

Exhibit B

OPERATIONAL STATEMENT

Hi Erik

A check was mailed to you on Friday. You should have it today or tomorrow.

This is the operational statement:

The track map application #6338 is being proposed on Parcel B of parcel map #2016-05. In 2016, Citadel Development Group set out to transform an 80-acre parcel into a Complete Neighborhood as defined by the 2035 General Plan. Working closely with City Staff and navigating through the politics, Citadel Development was successful in achieving the Plan Amendment and Development Agreement to ensure The Oaks would become a model for how a Complete Neighborhood should be developed.

Tract 6165 is actively selling homes and the proposed track map #6338 will bring an additional 66 homesites of complementary product to The Oaks. The developer, Citadel Development Group, will be responsible for the design and entitlement of track map #6338 and all corresponding park elements outlined in the recorded Development Agreement.

I look forward to working with all stakeholders to ensure The Oaks is built to its original intent.

Thank You

Brian Yengoyan

President

Citadel Development Group, Inc.

APPL. NO. P21-00126 EXHIBIT O DATE 02/19/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT