Exhibit D

TENTATIVE MAP
TRACT No. 6172/UGM

A VESTING MAP
FOR CONDOMINIUM PURPOSES

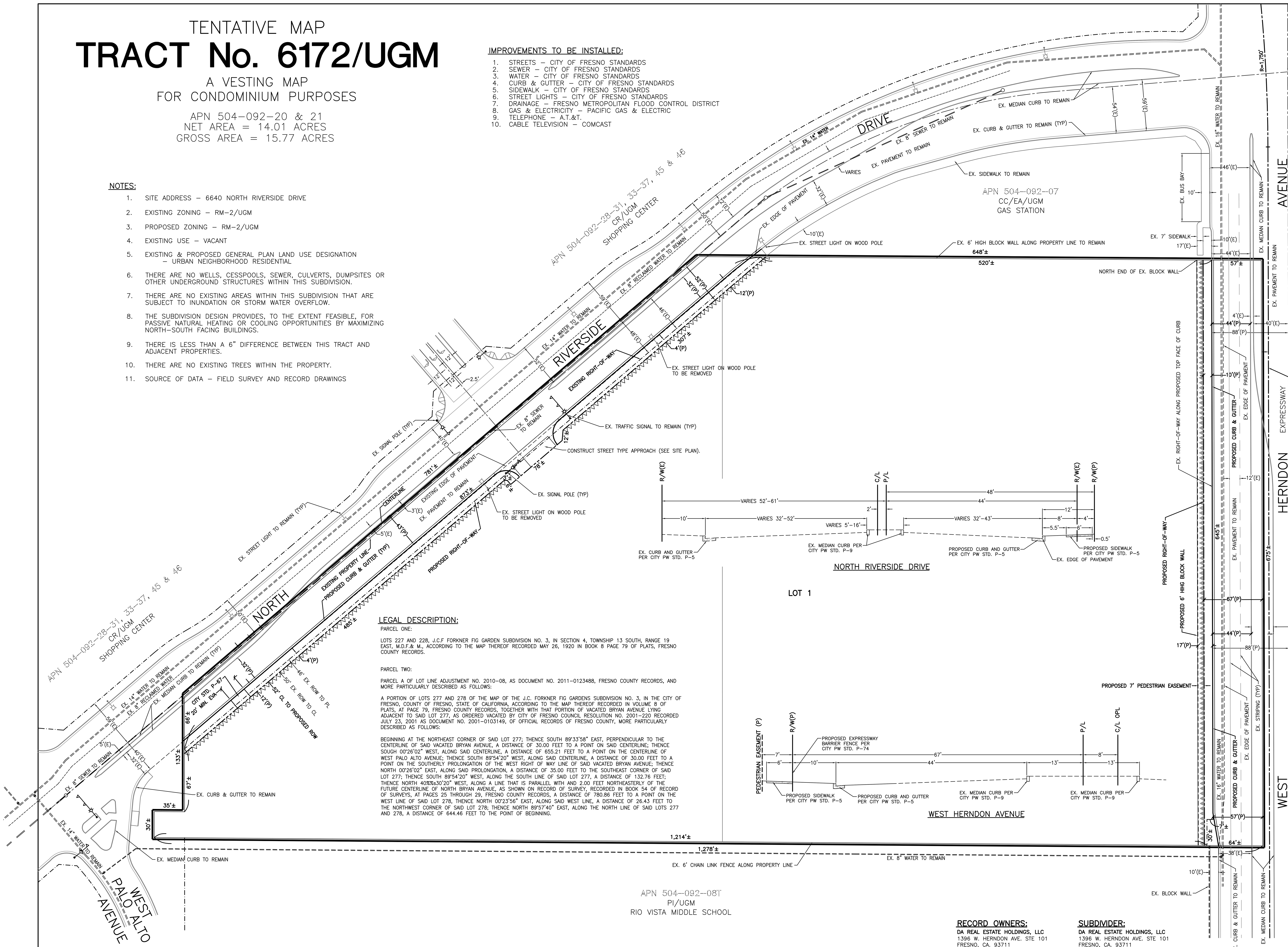
APN 504-092-20 & 21
NET AREA = 14.01 ACRES
GROSS AREA = 15.77 ACRES

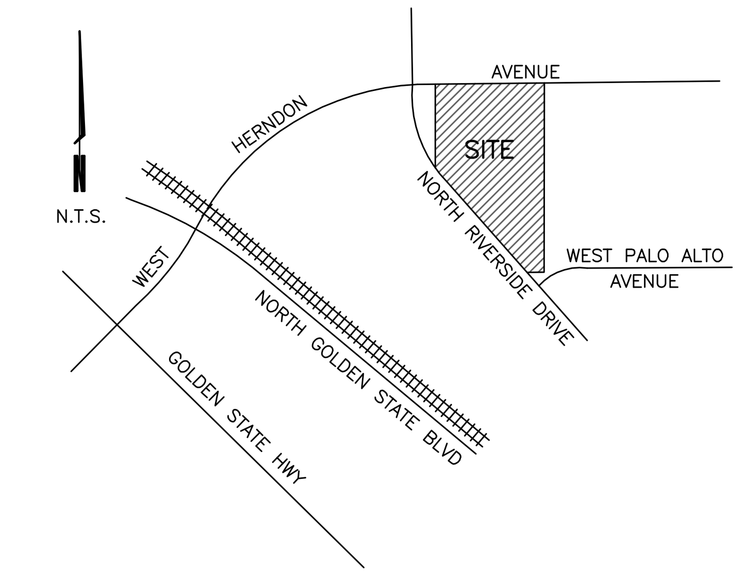
IMPROVEMENTS TO BE INSTALLED:

