

EXHIBIT "A"

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APN 507-030-12T (portion)
Grant Deed

Lots 525, 526, 555, and 556 of Bullard Lands Irrigated Subdivision No. 6, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 8, of Plats, at Pages 25 and 26, Fresno County Records.

EXCEPTING THEREFROM said Lot 526 that portion of land described in that Final Order of Condemnation in favor of the City of Fresno, a municipal corporation, recorded December 24, 1992, as Instrument No. 92192632, Official record Fresno County.

ALSO EXCEPTING THEREFROM a portion of that parcel acquired by the City of Fresno by that Grant Deed recorded July 1, 1994 as Document No. 94107745, Official Records of Fresno County, said parcel being described as Lots 525, 526, 555 and 556 of Bullard Lands Irrigated Subdivision No. 6, according to the map thereof recorded in Volume 8 of Plats at Pages 25 and 26, Fresno County Records, excepting from said Lot 526 the real property described in that Final Order of Condemnation in favor of the City of Fresno, a municipal corporation, recorded December 24, 1992 as Document No. 92192632, Official Records of Fresno County, situated in the northeast quarter of Section 2, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, said portion being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 525; thence S 89°52'25" W, along the north line of said Lots 525 and 526, parallel with and 30.00 feet south of the north line of said northeast quarter of Section 2, a distance of 352.12 feet, more or less, to the east corner of said real property described in said Final Order of Condemnation, said east corner being N 89°52'25" E, a distance of 299.39 feet from the northwest corner of said Lot 526; thence S 87°03'43" W, along the southerly boundary of said real property described in said Final Order of Condemnation, a distance of 68.67 feet to a point on the arc of a non-tangent curve concave southerly and having a radius of 2182.00 feet, a radial to said point bears N 0°07'35" W; thence westerly, continuing along said southerly boundary and along the arc of said curve, through a central angle of 3°55'19", an arc distance of 149.36 feet; thence, leaving said southerly boundary, S 53°40'06" E, non-tangent to last said curve, a distance of 292.15 feet; thence South 00°31'10" West, a distance of 189.51 feet; thence North 89°53'39" East, a distance of 333.68 feet to the east line of said Lot 525; thence N 0°24'07" E, along said east line, parallel with and 30.00 feet west of the east line of said northeast quarter of Section 2, a distance of 371.71 feet to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM one-half of all mineral rights as heretofore reserved.

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SUBJECT TO easements and rights-of-way for public street purposes dedicated by City of Fresno Resolution No. 2001-15 recorded January 29, 2001 as Document No. 2001-0010172, Official Records of Fresno County, and by City of Fresno Resolution No. 2013-68 recorded May 29, 2013 as Document No. 2013-0076717, Official Records of Fresno County.

ALSO SUBJECT TO an easement and right-of-way for public pedestrian walkway purposes dedicated by City of Fresno Resolution No. 2013-68 recorded May 29, 2013 as Document No. 2013-0076717, Official Records of Fresno County.

ALSO SUBJECT TO an easement in favor of the Fresno Irrigation District as granted by and described in that instrument recorded May 7, 2013 as Document No. 2013-0065721, Official Records of Fresno County. (This easement overlaps a portion of said public street and public pedestrian walkway easements dedicated by Resolution No. 2013-68. Total area = 6,942 square feet, more or less. Area that is not overlapping said public street and public pedestrian walkway easements dedicated by Resolution No. 2013-68 = 5,460 square feet, more or less, or 0.125 acres, more or less.)

ALSO SUBJECT TO all other easements, covenants, and restrictions of record.

Containing an area of 14.55 acres, more or less.

2013-104
15-A-XXXX
Plat 1347

