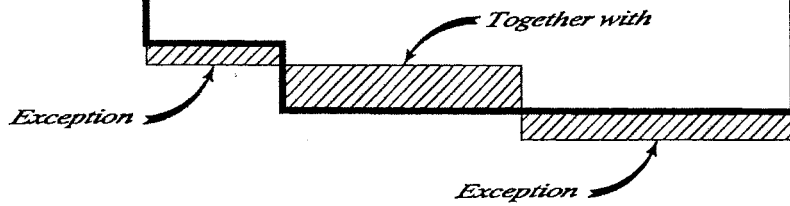


Exhibit D

Legal Description of Radio Tower Property Being
Tranferred from Stanislaus County to City of Turlock

EXHIBIT "D"

**LEGAL DESCRIPTION OF RADIO TOWER PROPERTY BEING
TRANSFERRED FROM COUNTY TO CITY**

EXHIBIT A

**LEGAL DESCRIPTION
County to City**

A portion of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

Beginning at the southwest corner of said Parcel A; thence South $89^{\circ} 22' 13''$ East along the south line of said Parcel A, a distance of 38.58 feet; thence North $0^{\circ} 02' 08''$ West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North $89^{\circ} 22' 13''$ West along said line 6.22 feet north of and parallel with the south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South $0^{\circ} 02' 08''$ East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.



Richard K. Fullzler

10 - 11 - 13

STARR AVENUE

Parcel A
22 PM 5

Point of Beginning



Exhibit E

Legal Description
Stanislaus County to City of Turlock
A Portion of the Parking Lot

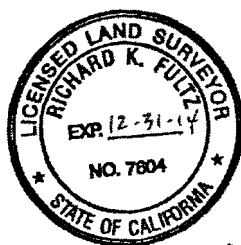
EXHIBIT "E"

I

LEGAL DESCRIPTION
County to City

A portion of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

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RKF

10-11-13

STARR AVENUE

Parcel A
22 PM 5

Point of Beginning



Exhibit F

Legal Description
City of Turlock to Stanislaus County

EXHIBIT "F"

LEGAL DESCRIPTION
City to County

A portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

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R K F

10 - 11 - 13

STARR AVENUE

Parcel A
22 PM 5

Point of Commencement

Point of Beginning



Exhibit G

Form of Grant Deed – Conveyancy by Stanislaus County
to State of California

EXHIBIT "G"
FORM OF GRANT DEED

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

STATE OF CALIFORNIA
c/o Judicial Council of California
Administrative Office of the Courts
Office of Real Estate and Facilities Management
455 Golden Gate Avenue
San Francisco, CA 94102
Attn: Manager, Real Estate

OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

APN(S): 042-037-005; County of Stanislaus

GRANT DEED

COUNTY OF STANISLAUS

hereby GRANTS to THE STATE OF CALIFORNIA, acting by and through THE JUDICIAL COUNCIL OF CALIFORNIA, ADMINISTRATIVE OFFICE OF THE COURTS, the following described real property situated in the State of California, County of Stanislaus, described as follows:

See Exhibit "A" consisting of one page attached hereto and by this reference made a part hereof.

Dated: _____, 201__

GRANTOR:

**COUNTY OF STANISLAUS, a political
subdivision of the State of California**

By: _____
Name: _____
Title: Chairman, Board of Supervisors

EXHIBIT "A" TO GRANT DEED
LEGAL DESCRIPTION OF THE LAND

EXHIBIT A

LEGAL DESCRIPTION
County to State

Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California.

Together with the following:

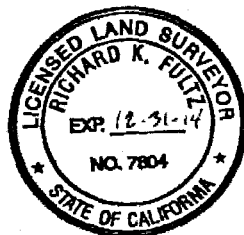
Commencing at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South 89° 22'13" East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South 0° 02'08" East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North 0° 02'08" West 12.85 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet; thence North 0° 02'08" West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 6.22 feet north of and parallel with south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South 0° 02'08" East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.

Excepting therefrom the following:

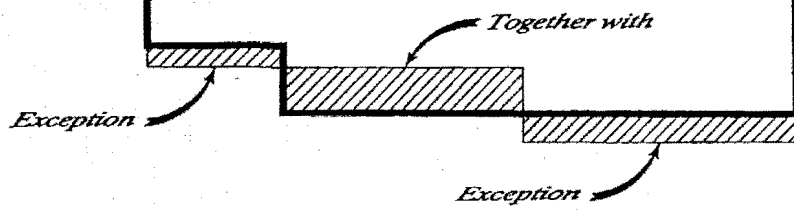
Beginning at the southeast corner of said Parcel A; thence North 89°22'13" West along the south line of said Parcel A, a distance of 77.50 feet; thence North 0° 02'08" West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South 89° 22'13" East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South 0°02'08" East along said east line of Parcel A, a distance of 8.15feet to the point of beginning.



Richard K. Fultz
10-11-13

STARR AVENUE

Parcel A
22 PM 5



STATE OF CALIFORNIA

COUNTY OF _____

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

Exhibit H

Form of Grant Deed – Conveyancy by Stanislaus County
to City of Turlock

EXHIBIT "H"
FORM OF GRANT DEED

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

COUNTY OF STANISLAUS
Clerk of the Board of Supervisors
1010 Tenth Street, Suite 6700
Modesto, CA 95354

OFFICIAL COUNTY BUSINESS - EXEMPT FROM RECORDING FEES PURSUANT TO GOVT. CODE SECTION 27383 AND DOCUMENTARY
TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

APN(S): 042-037-005; County of Stanislaus

GRANT DEED

COUNTY OF STANISLAUS

hereby GRANTS to CITY OF TURLOCK, CALIFORNIA, acting by and through THE BOARD OF SUPERVISORS, the following described real property situated in the State of California, County of Stanislaus, described as follows:

See Exhibit "F1" and Exhibit "F2" consisting of two pages attached hereto and by this reference made a part hereof.

Dated: _____, 201__

GRANTOR:

**COUNTY OF STANISLAUS, a political
subdivision of the State of California**

By: _____

Name: _____

Title: Chairman, Board of Supervisors

EXHIBIT "F1"

**LEGAL DESCRIPTION OF RADIO TOWER PROPERTY BEING
TRANSFERRED FROM COUNTY TO CITY**

EXHIBIT A

**LEGAL DESCRIPTION
County to City**

A portion of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

Beginning at the southwest corner of said Parcel A; thence South $89^{\circ} 22' 13''$ East along the south line of said Parcel A, a distance of 38.58 feet; thence North $0^{\circ} 02' 08''$ West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North $89^{\circ} 22' 13''$ West along said line 6.22 feet north of and parallel with the south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South $0^{\circ} 02' 08''$ East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.



Richard K. Fultz

10 - 11 - 13

STARR AVENUE

Parcel A
22 PM 5

Point of Beginning

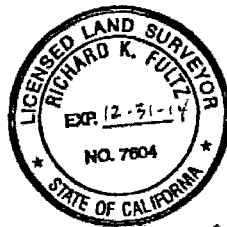


EXHIBIT "F2"

LEGAL DESCRIPTION
County to City

A portion of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

Beginning at the southeast corner of said Parcel A; thence North 89°22'13" West along the south line of said Parcel A, a distance of 77.50 feet; thence North 0° 02'08" West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South 89° 22'13" East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South 0°02'08" East along said east line of Parcel A, a distance of 8.15 feet to the point of beginning.



Richard K. Fultz

10-11-13

STARR AVENUE

Parcel A
22 PM 5

Point of Beginning →



EXHIBIT "I"

**CERTIFICATE OF ACCEPTANCE
OF GRANT DEED**

(Government Code Section 27281)

This is to certify that the interest in real property conveyed by this grant deed dated August __, 2014 from the City of Turlock to the County of Stanislaus, a political subdivision, is hereby accepted pursuant to authority conferred by the Board of Supervisors of Stanislaus County on August 12, 2014, and the Grantee consents to the recordation thereof by its duly authorized officer.

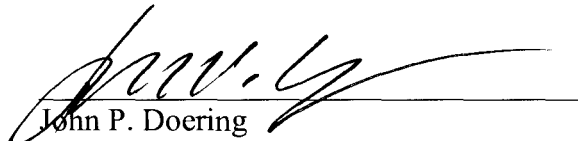
Dated this ____ day of August, 2014.

"GRANTEE"

THE COUNTY OF STANISLAUS

APPROVED AS TO FORM:

Jim De Martini
Chairman, Board of Supervisors



John P. Doering
Stanislaus County Counsel

Exhibit I

Form of Certificate of Acceptance of Grant Deed
Conveyance from City of Turlock to Stanislaus County

EXHIBIT "I"

**CERTIFICATE OF ACCEPTANCE
OF GRANT DEED**

(Government Code Section 27281)

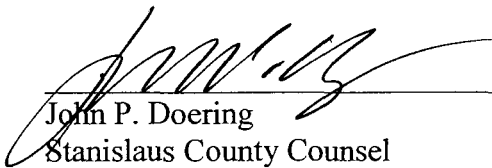
This is to certify that the interest in real property conveyed by this grant deed dated August ____, 2014 from the City of Turlock to the County of Stanislaus, a political subdivision, is hereby accepted pursuant to authority conferred by the Board of Supervisors of Stanislaus County on August 12, 2014, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated this ____ day of August, 2014.

**"GRANTEE"
THE COUNTY OF STANISLAUS**

APPROVED AS TO FORM:

Jim De Martini
Chairman, Board of Supervisors



John P. Doering
Stanislaus County Counsel

Exhibit J

Form of Grant Deed – Conveyancy by City of Turlock
to Stanislaus County

EXHIBIT "J"
FORM OF GRANT DEED

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

CITY OF TURLOCK
City Clerk
156 South Broadway, Suite 230
Turlock, CA 95380

OFFICIAL COUNTY BUSINESS - EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

APN(S): 042-037-005; County of Stanislaus

GRANT DEED

CITY OF TURLOCK

hereby GRANTS to COUNTY OF STANISLAUS, CALIFORNIA, acting by and through THE CITY COUNCIL, the following described real property situated in the State of California, County of Stanislaus, described as follows:

See Exhibit "F3" consisting of one page attached hereto and by this reference made a part hereof.

Dated: _____, 201__

GRANTOR:

**CITY OF TURLOCK, a Municipal Corporation
and a political subdivision of the State of
California**

By: _____
Name: _____
Title: _____

EXHIBIT "F3"

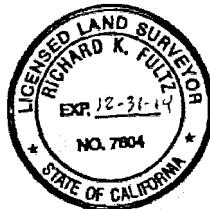
EXHIBIT A

LEGAL DESCRIPTION

City to County

A portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

Commencing at the southwest corner of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records; thence South $89^{\circ} 22' 13''$ East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South $89^{\circ} 22' 13''$ East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South $0^{\circ} 02' 08''$ East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North $89^{\circ} 22' 13''$ West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North $0^{\circ} 02' 08''$ West 12.85 feet to the point of beginning.



R. K. Fultz

10-11-13

STARR AVENUE

Parcel A
22 PM 5

Point of Commencement

Point of Beginning



STATE OF CALIFORNIA

COUNTY OF _____

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

Exhibit K

Form of Certificate of Acceptance of Grant Deed
Conveyance from Stanislaus County to City of Turlock

EXHIBIT "K"

**CERTIFICATE OF ACCEPTANCE
OF GRANT DEED**

(Government Code Section 27281)

This is to certify that the interest in real property conveyed by this grant deed dated August ____, 2014 from the County of Stanislaus to the City of Turlock, a municipal corporation, is hereby accepted pursuant to authority conferred by the City Council on November 12, 2013 by its Resolution No. 2013-195, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated this _____ day of August, 2014.

**"GRANTEE"
THE CITY OF TURLOCK**

APPROVED AS TO FORM:

By:
Its:

By:
City of Turlock City Attorney



GRANT DEED

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2014-0067637-00
Monday, OCT 13, 2014 15:16:10
Ttl Pd \$0.00 Rcpt # 0003578548
OLD/R2/1-6

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

COUNTY OF STANISLAUS
Clerk of the Board of Supervisors
1010 Tenth Street, Suite 6700
Modesto, CA 95354

OFFICIAL COUNTY BUSINESS - EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

APN(S): 042-037-005; County of Stanislaus

GRANT DEED

COUNTY OF STANISLAUS

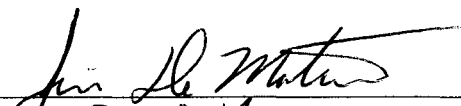
hereby GRANTS to CITY OF TURLOCK, CALIFORNIA, acting by and through THE BOARD OF SUPERVISORS, the following described real property situated in the State of California, County of Stanislaus, described as follows:

See Exhibit "F1" and Exhibit "F2" consisting of two pages attached hereto and by this reference made a part hereof.

Dated: AUGUST 27, 2014

GRANTOR:

**COUNTY OF STANISLAUS, a political
subdivision of the State of California**

By: 
Name: JIM DeMARTINI
Title: Chairman, Board of Supervisors

6AM

STATE OF CALIFORNIA

COUNTY OF Stanislaus

On Aug 28th, 2014 before me, Jami Wright, Notary Public, personally appeared Jim De Martini, 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 Jami Wright

(Seal)

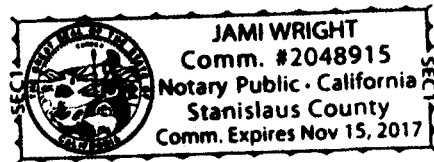


EXHIBIT F1

LEGAL DESCRIPTION
County to City

A portion of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

Beginning at the southwest corner of said Parcel A; thence South $89^{\circ} 22' 13''$ East along the south line of said Parcel A, a distance of 38.58 feet; thence North $0^{\circ} 02' 08''$ West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North $89^{\circ} 22' 13''$ West along said line 6.22 feet north of and parallel with the south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South $0^{\circ} 02' 08''$ East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.



R K F

10 - 11 - 13

EXHIBIT F2

LEGAL DESCRIPTION

County to City

A portion of Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California, described as follows:

Beginning at the southeast corner of said Parcel A; thence North $89^{\circ}22'13''$ West along the south line of said Parcel A, a distance of 77.50 feet; thence North $0^{\circ}02'08''$ West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South $89^{\circ}22'13''$ East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South $0^{\circ}02'08''$ East along said east line of Parcel A, a distance of 8.15 feet to the point of beginning.

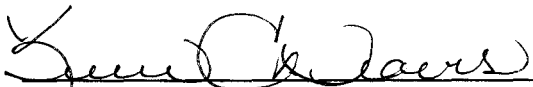


RKF

10-11-13

CERTIFICATE OF ACCEPTANCE and RECORDATION CONSENT

This is to certify that the interest in real property conveyed by this Grant Deed dated this 27TH day of AUGUST, 2014, from **Stanislaus County** to the City of Turlock, a Municipal Corporation, is hereby accepted by the undersigned officer on behalf of the City of Turlock, pursuant to authority conferred by Resolution No. 2012-025 of the City Council of the City of Turlock, adopted on February 28, 2012, and the grantee consents to recordation thereof by its duly authorized officer.



Kellie E. Weaver, City Clerk
City of Turlock, County of Stanislaus
State of California

10-13-14

Date

CERTIFICATE OF ACCEPTANCE OF GRANT DEED

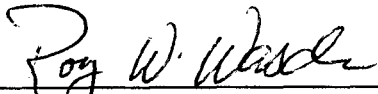
(Government Code Section 27281)

This is to certify that the interest in real property conveyed by this Grant Deed dated this 27th day of August, 2014, from **Stanislaus County** to the **City of Turlock**, a Municipal Corporation, is hereby accepted pursuant to authority conferred by Resolution No. 2013-195 of the City Council of the City of Turlock, adopted on November 12, 2013, and the grantee consents to recordation thereof by its duly authorized officer.

Dated this 13th day of October, 2014.

"GRANTEE"
THE CITY OF TURLOCK

APPROVED AS TO FORM:



Roy W. Wasden, City Manager
City of Turlock, County of Stanislaus
State of California



Phaedra Norton, City Attorney
City of Turlock, County of Stanislaus
State of California

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

STATE OF CALIFORNIA
c/o Judicial Council of California
Real Estate and Facilities Management
Administrative Division
455 Golden Gate Avenue, 8th floor
San Francisco, CA 94102
Attn: Manager, Real Estate

OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY
TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

APN(S): 042-037-005; County of Stanislaus

TERMINATION OF MEMORANDUM

This Termination of Memorandum (“**Termination**”) is made and entered into this 10th day of December, 2014, by and between the Judicial Council of California (“**Judicial Council**”), and the County Of Stanislaus (“**County**”). The Judicial Council and the County each constitute a “Party” and collectively constitute the “Parties” to this Termination.

RECITALS

A. On September 29, 2008, the County and the Judicial Council caused to be recorded a Memorandum of Agreement in the Official Records of the County as Instrument No. 2008-0105603-00 (the “**Memorandum**”), with respect to certain real property located in the City of Turlock, County of Stanislaus, State of California and having a street address of 300 Starr Avenue, Turlock, California, as more particularly described on **Attachment 1** attached hereto and incorporated herein (“**Land**”), together with all buildings, structures, and improvements located on and affixed to the Land.

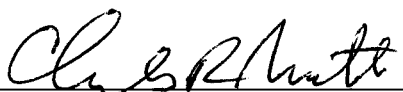
B. The County and the Judicial Council have consummated the transactions memorialized in the Memorandum and have agreed to record this Termination in the Official Records of the County to remove the Memorandum as a matter of public record.

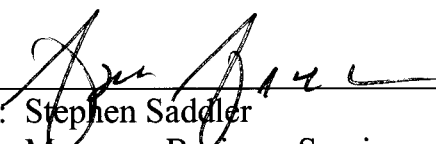
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Termination has been executed as of the date first above written.

APPROVED AS TO FORM:
Judicial Council of California,
Legal Services

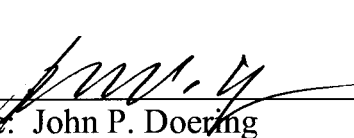
JUDICIAL COUNCIL OF CALIFORNIA

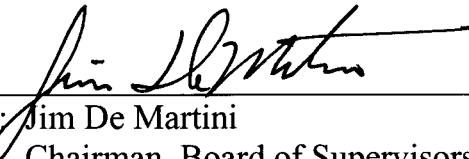
By: 
Name: Charles R. Martel
Title: Attorney
Date: 12.5.2014

By: 
Name: Stephen Saddler
Title: Manager, Business Services
Date: 12/10/14

APPROVED AS TO FORM:
County of Stanislaus
Office of the County Counsel

**COUNTY OF STANISLAUS, a political
subdivision of the State of California**

By: 
Name: John P. Doering
Title: County Counsel
Date: 12/12/14

By: 
Name: Jim De Martini
Title: Chairman, Board of Supervisors
Date: 12-15-2014

ATTEST:
Christine Ferraro Tallman, Clerk of
the Board

By: 
Elizabeth A. King, Deputy



ATTACHMENT 1

LEGAL DESCRIPTION OF THE LAND

EXHIBIT A

LEGAL DESCRIPTION County to State

Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California.

Together with the following:

Commencing at the southwest corner of said Parcel A; thence South $89^{\circ} 22' 13''$ East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South $89^{\circ} 22' 13''$ East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South $0^{\circ} 02' 08''$ East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North $89^{\circ} 22' 13''$ West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North $0^{\circ} 02' 08''$ West 12.85 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southwest corner of said Parcel A; thence South $89^{\circ} 22' 13''$ East along the south line of said Parcel A, a distance of 38.58 feet; thence North $0^{\circ} 02' 08''$ West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North $89^{\circ} 22' 13''$ West along said line 6.22 feet north of and parallel with south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South $0^{\circ} 02' 08''$ East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.

Excepting therefrom the following:

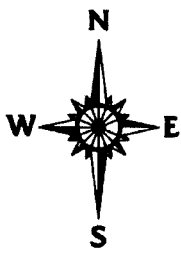
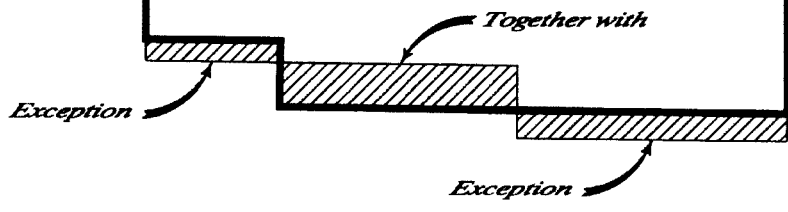
Beginning at the southeast corner of said Parcel A; thence North $89^{\circ} 22' 13''$ West along the south line of said Parcel A, a distance of 77.50 feet; thence North $0^{\circ} 02' 08''$ West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South $89^{\circ} 22' 13''$ East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South $0^{\circ} 02' 08''$ East along said east line of Parcel A, a distance of 8.15 feet to the point of beginning.



