

**EXHIBIT F**  
**SITE PLAN**

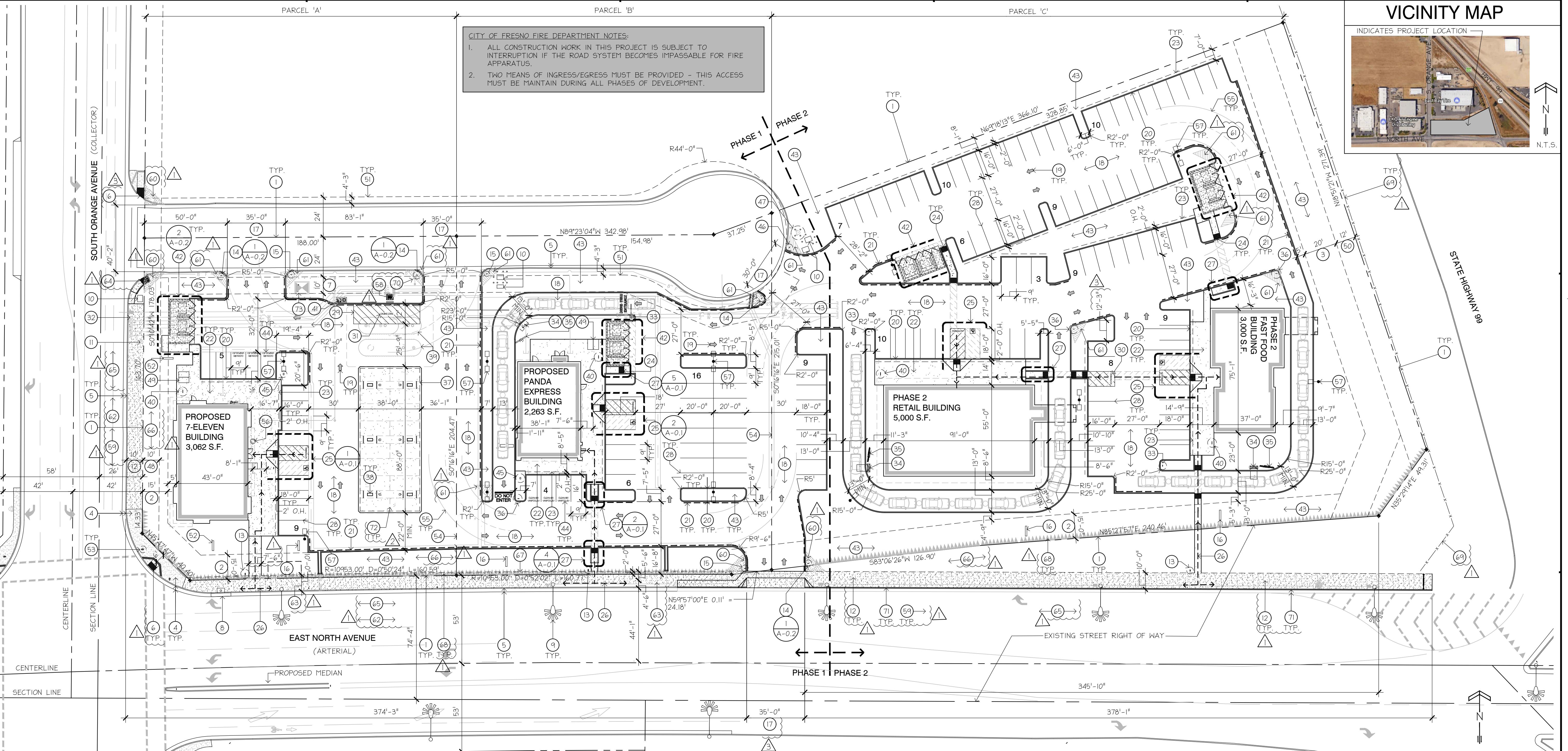
## GENERAL NOTES

- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY - A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY - THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO THE FACILITY ACCESS RAMPS IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING FOR PROPER ACCESSIBLE PARKING STALLS AND RAMPS.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORoner SHALL BE IMMEDIATELY CONTACTED - IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATURAL HISTORY MUSEUM (415-655-2202) SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2299) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS - AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORTIALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO AN FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/ PRESERVATION.
- IF ANIMAL FOSSILS ARE DISCOVERED, THE STATE OF CALIFORNIA, U.C. BERKELEY, AND CALIFORNIA STATE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY, SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS - AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST, AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED - ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
- UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE MAP, AS PER FMC SECTION 15-207.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- ALL EXTERIOR DOORS, DURING THE HOURS OF DARKNESS, SHALL BE ILLUMINATED WITH A MINIMUM OF 0.5 FOOT-CANDLE OF LIGHT.
- A BACKFLOU PREVENTION DEVICE MAY BE REQUIRED TO BE INSTALLED ON THE WATER SERVICE TO PROTECT THE PUBLIC WATER SYSTEM - A PLUMBING PERMIT IS REQUIRED TO INSTALL THE DEVICE - CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (RON SIMONS, 621-5333) FOR DETERMINATION OF SIZE, TYPE, ACCEPTABLE MAKE/MODEL, AND APPROVAL OF THE DEVICE. THE DEVICE MUST BE INSTALLED AT THE DEVELOPER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER WHO HAS BEEN CERTIFIED AS COMPETENT FOR SUCH INSTALLATION BY THE WATER SYSTEMS MANAGER. BACKFLOU DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; THE DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5-DAYS PRIOR TO REQUESTING FINAL BUILDING INSPECTION.
- NO USE SHALL BE OPERATED SUCH THAT SIGNIFICANT, DIRECT GLARE, INCLUDING THE OPERATOR'S POSITION, IS VISIBLE BEYOND THE BOUNDARIES OF THE PROPERTY WHERE THE USE IS LOCATED.
- DIRECT OR SKY-REFLECTED GLARE FROM FLOODLIGHTS SHALL NOT BE DIRECTED INTO ANY OTHER PROPERTY OR STREET.
- NO LIGHT OR COMBINATION OF LIGHTS, OR ACTIVITY SHALL CAST LIGHT EXCEEDING ONE FOOT CANDLE ONTO A PUBLIC STREET, WITH THE ILLUMINATION LEVEL MEASURED AT THE CENTERLINE OF THE STREET - NO LIGHT, COMBINATION OF LIGHTS, OR ACTIVITY SHALL CAST LIGHT EXCEEDING 0.5 FOOT CANDLE ONTO A RESIDENTIALLY ZONED PROPERTY, OR ANY PROPERTY CONTAINING RESIDENTIAL USES.
- THE FOLLOWING TYPES OF EXTERIOR LIGHTING ARE PROHIBITED: DROP-DOWN LENSES; MERCURY VAPOR LIGHTS; SEARCHLIGHTS, LASER LIGHTS, OR ANY OTHER LIGHTING THAT FLASHES, BLINKS, ALTERNATES, OR MOVES.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC UTILITIES. THE SHARE OR PRECISE LOCATION OF THE EASEMENT DEVELOPER'S ENGINEER - EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- INSTALL STREET LIGHTS ON ALL FRONTRAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER - STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT / ENGINEERING SERVICE PRIOR TO COMMENCEMENT OF WORK.
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC, AND ENGINEERING SERVICES.
- SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC, AND ENGINEERING SERVICES.
- REMOVE AND DISPOSE OF OVERHEAD STREETLIGHT CONDUCTORS AND WOOD POLE TO AN APPROVED SUBSTRATE. THE WOOD POLE SHALL BE SALVAGED TO THE TOWN OF FRESNO STORAGE YARD - CALL 621-1312 48 HOURS IN ADVANCE - JOINT POLE WITH TRANSFORMER TO REMAIN.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL OTHER STANDARDS AND SPECIFICATIONS OF THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELAYS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- ALL CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY AND STATE DIVISION OF HIGHWAYS SPECIFICATIONS.

## KEYED NOTES

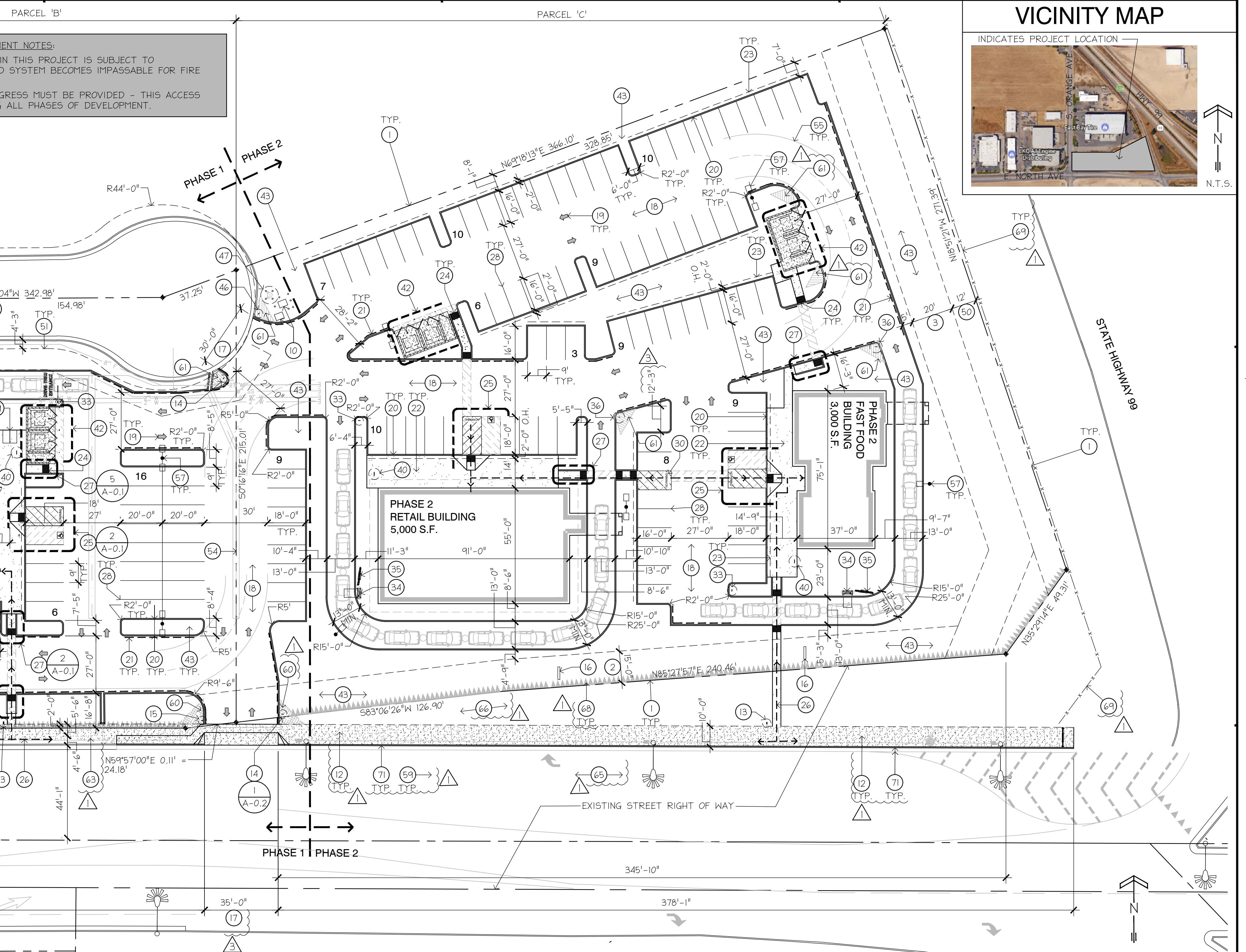
- DASHED LINES INDICATE EXISTING PROPERTY LINE.
- DASHED LINES INDICATE EXISTING BUILDING SETBACK.
- DASHED LINES INDICATE EXISTING FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT.
- EXISTING PUBLIC SIDEWALK, CURB, AND GUTTER TO REMAIN.
- EXISTING PUBLIC CURB AND GUTTER TO REMAIN.
- MODIFY OR REPLACE EXISTING RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. 'DETECTABLE WARNING DEVICES' ARE REQUIRED IF NOT EXISTING: PUBLIC WORKS STANDARDS P-26, P-29, P-30.
- DASHED LINES INDICATE EXISTING FIRE WATER EASEMENT.
- EXISTING STORM DRAIN INLET TO REMAIN.
- EXISTING STREET LIGHT(S) TO REMAIN.
- EXISTING ELECTRICAL UTILITIES TO REMAIN.
- EXISTING TELECOMMUNICATION UTILITIES TO REMAIN.
- NEW PUBLIC 10' SIDEWALK PER CITY OF FRESNO PUBLIC WORKS STANDARD P-5.
- NEW POLE MOUNTED DOUBLE SIDED ACCESSIBLE DIRECTIONAL SIGNAGE.
- NEW 6' HIGH CONCRETE CURB AND GUTTER - PER PUBLIC WORKS STANDARDS P-5.
- NEW 30' STATE STANDARD 'STOP' SIGN(S) - SIGN SHALL BE MOUNTED ON A 2' GALVANIZED POST WITH THE BOTTOM OF SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB, AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK - A 'RIGHT TURN ONLY' SIGN IS ALSO REQUIRED, AT THE SAME LOCATION; INSTALL A 30' x 36' STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST.
- NEW MONUMENT SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT.
- NEW CONCRETE DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-2 AND P-6.

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY, AND OTHER APPLICABLE RIGHTS AND REMEDIES. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.



## KEYED NOTES Cont.

- NEW CONCRETE PAVING PER CITY OF FRESNO STANDARDS P-21, P-22, AND P-23 AND FMC SECTION 15-2421-A.
- NEW DIRECTIONAL ARROW STRIPING PAINTED WHITE PER CITY OF FRESNO STANDARDS.
- NEW 6' HIGH CONCRETE CURB PER CITY OF FRESNO STANDARDS.
- DASHED LINES INDICATE NEW FIRE LINE STRIPING OVER NEW CONCRETE CURB - CURBS ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED - 4" HIGH PAINTED WHITE LETTERING STATING "NO PARKING - FIRE LINE" OCCURRING APPROXIMATELY EVERY 50'-0".
- NEW ELECTRICAL RACEWAY FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).
- NEW STATE STANDARD "STOP" SIGN(S) - SIGN SHALL BE MOUNTED ON A 2' GALVANIZED POST WITH THE BOTTOM OF SIGN 7' ABOVE GROUND; LOCATED ON THE CURB AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK.
- EXISTING PRIVATE FIRE HYDRANT TO REMAIN.
- DASHED LINES INDICATE REQUIRED VEHICULAR OVERHANG(S) - THERE SHALL BE NO OBSTRUCTIONS OVER 6' HIGH ALLOWED WITHIN A VEHICULAR OVERHANG.
- NEW TRUNCATED DOMES PER CITY OF FRESNO STANDARDS P-32.
- DASHED LINES INDICATE EXISTING PUBLIC UTILITY EASEMENT.
- NEW GROUND CONTROL SYSTEMS FBV2 FIBERGLASS BICYCLE VAULT BIKE LOCKER - THIS LOCKER ACCOMMODATES ONE BIKE AND IS LOCKABLE - INSTALL PER MANUFACTURERS REQUIREMENTS.
- DASHED LINES INDICATE NEW ACCESSIBLE PATH OF TRAVEL FROM NEW PUBLIC 10' SIDEWALK AND GUTTER TO THE EXISTING PUBLIC UTILITY EASEMENT BUILDING AS SHOWN. THE ACCESSIBLE PATH OF TRAVEL AS DELINQUENT IS A BARRIER-FREE ROUTE, 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 12% MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4" - THE CROSS SLOPE DOES NOT EXCEED 2.00% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5.00% (EXCEPT AT DOOR LANDINGS WHICH THE SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 2.00% AND THE SUM OF THE FIRM, STABIL, AND SLIP RESISTANT CONCRETE SHALL ACCOMMODATE PATH OF TRAVEL IF THERE IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 60" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80".
- DASHED LINES INDICATE NEW ACCESSIBLE CONCRETE CURB CUT RAMP.
- NEW 4' WIDE STRIPING PAINTED WHITE PER CITY OF FRESNO STANDARDS AND PARKING MARKS.
- NEW 4' WIDE STRIPING PAINTED WHITE ALONG PERIMETER WITH PAINTED WHITE INFILL STRIPING AT 45 DEGREES AND AT 36" ON CENTER MAXIMUM WITHIN "LOADING ZONE" AND "NO PARKING" ZONE (12' x 40' MIN).
- NEW 12' HIGH LETTERS PAINTED TRAFFIC WHITE STATING "NO PARKING" AS SHOWN.
- NEW 12' HIGH LETTERS PAINTED WHITE STATING "LOADING ZONE" AS SHOWN PER CITY OF FRESNO MUNICIPAL CODE SECTION 12-306-L.2.
- EXISTING WATER UTILITIES TO REMAIN.
- FUTURE DRIVE-THRU DIRECTIONAL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT.
- FUTURE DRIVE THRU TALK BOX UNDER SEPARATE SUBMITTAL AND PERMIT.
- FUTURE MENU BOARD UNDER SEPARATE SUBMITTAL AND PERMIT.
- NEW "DO NOT ENTER / EXIT ONLY" SIGN PER CITY OF FRESNO STANDARDS.
- DASHED LINES INDICATE NEW GAS PUMP CANOPY.
- DASHED LINES INDICATE NEW IN-GROUND GAS STORAGE TANKS.
- NEW SURFACE MOUNTED "MADRAK" U10-1G-5F 2 BIKE SPACES "U" BICYCLE RACK OR OWNER APPROVED EQUIPMENT - GENERAL CONTRACTOR SHALL CONFIRM ALL ADDITIONAL ACCESSORIES PRIOR TO ORDERING.
- NEW AIR AND WATER STATION.
- NEW FIRE HYDRANT.
- NEW 6' HIGH CONCRETE CURB AND GUTTER - PER PUBLIC WORKS STANDARD P-5.
- NEW CMU BLOCK TRASH AND RECYCLING ENCLOSURE PER CITY OF FRESNO STANDARDS P-33, P-34, AND P-35.
- NEW 9' x 18' VEHICLE OUTLINE - PER CITY OF FRESNO TRAFFIC STANDARDS P-5.
- NEW ELECTRICAL TRANSFORMER - PROVIDE BOLLARDS PER PG&E UG-1 GENERAL GREENBOOK, PAGE 10 TYPICAL - SEE ELECTRICAL AND CIVIL PLANS.



## PROJECT DATA

PARCEL DATA:	
A.P.N.:	487-190-02, 487-190-03, 487-190-04
ZONING:	IH (HEAVY INDUSTRIAL)
GROSS LAND AREA:	(3.92 ACRES) ±170,755.2 S.F.
BUILDING LOT COVERAGE:	7.78%
LAND AREA:	
PARCEL "A":	(0.88 ACRES) ±38,459.5 F.S.
PARCEL "B":	(0.90 ACRES) ±39,077.5 F.S.
PARCEL "C":	(1.14 ACRES) ±77,536.5 F.S.
PHASE 1 SITE LAND AREA:	(±1.78 ACRES) ±77,536.5 F.S.
PHASE 2 SITE:	(2.14 ACRES) ±93,219.2 S.F.
PARCEL "C*":	(2.14 ACRES) ±93,219.2 S.F.
PHASE 2 SITE LAND AREA:	
BUILDING DATA:	
BUILDING AREAS (PHASE 1):	
PROPOSED 7-ELEVEN BUILDING:	3,062 S.F.
PROPOSED PANDA EXPRESS BUILDING:	2,263 S.F.
TOTAL GROSS PROPOSED BUILDING AREA:	5,325 S.F.
CONSTRUCTION TYPE:	TYPE V-B
BUILDING OCCUPANCY TYPE:	A-2
FIRE SPRINKLERS:	YES
FIRE ALARM:	NO
NUMBER OF STORIES:	24'-0"
ACTUAL BUILDING HEIGHT:	7.76%
BUILDING LOT COVERAGE:	5.70%
PARCEL "A":	24'-0"
PARCEL "B":	24'-0"
ALLOWABLE BUILDING AREA:	
BUILDING ALLOWABLE AREA IS BASED ON AN OCCUPANCY OF A-2, THE LOWEST BASIC ALLOWABLE AREA PER TABLE 506.2 OF THE C.B.C. THAT IS ANTICIPATED FOR THIS BUILDING.	
ALLOWABLE BUILDING AREA CALCULATION PER C.B.C. EQUATION 5-1:	
FUTURE 7-ELEVEN BUILDING:	
A = 24,000 S.F. > 3,062 S.F. (OKAY)	
PROPOSED PANDA EXPRESS BUILDING:	
A = 24,000 S.F. > 2,263 S.F. (OKAY)	
LEGAL DESCRIPTION:	
REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:	
ADJUSTED PARCEL A:	
PARCEL A OF LOT LINE ADJUSTMENT NO. 2018-27, PERFECTED BY GRANT DEED RECORDED ON NOVEMBER 8, 2018, AS DOCUMENT NO. 2018-035987, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
A PORTION OF PARCEL D OF PARCEL MAP NO. 2006-09 ACCORDING TO THE MAP THEREOF RECORDED JULY 23, 2018 IN BOOK 74 OF PARCEL MAPS AT PAGES 77 AND 78, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:	
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL D; THENCE NORTH 69°23'03" EAST, ALONG THE NORTH LINE OF SAID PARCEL D, A DISTANCE OF 188.00 FEET; THENCE SOUTH 01°16'06" EAST A DISTANCE OF 204.47 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL D, THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE CONCAVE SOUTHWEST, WITH CERTAIN POINTS BEING SOUTHWEST OF EAST A RADIUS OF 160.59 FEET, THENCE TO THE MOST EASTERNLY SOUTHWEST CORNER OF SAID PARCEL D; THENCE NORTH 01°04'22" EAST, ALONG THE WEST LINE OF SAID PARCEL D, A DISTANCE OF 178.03 FEET, TO THE POINT OF BEGINNING.	
