

Exhibit A

VESTING TENTATIVE SUBDIVISION MAP OF TRACT NO. 6466 (A PLANNED DEVELOPMENT) IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA SHEET 1 OF 1 BOUNDARY ANALYSIS

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OAKS TENTATIVE TRACT MAP NORTHWEST CORNER OF CHURCH AND FOWLER T6466

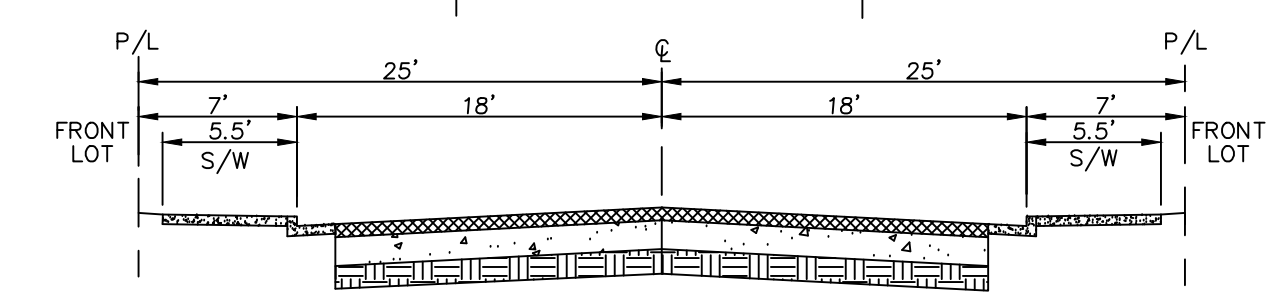
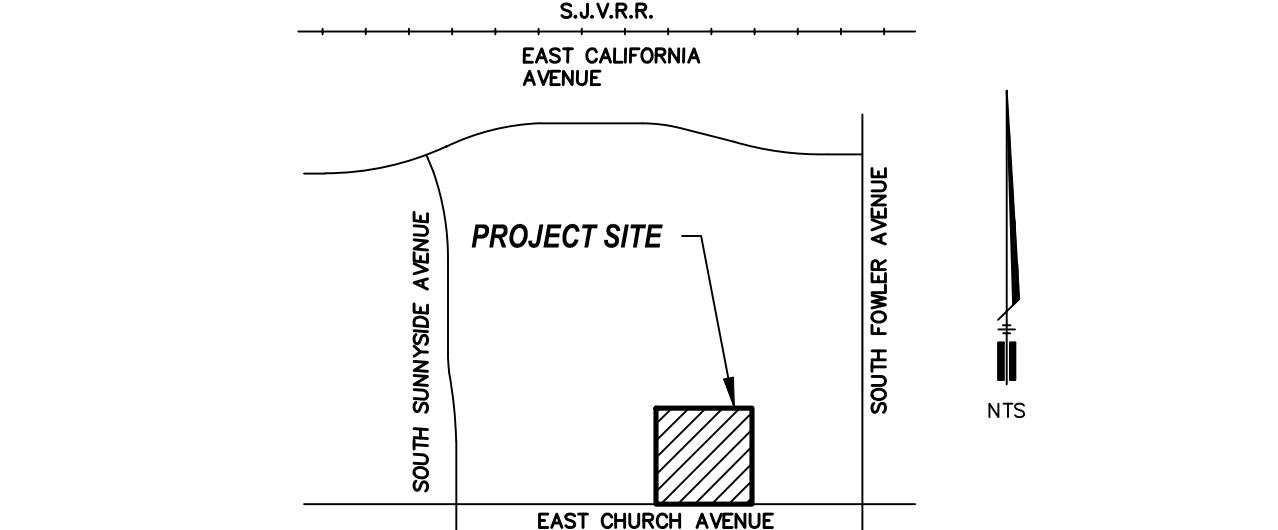
PROJECT TITLE SHEET DESCRIPTION Dr. By: JP Ch. By: AL Date: 04/30/2024 Scale: As Noted YH Job No.: 23-314 Sheet No.: 1 of 1 Sheets

LEGAL DESCRIPTION: REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ADJUSTED PARCEL 'B', DESCRIBED AS FOLLOWS PARCEL B OF LOT LINE ADJUSTMENT NO. 2021-07 PER GRANT DEED RECORDED MAY 17, 2021 AS DOCUMENT NO. 2021-0080561, OFFICIAL RECORDS FRESNO COUNTY, LYING IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA.

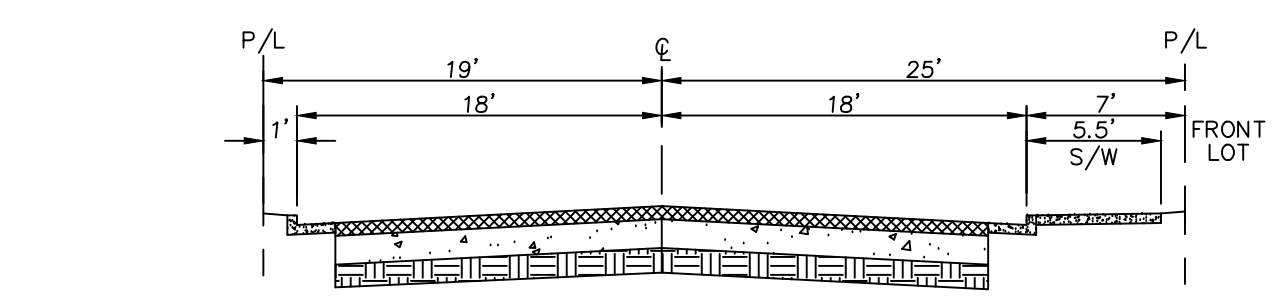
EXCEPTING THEREFROM ALL THAT PORTION OF PARCEL B OF SAID LOT LINE ADJUSTMENT NO. 2021-07, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL B; THENCE SOUTH 89°50'02" EAST, 0.22 FEET ALONG THE NORTH LINE OF SAID PARCEL B; THENCE SOUTH 0°07'32" EAST, 444.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY, 79.21 FEET ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15°07'44" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY, 51.71 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE 14°48'45"; THENCE SOUTH 01°12'27" WEST, 28.74 FEET TO THE SOUTH LINE OF SAID PARCEL B; THENCE NORTH 89°48'33" WEST, 0.03 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE ALONG THE WEST LINE OF SAID PARCEL B THE FOLLOWING FOUR COURSES: (1) NORTH 01°12'27" EAST, 57.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 127.00 FEET; (2) NORTHERLY, 38.22 FEET ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 17°14'27" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 223.00 FEET; (3) NORTHERLY, 67.99 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 17°28'10"; AND (4) NORTH 0°02'16" WEST, 440.13 FEET TO THE POINT OF BEGINNING.

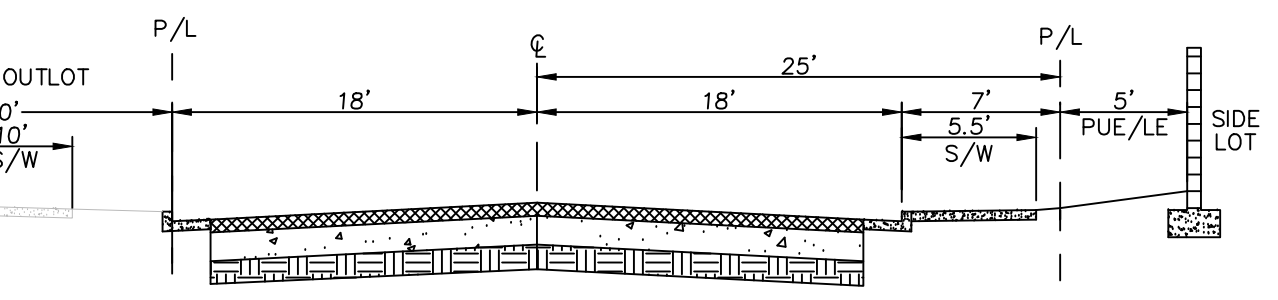
VICINITY MAP:



