

Exhibit A

PHASED TENTATIVE SUBDIVISION MAP OF
TRACT MAP NO. 6376 / UGM

A PHASED VESTING MAP
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
PREPARED AND PLATTED IN FEBRUARY, 2024

APPL. NO. T-6376 EXHIBIT A-1 DATE 04/02/2025
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

LEGEND

- EXISTING PROPERTY LINE
EXISTING EASEMENT
PROPOSED CURB AND GUTTER
PROPOSED CENTERLINE
MONUMENT FOUND AND ACCEPTED AS NOTED
PROPOSED A.C. PAVEMENT
PROPOSED CONCRETE
RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS
RECORD DATA PER PARCEL MAP NO. 3106, RECORDED AUGUST 26, 1976 IN BOOK 21, PAGE 52, F.C.R.
RECORD DATA PER PARCEL MAP NO. 2960 RECORDED MARCH 22, 1976 IN BOOK 19, PAGE 60, F.C.R.
RECORD DATA PER PARCEL MAP NO. RECORDED MAY 20, 1997 IN BOOK 57, PAGE 93, F.C.R.
RECORD DATA PER RECORD OF SURVEY RECORDED FEBRUARY 24, 1992 IN BOOK 38, PAGE 15, F.C.R.

- INDICATES AREA TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC STREET & UTILITY PURPOSES.
INDICATES AREA TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC STREET & UTILITY PURPOSES.
60' STRIP CONVEYED TO THE PACIFIC IMPROVEMENT COMPANY AND THE SOUTHERN PACIFIC RAILROAD COMPANY RECORDED DECEMBER 15, 1887 IN BOOK 65 OF DEEDS AT PAGES 149-151 AND DECEMBER 29, 1888 IN BOOK 92 OF DEEDS AT PAGE 4, O.R.F.C., RESPECTIVELY.
INDICATES AREA PREVIOUSLY RESERVED FOR ROAD WAYS IN DEED RECORDED MAY 4, 1908 IN VOLUME 396 OF DEEDS AT PAGE 214, O.R.F.C.

PROJECT INFO:

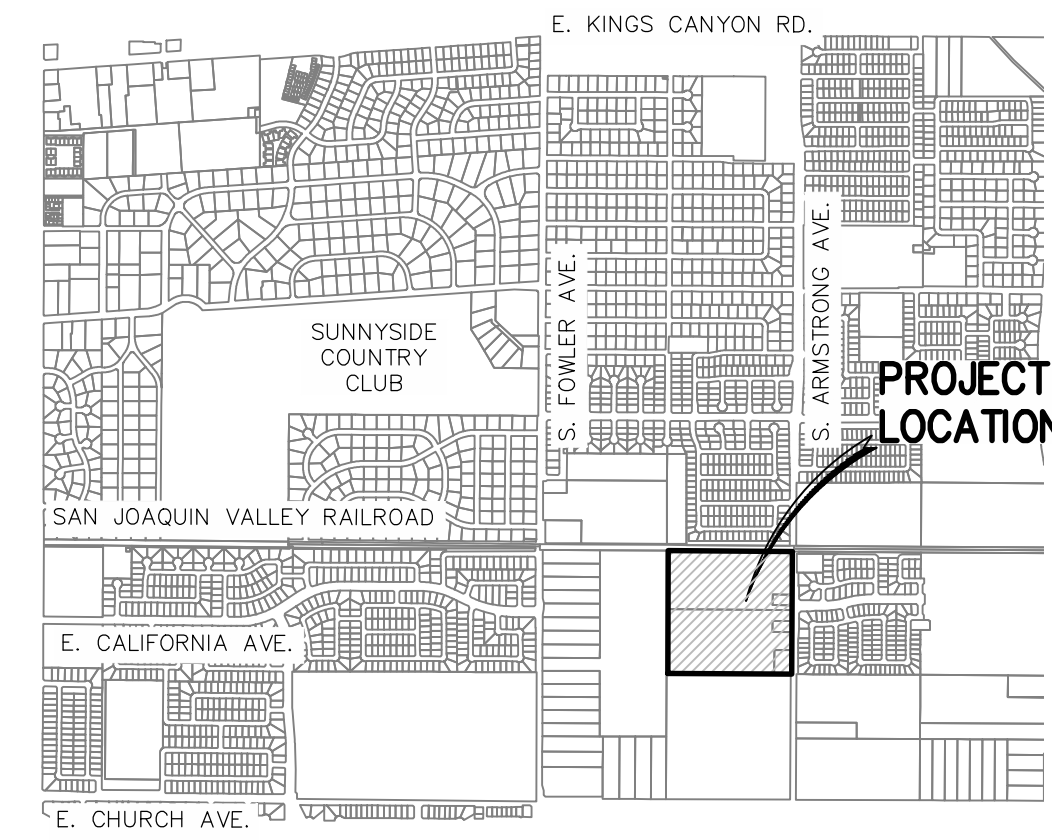
RECORD OWNER: GREGORY CHARLES SIMONIAN
441 SHERWOOD WAY
MENLO PARK, CA 94025
PHONE: (650)255-4114
APPLICANT/DEVELOPER: BONADELLE NEIGHBORHOODS
7030 N FRUIT, SUITE 100
FRESNO, CA 93711
PHONE: (559) 435-8700
CIVIL ENGINEER / SURVEYOR: GATEWAY ENGINEERING, INC.
405 PARK CREEK DRIVE
CLOVIS, CA 93611
PHONE: (559) 320-0344

UTILITY INFO:

SOLID WASTE & RECYCLING: CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559) 621-8600
SEWER AND WATER: CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559) 621-8650
GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC
650 O STREET, 3RD FLOOR
FRESNO, CA 93760
PHONE: (559) 463-5636
CABLE: COMCAST
2441 NORTH GROVE
INDUSTRIAL DR.
FRESNO, CA 93727
PHONE: (559) 252-8210
EXTENSION 4222
STORM DRAIN: FRESNO METROPOLITAN FLOOD
CONTROL DISTRICT
5469 E. OLIVE AVE.
FRESNO, CA 93727
PHONE: (559) 456-3292
TELEPHONE: AT&T
5555 E. OLIVE AVE.
FRESNO, CA 93727
PHONE: (559) 454-3778

ABBREVIATIONS LEGEND:

ACP AC PAVEMENT
CCG CONCRETE CURB AND GUTTER
CCM CONCRETE CURBED MEDIAN
CL CENTERLINE
CSW CONCRETE SIDEWALK
DCR DIAGONAL CURB RAMP
EOP EDGE OF PAVEMENT
EX EXISTING
EPTT ELECTRICAL POWER TRANSMISSION TOWER
EV ELECTRICAL VAULT
F.C.R. FRESNO COUNTY RECORDS
FH FIRE HYDRANT
GUY GUY WIRE
N.T.S. NOT TO SCALE
OH OVERHEAD UTILITY LINE
O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY
PE PEDESTRIAN EASEMENT
PP POWER POLE
PUE PUBLIC UTILITY EASEMENT
PL PROPERTY LINE
R/W RIGHT OF WAY
S SEWER MAIN/LATERAL U/G
SDI STORM DRAIN INLET
SDMH STORM DRAIN MANHOLE
SL STREET LIGHT
SLB STREET LIGHT BOX
SMH SANITARY SEWER MANHOLE
TM TREE-MISCELLANEOUS
WM WATER METER
WV WATER VALVE
... TRAFFIC SIGN (TEXT IN QUOTES DENOTES THE SIGN NAME, E.G. "STOP")



VICINITY MAP

SCALE: 1" = 2,000'

SITE NOTES:

- SITE ADDRESS: WEST SIDE OF SOUTH ARMSTRONG AVENUE, BETWEEN THE SAN JOAQUIN VALLEY RAILROAD AND EAST PITT AVENUE, FRESNO, CA
- APN: 316-160-16S, 17S, 43S, 59S, AND 61S
- ZONING: EXISTING PLANNED LAND USE - MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING - AL20-LIMITED AGRICULTURE (COUNTY)
PROPOSED - RS-5/UGM (MEDIUM DENSITY RESIDENTIAL/UGM)
EXISTING USE: OPEN AREA - AGRICULTURE; MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
- PARCEL SIZE: GROSS: 38.76± ACRES, NET: 34.70± ACRES
- THERE ARE ABOVE GROUND USES OR STRUCTURES SUCH AS POWER LINES AND TOWERS WITHIN THE PROPOSED SUBDIVISION. EXISTING POLES ALONG ARMSTRONG AVENUE TO BE REMOVED.
- THERE ARE EXISTING FEATURES SUCH AS WELLS AND AGRICULTURAL PIPELINES SERVING THE EXISTING RESIDENCES AND PROPERTY. WELLS SHALL BE DESTROYED PER FRESNO COUNTY REQUIREMENTS. IRRIGATION PIPELINES SHALL BE REMOVED.
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
- ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
- THE SUBDIVISION HAS BEEN DESIGNED TO THE EXTENT FEASIBLE TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES BY PROVIDING THAT 30% OF HOMES IN THIS TRACT HAVE A NORTHERN OR SOUTHERN ORIENTATION.
- PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
- THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
- THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6 INCHES WITHIN 200 FEET OF THE SITE.
- THERE ARE ±6 EXISTING TREES ON THE AGRICULTURE LAND AND ±35 EXISTING TREES ON THE THREE RESIDENTIAL PARCELS ALONG ARMSTRONG AVENUE.

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THE EAST 220 FEET OF THE SOUTH 162 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE SOUTHERLY 52 FEET THEREOF.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER IN, ON, OR THEREUNDER SAID PARCEL, AS EXCEPTED IN THE DEED FROM HERBERT M. MILLER AND WIFE, TO SAM A. SIMONIAN AND WIFE, DATED FEBRUARY 18, 1950 AND RECORDED MAY 2, 1950 IN BOOK 2859, PAGE 471 OF OFFICIAL RECORDS, DOCUMENT NO. 24764.

PARCEL 2:
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM A STRIP OF LAND 60 FEET WIDE ACROSS THE NORTH SIDE OF SAID PROPERTY HERETOFORE CONVEYED TO PACIFIC IMPROVEMENT COMPANY, AND TO SOUTHERN PACIFIC RAILROAD COMPANY BY DEEDS RECORDED IN BOOKS 65 AND 92, PAGES 149 AND 4, RESPECTIVELY, OF DEEDS.

EXCEPTING THEREFROM THE NORTH 110 FEET OF THE SOUTH 162 FEET OF THE EAST 220 FEET OF SAID PROPERTY AS GRANTED TO GARY SIMONIAN, ET UX, BY DEED DATED JULY 10, 1970 AND RECORDED JULY 10, 1970 IN BOOK 5801, PAGE 517 OF OFFICIAL RECORDS, DOCUMENT NO. 47507.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER IN, ON, OR THEREUNDER SAID PARCEL, AS EXCEPTED IN THE DEED FROM HERBERT M. MILLER AND WIFE, TO SAM A. SIMONIAN AND WIFE, DATED FEBRUARY 18, 1950 AND RECORDED MAY 2, 1950 IN BOOK 2859, PAGE 471 OF OFFICIAL RECORDS, DOCUMENT NO. 24764.

PARCEL 3:
THERE EASTERLY 200 FEET OF THE SOUTHERLY 255 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

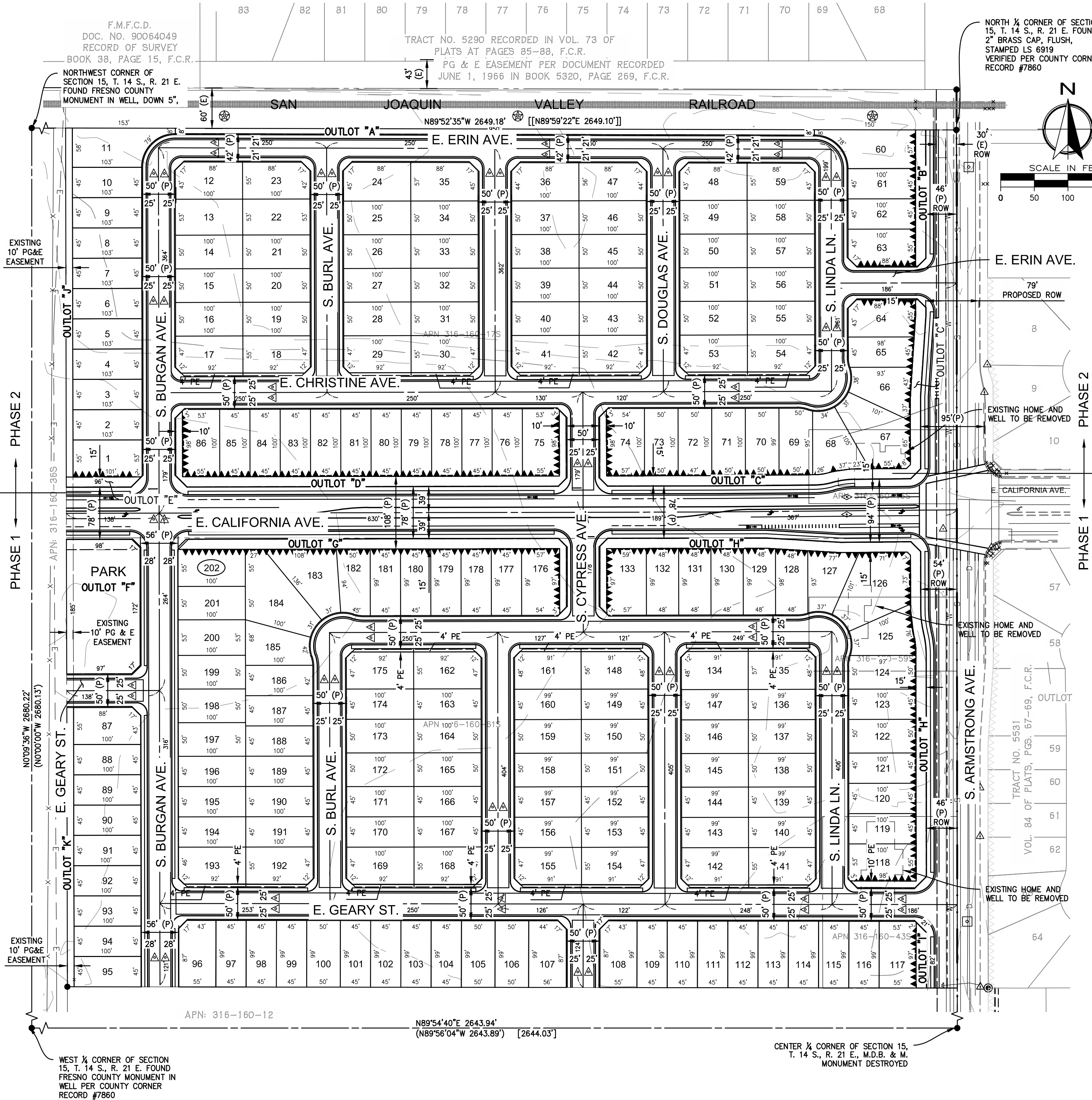
EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS SITUATE THEREIN AND THEREUNDER, AS RESERVED IN THE DEED FROM JACK REITZ AND WIFE, TO ERVOND HAGOPIAN AND WIFE, DATED OCTOBER 5, 1938, RECORDED JANUARY 31, 1939 IN BOOK 1700, PAGE 15 OF OFFICIAL RECORDS, DOCUMENT NO. 3562.

PARCEL 4:
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE EASTERLY 200 FEET OF THE SOUTHERLY 255 FEET AS GRANTED TO GARY CHARLES SIMONIAN, ET UX BY DEED DATED MAY 14, 1975 AND RECORDED DECEMBER 2, 1975 AS INSTRUMENT NO. 92299 IN BOOK 6518, PAGE 35 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS SITUATE THEREIN AND THEREUNDER, AS RESERVED IN THE DEED FROM JACK REITZ AND WIFE, TO ERVOND HAGOPIAN AND WIFE, DATED OCTOBER 5, 1938, RECORDED JANUARY 31, 1939 IN BOOK 1700, PAGE 15 OF OFFICIAL RECORDS, DOCUMENT NO. 3562.

APNS: 316-160-16-S (AFFECTS: PARCEL 1), 316-160-17-S (AFFECTS: PARCEL 2), 316-160-43-S (AFFECTS: PARCEL 3), 316-160-59-S (AFFECTS: PORTION OF PARCEL 4) AND 316-160-61-S (AFFECTS: PORTION OF PARCEL 4)

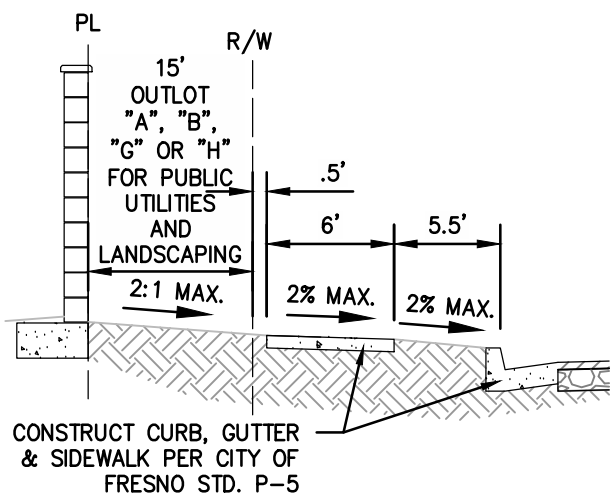


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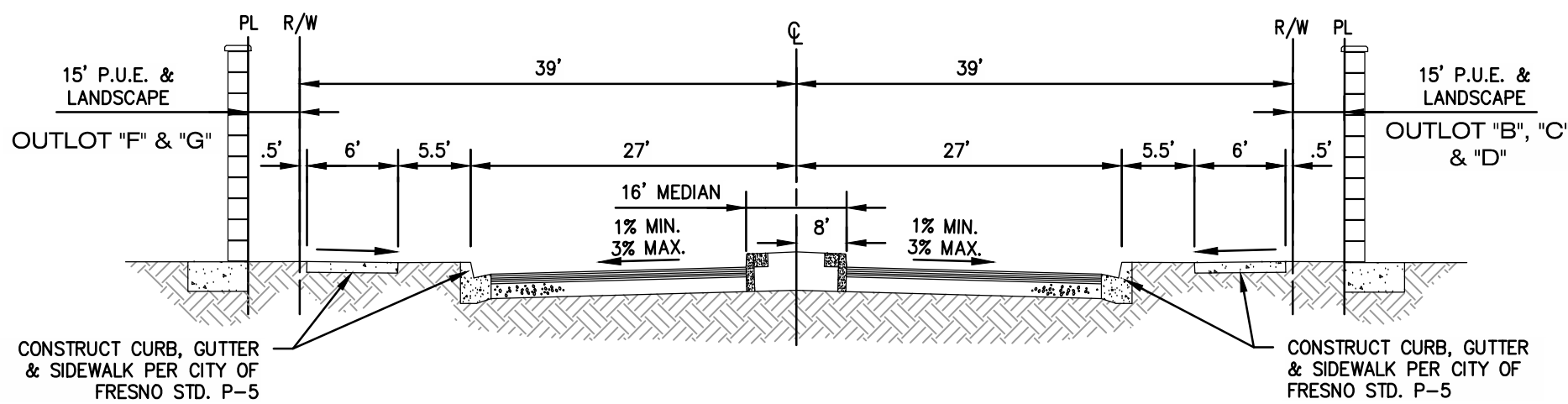
APPL. NO. T-6376 EXHIBIT A-2 DATE 04/03/2025
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

