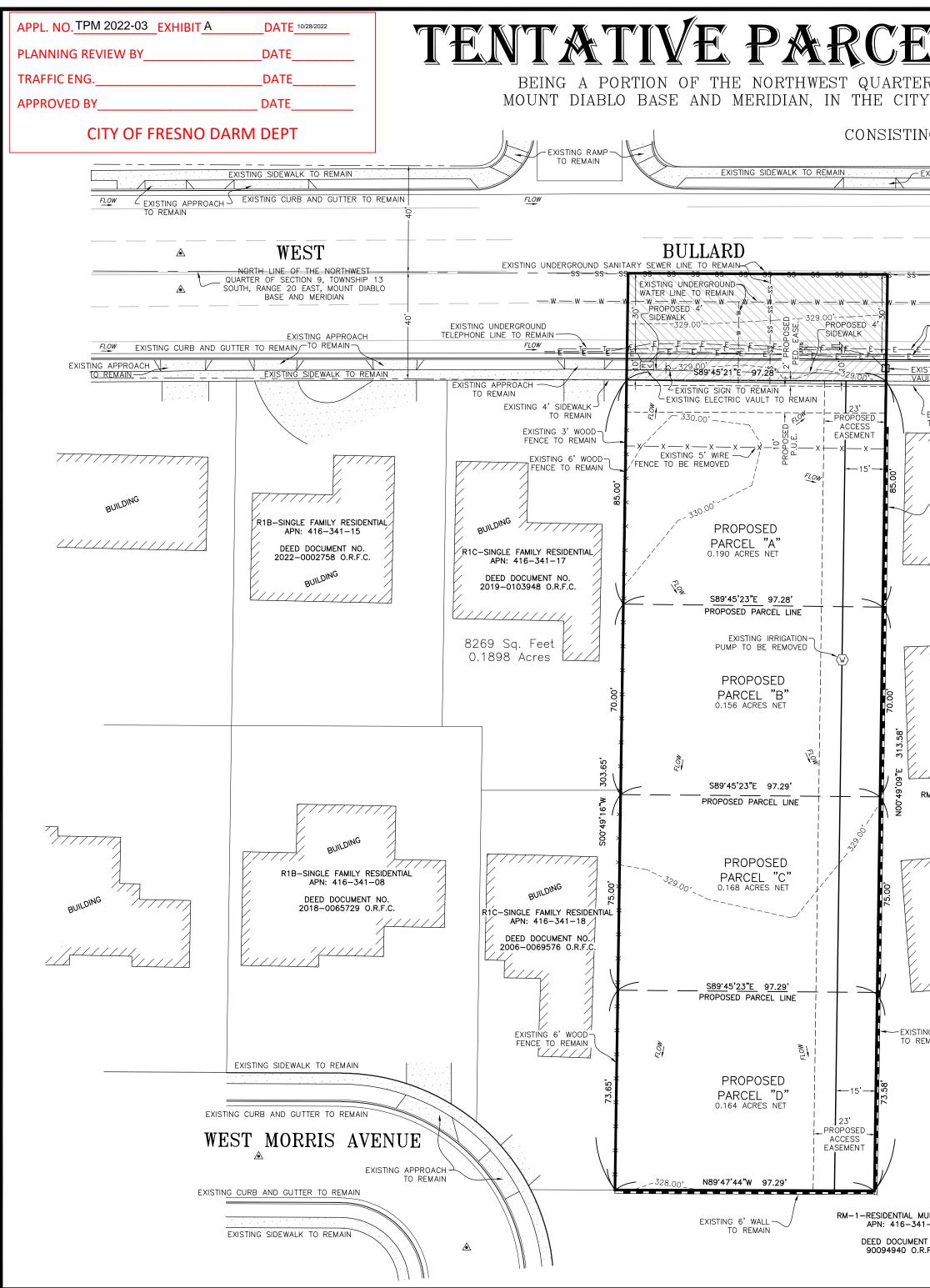
Exhibit A



EL M&P NO	LM&PNO. 2022-03		LEGAL DESCRIPTION APN: 416-341-22		
ER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST, Y OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA			EXISTING PARCEL 1: THE EAST HALF OF THE NORTHWEST QUARTER OF LOT 6 OF CALIFORNIA POULTRY FARM, IN AN UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2, PAGE 82 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY.		
NG OF ONE SHEET			EXCEPTING THEREFROM THE NORTH 10 FEET THEREOF, AS CONVEYED TO THE COUNTY OF FRESNO IN DEED RECORDED JANUARY 8, 1973 IN BOOK 6112, PAGE 442 OF OFFICIAL RECORDS.		
EXISTING RAMP Image: Constraint of the second sec		THE WES CALIFORI OF FRES	EXISTING PARCEL 2: THE WEST 15 FEET OF THE NORTHEAST QUARTER OF LOT 6 OF THE CALIFORNIA POULTRY FARM, IN AN UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2, PAGE 82 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY.		