RKF
10-11-13

STARR AVENUE

Parcel A
22 PM 5



JUDICIAL COUNCIL ACKNOWLEDGMENT

STATE OF CALIFORNIA

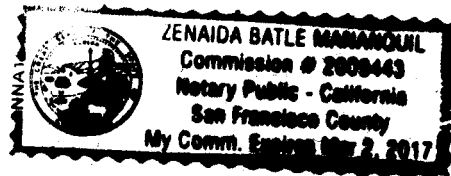
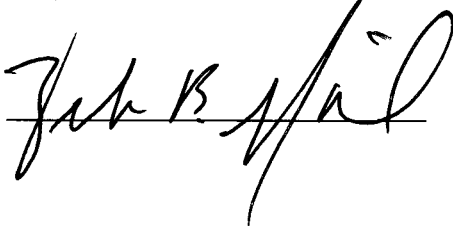
COUNTY OF SAN FRANCISCO

On 10th DECEMBER 2016 before me, ZENAIDA BATLE MAMANQUI, Notary Public, personally appeared STEPHEN SADDLER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



(Seal)

COUNTY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Stanislaus

On December 15, 2014 before me, Melissa A Parikh, Notary Public, personally appeared James Richard DeMartini 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 Melissa A Parikh



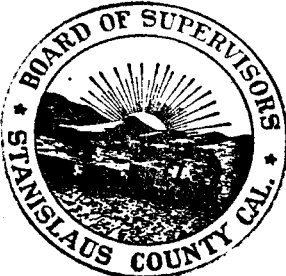

(Seal)

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

STATE OF CALIFORNIA
c/o Judicial Council of California
Real Estate and Facilities Management
Administrative Division
455 Golden Gate Avenue, 8th floor
San Francisco, CA 94102
Attn: Manager, Real Estate

OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES PURSUANT
TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX
PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

**SPACE ABOVE THIS LINE FOR
RECORDERS USE**

<p>GRANT DEED</p>	<p>Agency: Judicial Council of California Project: Turlock Courthouse (50-D1) Parcel(s):</p>
<p>APN(S): 042-037-005; County of Stanislaus</p>	
<p>COUNTY OF STANISLAUS</p> <p>hereby GRANTS to the STATE OF CALIFORNIA the following described real property situated in the State of California, County of Stanislaus, described as follows:</p> <p style="text-align: center;">See Exhibit "A" consisting of two pages attached hereto and by this reference made a part hereof.</p> <p>Dated: <u>December 15</u>, 2014</p>	
	<p>GRANTOR:</p> <p>COUNTY OF STANISLAUS, a political subdivision of the State of California</p> <p>By: <u></u> Name: Jim De Martini Title: Chairman, Board of Supervisors</p>

**EXHIBIT "A" TO GRANT DEED
LEGAL DESCRIPTION OF THE LAND**

EXHIBIT A

LEGAL DESCRIPTION

County to State

Parcel A as shown on the map recorded in Book 22 of Parcel Maps, at Page 5, Stanislaus County Records located in a portion of the northwest quarter of Section 14, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the City of Turlock, County of Stanislaus, State of California.

Together with the following:

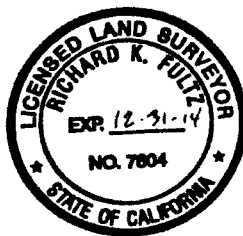
Commencing at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet to the Point of Beginning; thence South 89° 22'13" East continuing along said south line of Parcel A, a distance of 67.92 feet; thence South 0° 02'08" East 12.85 feet to a line 12.85 feet south of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 12.85 feet south of and parallel with the south line of Parcel A, a distance of 67.92 feet; thence North 0° 02'08" West 12.85 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the southwest corner of said Parcel A; thence South 89° 22'13" East along the south line of said Parcel A, a distance of 38.58 feet; thence North 0° 02'08" West 6.22 feet to a line 6.22 feet north of and parallel with said south line of Parcel A; thence North 89° 22'13" West along said line 6.22 feet north of and parallel with south line of Parcel A, a distance of 38.58 feet to the west line of said Parcel A; thence South 0° 02'08" East along said west line of Parcel A, a distance of 6.22 feet to the point of beginning.