1. STREETS – CITY OF FRESNO STANDARDS
2. SEWER – CITY OF FRESNO STANDARDS
3. WATER – CITY OF FRESNO STANDARDS
4. CURB & GUTTER – CITY OF FRESNO STANDARDS
5. SIDEWALK – CITY OF FRESNO STANDARDS
6. STREET LIGHTS – CITY OF FRESNO STANDARDS
7. DRAINAGE – FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRIC – PACIFIC GAS & ELECTRIC
9. TELEPHONE – A.T.&T.
10. CABLE TELEVISION – COMCAST

NOTES:

1. SITE ADDRESS – 6640 NORTH RIVERSIDE DRIVE
2. EXISTING ZONING – RM-2/UGM
3. PROPOSED ZONING – RM-2/UGM
4. EXISTING USE – VACANT
5. EXISTING & PROPOSED GENERAL PLAN LAND USE DESIGNATION – URBAN NEIGHBORHOOD RESIDENTIAL
6. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
7. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
8. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
9. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
10. THERE ARE NO EXISTING TREES WITHIN THE PROPERTY.
11. SOURCE OF DATA – FIELD SURVEY AND RECORD DRAWINGS





LEGAL DESCRIPTION:

PARCEL ONE:

LOTS 227 AND 228, J.C.F FORKNER FIG GARDEN SUBDIVISION NO. 3, IN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.F.& M., ACCORDING TO THE MAP THEREOF RECORDED MAY 26, 1920 IN BOOK 8 PAGE 79 OF PLATS, FRESNO COUNTY RECORDS.

PARCEL TWO:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2010-08, AS DOCUMENT NO. 2011-0123488, FRESNO COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 277 AND 278 OF THE MAP OF THE J.C. FORKNER FIG GARDENS SUBDIVISION NO. 3, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8 OF PLATS, AT PAGE 79, FRESNO COUNTY RECORDS, TOGETHER WITH THAT PORTION OF VACATED BRYAN AVENUE LYING ADJACENT TO SAID LOT 277, AS ORDERED VACATED BY CITY OF FRESNO COUNCIL RESOLUTION NO. 2001-220 RECORDED JULY 23, 2001 AS DOCUMENT NO. 2001-0103149, OF OFFICIAL RECORDS OF FRESNO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 277; THENCE SOUTH 89°33'58" EAST, PERPENDICULAR TO THE CENTERLINE OF SAID VACATED BRYAN AVENUE, A DISTANCE OF 30.00 FEET TO A POINT ON SAID CENTERLINE; THENCE SOUGH 00°26'02" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 655.21 FEET TO A POINT ON THE CENTERLINE OF WEST PALO ALTO AVENUE; THENCE SOUTH 89°54'20" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST RIGHT OF WAY LINE OF SAID VACATED BRYAN AVENUE; THENCE NORTH 00°26'02" EAST, ALONG SAID PROLONGATION, A DISTANCE OF 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 277; THENCE SOUTH 89°54'20" WEST, ALONG THE SOUTH LINE OF SAID LOT 277, A DISTANCE OF 132.76 FEET; THENCE NORTH 40%%s30'20" WEST, ALONG A LINE THAT IS PARALLEL WITH AND 2.00 FEET NORTHEASTERLY OF THE FUTURE CENTERLINE OF NORTH BRYAN AVENUE, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 54 OF RECORD OF SURVEYS, AT PAGES 25 THROUGH 29, FRESNO COUNTY RECORDS, A DISTANCE OF 780.86 FEET TO A POINT ON THE WEST LINE OF SAID LOT 278, THENCE NORTH 00°23'56" EAST, ALONG SAID WEST LINE, A DISTANCE OF 26.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 278; THENCE NORTH 89°57'40" EAST, ALONG THE NORTH LINE OF SAID LOTS 277 AND 278, A DISTANCE OF 644.46 FEET TO THE POINT OF BEGINNING.

LEGEND:

- EXISTING CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF WAY
- SITE BOUNDARY LINE
- INDICATES PROPOSED RELINQUISHMENT OF DIRECT ACCESS.
- INDICATES PROPOSED RELINQUISHMENT OF VEHICULAR ACCESS.
- EXISTING WATER MAIN TO REMAIN
- EXISTING RECLAIMED WATER MAIN TO REMAIN
- EXISTING SEWER MAIN TO REMAIN
- EXISTING TRAFFIC SIGNAL TO REMAIN

APPL. NO. P20-02952 EXHIBIT A DATE 10/05/2020
PLANNING REVIEW BY________ DATE________
TRAFFIC ENG.________ DATE________
APPROVED BY________ DATE________
CITY OF FRESNO DARM DEPT

RECORD OWNERS:
DA REAL ESTATE HOLDINGS, LLC
1396 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
(559) 436-0900

SUBDIVIDER:
DA REAL ESTATE HOLDINGS, LLC
1396 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
(559) 436-0900

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590

DATE: 9/21/20