TOGETHER WITH UNDERLYING FEES, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.	
ADJUSTED PARCEL B:	
PARCEL B OF LOT LINE ADJUSTMENT NO. 2018-27, PERFECTED BY GRANT DEED RECORDED ON NOVEMBER 8, 2018, AS DOCUMENT NO. 2018-035987, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE NORTH 69°23'03" EAST, ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 188.00 FEET; THENCE SOUTH 01°16'06" EAST A DISTANCE OF 328.85 FEET, TO THE POINT OF BEGINNING; THENCE WEST, ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 154.98 FEET, ALONG THE NORTH LINE OF SAID PARCEL C, A DISTANCE OF 143.31 FEET, THENCE SOUTH 35°29'14" WEST, A DISTANCE OF 49.31 FEET, THENCE SOUTH 85°27'57" WEST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 126.90 FEET; THENCE NORTH 01°16'06" WEST A DISTANCE OF 210.51 FEET, TO THE TRUE POINT OF BEGINNING.	
TOGETHER WITH UNDERLYING FEES, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.	
ADJUSTED PARCEL C:	
PARCEL C OF LOT LINE ADJUSTMENT NO. 2018-27, PERFECTED BY GRANT DEED RECORDED ON NOVEMBER 8, 2018, AS DOCUMENT NO. 2018-035987, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL C; THENCE NORTH 69°23'03" EAST, ALONG THE NORTH LINE OF SAID PARCEL C, A DISTANCE OF 188.00 FEET; THENCE SOUTH 01°16'06" EAST A DISTANCE OF 210.51 FEET, TO THE POINT OF BEGINNING; THENCE WEST, ALONG THE WEST LINE OF SAID PARCEL C, A DISTANCE OF 154.98 FEET, THENCE SOUTH 35°29'14" WEST, A DISTANCE OF 49.31 FEET, THENCE SOUTH 85°27'57" WEST, ALONG THE SOUTH LINE OF SAID PARCEL C, A DISTANCE OF 126.90 FEET; THENCE NORTH 01°16'06" WEST A DISTANCE OF 210.51 FEET, TO THE TRUE POINT OF BEGINNING.	
TOGETHER WITH UNDERLYING FEES, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.	
ADJUSTED PARCEL D:	
PARCEL D OF LOT LINE ADJUSTMENT NO. 2018-27, PERFECTED BY GRANT DEED RECORDED ON NOVEMBER 8, 2018, AS DOCUMENT NO. 2018-035987, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL D; THENCE NORTH 69°23'03" EAST, ALONG THE NORTH LINE OF SAID PARCEL D, A DISTANCE OF 188.00 FEET; THENCE SOUTH 01°16'06" EAST A DISTANCE OF 210.51 FEET, TO THE POINT OF BEGINNING; THENCE WEST, ALONG THE WEST LINE OF SAID PARCEL D, A DISTANCE OF 154.98 FEET, THENCE SOUTH 35°29'14" WEST, A DISTANCE OF 49.31 FEET, THENCE SOUTH 85°27'57" WEST, ALONG THE SOUTH LINE OF SAID PARCEL D, A DISTANCE OF 126.90 FEET; THENCE NORTH 01°16'06" WEST A DISTANCE OF 210.51 FEET, TO THE TRUE POINT OF BEGINNING.	
TOGETHER WITH UNDERLYING FEES, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.	
PRIVATE ACCESS AND UTILITIES EASEMENT AS SHOWN ON PARCEL MAP NO. 2006-09, RECORDED JULY 23, 2018 IN BOOK 74 OF PARCEL MAPS AT PAGES 77 AND 78, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:	
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