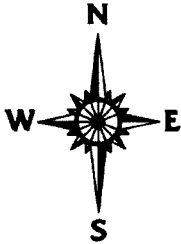
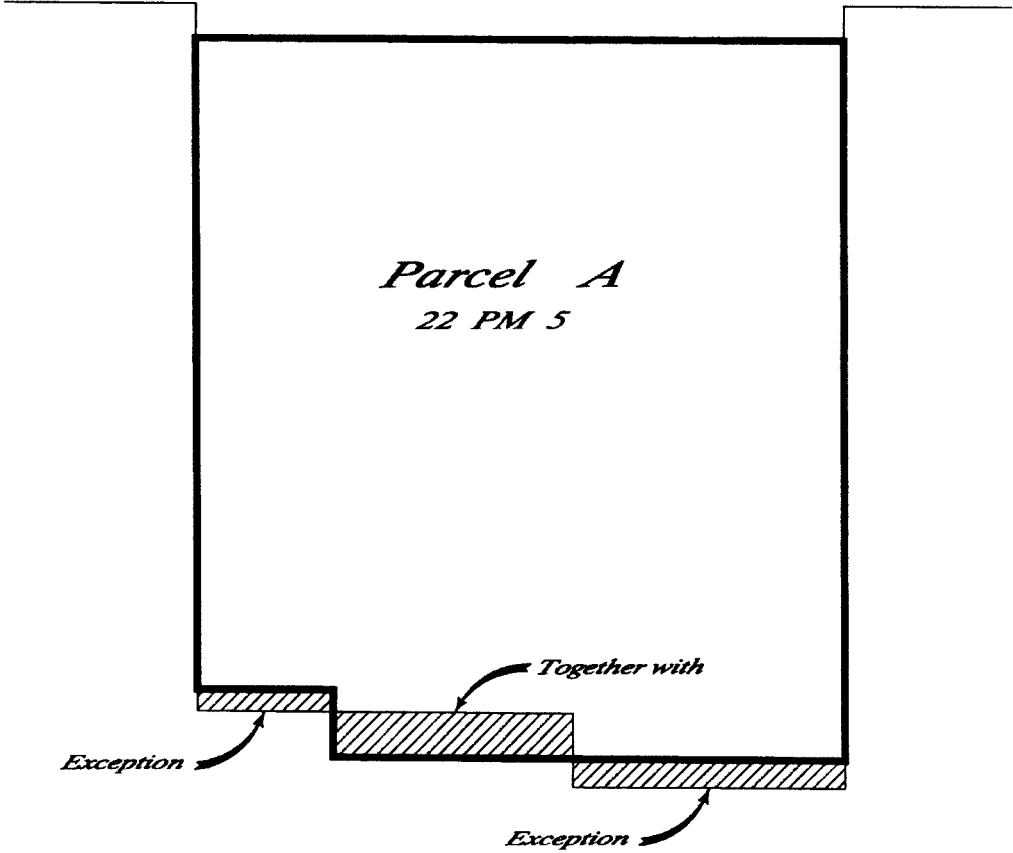
Excepting therefrom the following:

Beginning at the southeast corner of said Parcel A; thence North 89°22'13" West along the south line of said Parcel A, a distance of 77.50 feet; thence North 0° 02'08" West 8.15 feet to a line 8.15 feet north of and parallel with said south line of Parcel A; thence South 89° 22'13" East along said line 8.15 feet north of and parallel with the south line of Parcel A, a distance of 77.50 feet to the east line of said Parcel A; thence South 0°02'08" East along said east line of Parcel A, a distance of 8.15feet to the point of beginning.



Richard K. Fulz
10-11-13

STARR AVENUE



ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Stanislaus

On December 15, 2014 before me, Melissa A Parikh, Notary Public, personally appeared James Richard DeMartini, 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 Melissa A Parikh



(Seal)