PHASED TENTATIVE SUBDIVISION MAP OF TRACT MAP NO. 6376 / UGM

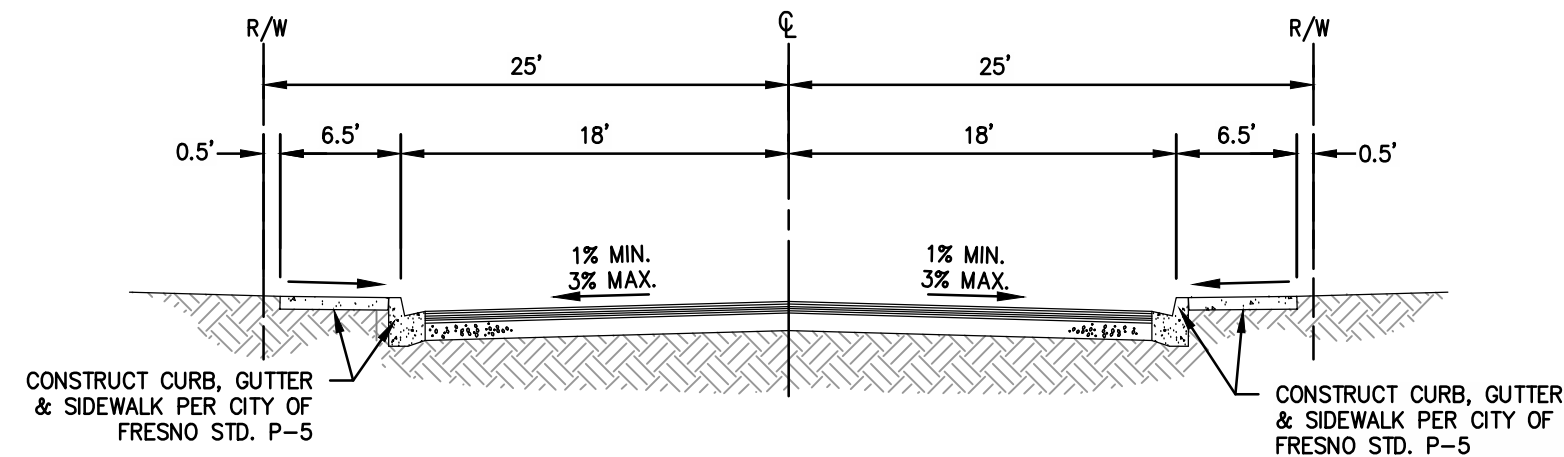
A PHASED VESTING MAP
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
PREPARED AND PLATTED IN FEBRUARY, 2024



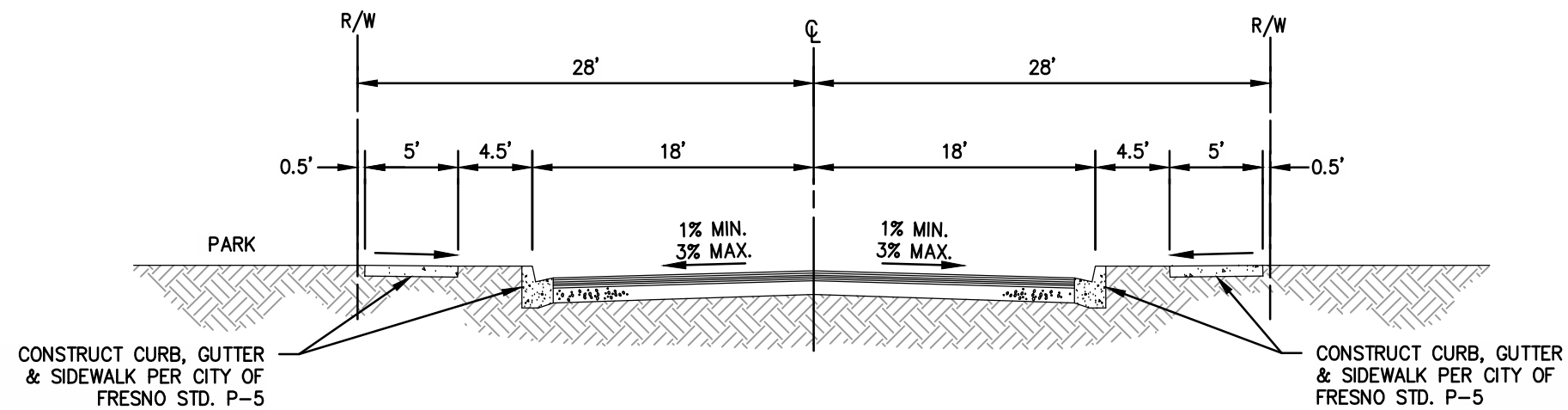
AA SECTION A-A
SCALE: N.T.S.



