

Exhibit A

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2005-01, APPROVED JULY 14, 2005, DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF, EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION
 36, A DISTANCE OF 499.98 FEET; THENCE SOUTH 88° 19' 43" EAST, A DISTANCE OF 553.91 FEET; THENCE
 SOUTH 88° 19' 43" WEST, A DISTANCE OF 553.91 FEET; THENCE SOUTH 88° 19' 43" WEST, A DISTANCE OF 553.91 FEET;
 37, A DISTANCE OF 80.00 FEET; THENCE SOUTH 88° 33' 43" EAST, ALONG A LINE PARALLEL
 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
 SAID SECTION, A DISTANCE OF 64.46 FEET; THENCE SOUTH 88° 36' 26" WEST, ALONG A LINE PARALLEL WITH AND
 38, A DISTANCE OF 66.63 FEET; THENCE SOUTH 45° 40' 42" EAST, A DISTANCE OF 1021.01 FEET; THENCE
 SOUTH 45° 40' 42" WEST, A DISTANCE OF 307.34 FEET TO A POINT ON THE CENTRIFUGAL OF FANDORER CREEK; THENCE
 02, CONTRIBUTE THE FOLLOWING NINE CORNERS:

- 1) NORTH 87° 53' EAST A DISTANCE OF 53.76 FEET; THENCE
- 2) NORTH 82° 42' 16" EAST A DISTANCE OF 135.42 FEET; THENCE
- 3) NORTH 71° 12' 01" EAST A DISTANCE OF 38.13 FEET; THENCE
- 4) NORTH 77° 12' 01" EAST A DISTANCE OF 72.04 FEET; THENCE
- 5) NORTH 76° 37' 12" EAST A DISTANCE OF 72.04 FEET; THENCE
- 6) NORTH 84° 28' 16" EAST A DISTANCE OF 132.24 FEET; THENCE
- 7) NORTH 89° 39' 55" EAST A DISTANCE OF 110.92 FEET; THENCE
- 8) NORTH 89° 39' 55" EAST A DISTANCE OF 110.92 FEET; THENCE

ON THE EAST LINE OF THE NORTH-TO-NORTHWEST QUARTER OF SAID SECTION 3, THENCE NORTH 00° 40' 02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 265.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH OUTLOT A OF TRACT NO. 3748, RECORDED IN VOLUME 45 OF PLATS, AT PAGES 6, 7 AND 8, OF PUEBLO COUNTY RECORDS.

EXCEPTING THEREFROM ALL OF THAT PORTION LYING WITH THE BOUNDRIES OF TRACT NO. 3748, RECORDED IN VOLUME 45 OF PLATS, AT PAGES 6, 7 AND 8, OF PUEBLO COUNTY RECORDS.

ON NOVEMBER 13, 1917, IN VOLUME 67 OF PLATS AT PAGES 49 AND 52, INCLUSIVE, OF PUEBLO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE NORTHWEST QUARTER OF THE SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AND TO ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS WITH OR UNDERSTANDING AND CONVEYING TO THE SAID PARTIES, ALL RIGHTS AND INTERESTS IN THE SAID LAND, AS RESERVED BY A.J. PRETZER ET UX IN DEED RECORDED JANUARY 4, 1944 IN BOOK 2134 PAGE 10, OF PUEBLO COUNTY RECORDS.

APN: 313-270-51-S

NOTES:

1. THERE ARE NO EXISTING ABOVE GROUND LISTS OR STRUCTURES (SUCH AS BILLBOARDS, WATER TOWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
2. THIS AREA IS WITHIN FLOOD ZONE AH, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF BASE FLOOD ELEVATION DETERMINED).
3. THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).

4. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FLINT HILLS NATURAL GAS SERVICE COMPANY OR OTHER NATURAL GAS UTILITY TO LOCATE AND INSTALL PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT. 79% OF THE ORENED NORTH AND SOUTH.

EXISTING BUILDINGS	SOURCE OF GAS
NONE	GC3/E

EXISTING TREES
TO REMAIN

SOURCE OF CABLE T.V.
COMCAST

EXISTING ZONING
RS-5 (LOTS 1-111); RS-4 (LOTS 112-125)
SOURCE OF TELEPHONE
AT&T

PROPOSED ZONING
RS-5 (LOTS 1-111); RS-4 (LOTS 112-125)
313-270-97s

EXISTING USE	EXISTING VALUE	AC. GROSS (HEAVY BOUNDARY)	NET SURFACE BOUNDARY
VACANT	17.80	10.00	14.47

SINGLE FAMILY RESIDENTIAL SUBDIVISION
FANCHER CREEK CHANNEL

SOURCE OF WAIVER	NUMBER OF 2010
CITY OF FRESNO	125

- OUTLOTS A IS FOR PRIVATE STREET

• WHOLE DISCOUNT PURPOSES.

- OUTLOT F IS FOR LANDCAPING, PAVING, AND FINISHING FOUNTAINS.

9.67 UNITS/AC. (LOTS 1-111)
4.68 UNITS/AC. (LOTS 112-125)

- OUTLOTS M, N AND O TO BE DELETED FROM THE CITY OF EREBUN FOR PUBLIC LANDS

- OUTLOT P IS FOR FUTURE PARK
- OUTLOT Q IS FOR FUTURE PARK

IRNER

LEGEND:

INDUSTRIES SELLING TECHNOLOGICAL DEVICES

PUE
PUBLIC UTILITY EASEMENT NOW OFFERED
FOR PUBLIC USE

LE LANDSCAPE EASEMENT NOW OFFERED TO THE PUBLIC USE

SCALE: 1" = 80'

PROPERTY LINE OF PARCEL REMAINDER

Vehicle Type	EVA (%)
Bicycles	10
Motorcycles	20
Motor vehicles	80
Trucks	90

10

OWNER/SUBOWNER	
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7030 N. FRUIT AVE #101
EMERYVILLE, CA 94608

Harbour & Associates	R
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389 Clovis Avenue, Suite 300 • Clovis, California 93612
 (559) 325-7070

DATE: 12-28-18	SCALE: 1" = 80'	DRAWN BY: SDH
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W.O. #17--006
D-802