AVENUE					
—————————————————————————————————————			POSITION FOR THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN	AVENUE	
	EXISTING CURB AND GUTTER TO REMAIN	Ī	LEGEND	AVF	
XISTING TELEPHONE EXISTING ELECTRIC VAULT TO REMALLED TO REMAINEXISTING SIDEWALK TO REMA			SECTION CORNER		
			EV EXISTING ELECTRIC VAULT	MARO	
LEXISTING 4' SIDEWALK TO REMAIN			EXISTING BIKE LANE	MA	
			EXISTING TELEPHONE VAULT		
DING			W EXISTING IRRIGATION PUMP	 ORTH	
BUILDING	\/////////////////////////////////////		EXISTING ARROW STRIPING		
EXISTING 6' WALL TO REMAIN			C EXISTING SIGN		
	BUILDING		FLOW INDICATES FLOW DIRECTION		
	Be		DEEDED FOR PUBLIC USE		
			EXISTING CONCRETE		
	///////////////////////////////////////	<u> 문화 관계 관계 위험</u>			
	<u>SITE DATA</u>				
	OWNER: ADRIATIC, LLC. 2351 W THOMPSON PL	— T — T — — E — E —			
	FRESNO, CA 93711 ADDRESS: 477 W BULLARD AVE, FRESNO, CA	— z — z —			
BUILDING	APN: 416–341–22 AREA: 0.678± ACRES NET 0.767± ACRES GROSS USE: VACANT	-22-22			
	ZONING: EXISTING: R-1-C/NB; SINGLE FAMILY RESIDENTIAL/NEIGHBORH(
	OVERLAY (COUNTY OF FRESNO) PROPOSED: RS-4, RESIDENTIAL SINGLE-FAMILY (CITY OF FRESI		EXISTING CURB AND GUTTER		
///////////////////////////////////////	COUNTY OF FRESNO - R-3 MEDIUM LOW DENSITY RESIDENTIA PROPOSED: TO REMAIN EXIOSTING. PROJECT IS CONS	ISTENT WITH CITY OF	EXISTING WALL LINE		
RM-1-RESIDENTIAL MULTI FAMILY APN: 416-341-21	FRESNO GENERAL PLAN AND DOES NOT REQUIRE CHA GENERAL CODE SECTION 65589.5(j)(4).	ANGE OF ZONE UNDER	— – CONTOUR LINE		
DEED DOCUMENT NO. 90094940 O.R.F.C.	SOURCE OF: WATER FACILITIES: CITY OF FRESNO SEWER FACILITIES: CITY OF FRESNO		CENTERLINE		
	STORM DRAIN FACILITIES: F.M.F.C.D. ELECTRICITY: PG&E GAS: PG&E		EXISTING RIGHT OF WAY LINE		
	LAND USE: EXISTING LAND USE: VACANT PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL		——– PROPOSED EASEMENT LINE		
	PURPOSE OF SUBDIVISION: TO SUBDIVIDE THE EXISTING PARCEL INTO 4 PARCELS FOR SING		PROPOSED PARCEL LINE		
BUILDING	THERE ARE NO UNDERGROUND FEATURES ON THE SITE.		PROPOSED INTERIOR PARCEL LINE EXISTING LOT LINE	1	
	PROJECT SITE HAS AN AVERAGE SLOPE OF LESS THAN 20%.		EXISTING PARCEL LINE (FEE TITLE)		
	<u>NOTES</u>		INDICATES EASEMENT FOR RIGHT OF PURPOSES TO THE COUNTY OF FRES RECORDED ON JANUARY 8, 1973, IN PAGE 442, OFFICIAL RECORDS FRESN	NO, BOOK 6112,	
TING 6' WALL REMAIN	NUMBER OF TREES ON THE PROPERTY: 0 MAP DRAWN BY: PETE BINZ PHONE: (559)297–4200 ADDRESS: 620 DEWITT, SUITE #101, CLOVIS CA, 93612		INDICATES EASEMENT FOR RIGHT OF PURPOSES TO THE COUNTY OF FRES RECORDED ON JANUARY 8, 1973, IN PAGE 442, OFFICIAL RECORDS FRESN	NO, BOOK 6112,	
	THIS MAP PROVIDES FOR PASSIVE AND NATURAL HEATING AND COOLING OPPORTUNITIES BY WAY OF FACING ALL DWELLINGS NORTH-SOUTH. IT PROVIDES FOR OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES INCLUDING COMPLIANCE WITH CALIFORNIAS BUILDING EFFICIENCY STANDARDS (CCR TITLE 24).	P.U.E. PED. EA	PUBLIC UTILITY EASEMENT		
	. ,	WEST SIERRA AVENUE	SCALE: 1		
	BENCHMARK			22-00 477 W BULLARD AVE, FRESNO C	
	COUNTY OF FRESNO TBM #4501 CHISELED SQUARE ON EAST CURB RETURN,	Y WEST BULLARD AVENUE	DIXON & ASSO	CLATES INC	
MULTI FAMILY	NORTHEAST CORNER OF NANTUCKET AND BULLARD. ELEVATION OF 327.739' (NGVD 29)				
41–21 INT_NO.					
.R.F.C.		VICINITY MAP	CLOVIS, CALIFO		
			PH: (559)297-4200	AA. (009)29/-42/2	