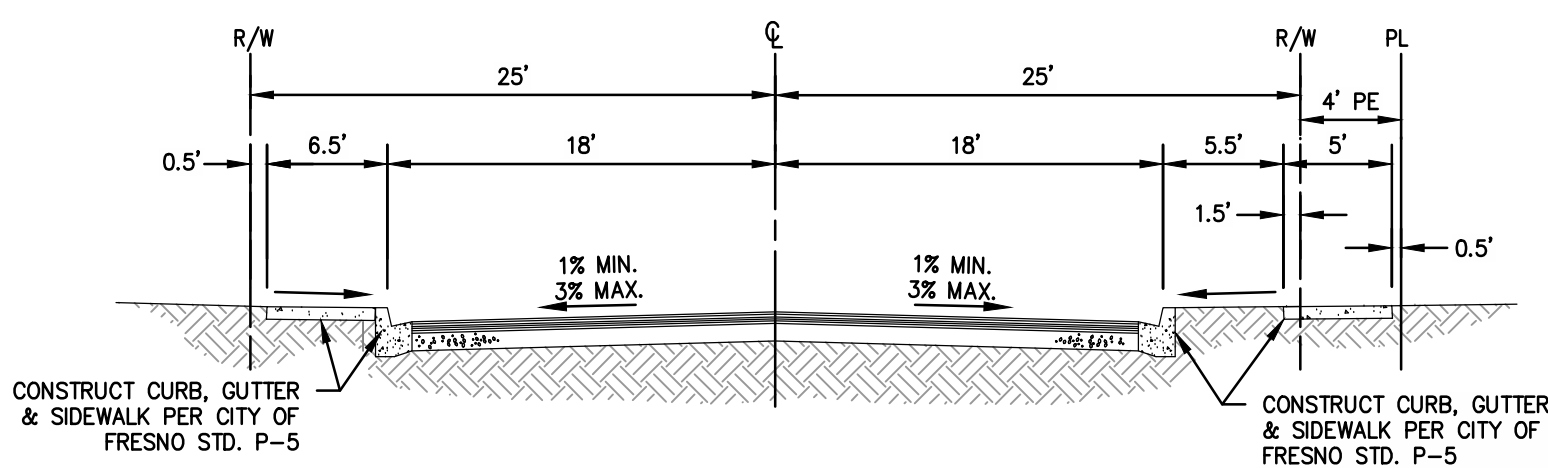
BB SECTION B-B
SCALE: N.T.S.



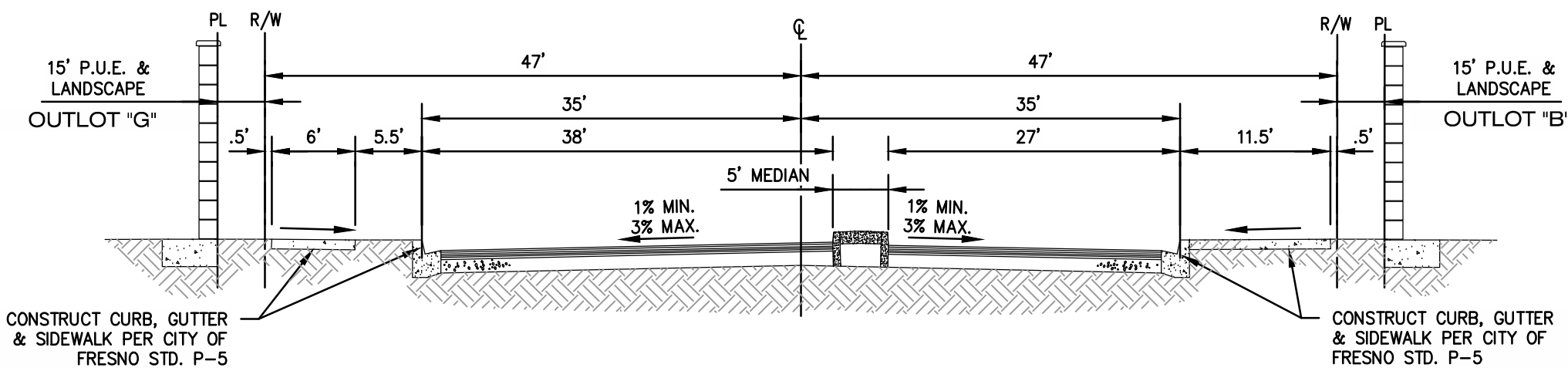
CC SECTION C-C
SCALE: N.T.S.



DD SECTION D-D
SCALE: N.T.S.



EE SECTION E-E
SCALE: N.T.S.



FF SECTION F-F
SCALE: N.T.S.

PARCEL #	AREA (SQ. FT.)
1	5657
2	4629
3	4630
4	4630
5	4631
6	4631
7	4632
8	4632
9	4633
10	4633
11	6944
12	5444
13	5343
14	5000
15	5000
16	5000
17	5469
18	5467
19	5000
20	5000

PARCEL #	AREA (SQ. FT.)
21	5000
22	5343
23	5404
24	5683
25	5000
26	5000
27	5000
28	5000
29	5469
30	5467
31	5000
32	5000
33	5000
34	5000
35	5643
36	5582
37	5000
38	5000
39	5000
40	5000

PARCEL #	AREA (SQ. FT.)
41	5465
42	5463
43	5000
44	5000
45	5000
46	5000
47	5543
48	5474
49	5000
50	5000
51	5000
52	5000
53	5469
54	5467
55	5000
56	5000
57	5000
58	5000
59	5435
60	6719

PARCEL #	AREA (SQ. FT.)
61	4520
62	4518
63	5444
64	5432
65	4331
66	5275
67	8186
68	5498
69	4917
70	4973
71	4990
72	5000
73	5000
74	5652
75	5497
76	4500
77	4500
78	4500
79	4500
80	4500

PARCEL #	AREA (SQ. FT.)
81	4500
82	4500
83	4500
84	4500
85	4500
86	5522
87	5413
88	4489
89	4488
90	4488
91	4487
92	4487
93	4485
94	4486
95	4504
96	5385
97	4455
98	4455
99	4456
100	4951

PARCEL #	AREA (SQ. FT.)
101	4456
102	4456
103	4457
104	4457
105	4952
106	4953
107	5473
108	5377
109	4457
110	4457
111	4457
112	4456
113	4456
114	4456
115	4456
116	4455
117	5456
118	5509
119	4500
120	4500

PARCEL #	AREA (SQ. FT.)
121	4500
122	5000
123	4500
124	4982
125	5280
126	9581
127	5119
128	4628
129	4746
130	4752
131	4752
132	4752
133	5824
134	5593
135	5591
136	4468
137	4963
138	4960
139	4462
140	4460

PARCEL #	AREA (SQ. FT.)
141	5461
142	5447
143	4473
144	4472
145	4969
146	4969
147	4472
148	5491
149	4455
150	4950
151	4950
152	4455
153	4455
154	5457
155	5426
156	4455
157	4455
158	4950
159	4950
160	4455

PARCEL #	AREA (SQ. FT.)
181	4455
182	4558
183	7031
184	8766
185	5290
186	4500
187	4500
188	4500
189	4500
190	4500
191	4500
192	5482
193	5449
194	4500
195	4500
196	4500
197	5000
198	5000
199	5000
200	5277

PARCEL #	AREA (SQ. FT.)
201	4972
202	5500

OUTLOT DESIGNATIONS:

OUTLOT "A" - PUBLIC	7,601 S.F. (0.17 AC)
OUTLOT "B" - PUBLIC	2,967 S.F. (0.07 AC)
OUTLOT "C" - PUBLIC	11,631 S.F. (0.27 AC)
OUTLOT "D" - PUBLIC	10,352 S.F. (0.24 AC)
OUTLOT "E" - PUBLIC	1,556 S.F. (0.04 AC)
OUTLOT "F" - PUBLIC	21,783 S.F. (0.50 AC)
OUTLOT "G" - PUBLIC	9,439 S.F. (0.22 AC)
OUTLOT "H" - PUBLIC	16,155 S.F. (0.37 AC)
OUTLOT "I" - PUBLIC	1,341 S.F. (0.03 AC)
OUTLOT "J" - PUBLIC	5,185 S.F. (0.12 AC)
OUTLOT "K" - PUBLIC	4,150 S.F. (0.10 AC)

GATEWAY
ENGINEERING INC.
CIVIL ENGINEERS & LAND SURVEYORS
P. 359 PARK CREEK DRIVE, CLOVIS, CA 95611-4435

DATE: 04/02/2025

TTM6376
BONADELLE HOMES
E. CALIFORNIA AVE & S. ARMSTRONG AVE.
TENTATIVE TRACT MAP

DATE	
DESCRIPTION	
REV. NO.	
ENGINEER: D. BOND	
LICENSE NO: 57,133	
DRAWN BY: PC	
CHECKED BY: DKB	
SCALE: AS SHOWN	
PROJECT NO: 24-081	
SHEET	2