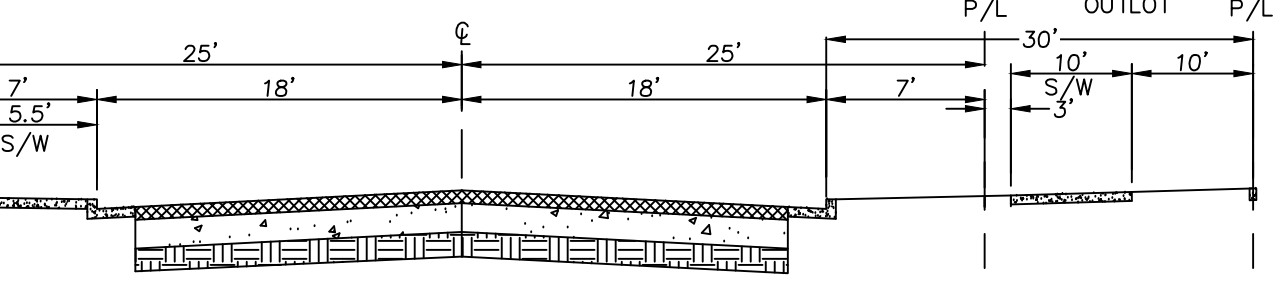
SECTION A-A 50 FT LOCAL STREETS NOT TO SCALE



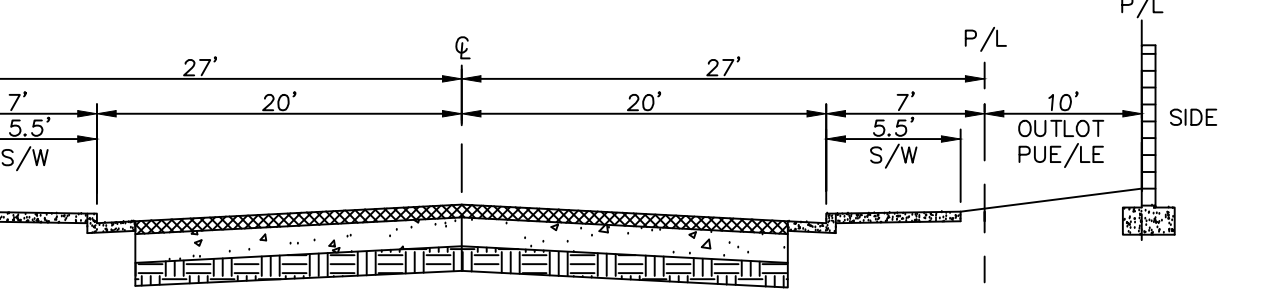
SECTION B-B 44 FT LOCAL STREETS NOT TO SCALE



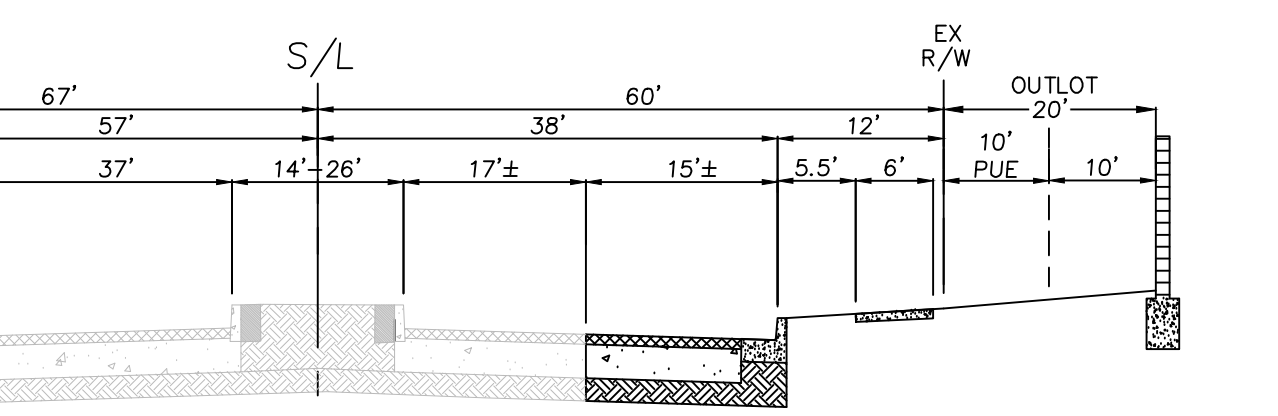
SECTION C-C 43 FT LOCAL STREETS NOT TO SCALE



SECTION D-D 50 FT LOCAL STREETS NOT TO SCALE



SECTION E-E 54 FT LOCAL ENTRY STREET NOT TO SCALE



SECTION F-F EAST CHURCH AVENUE NOT TO SCALE

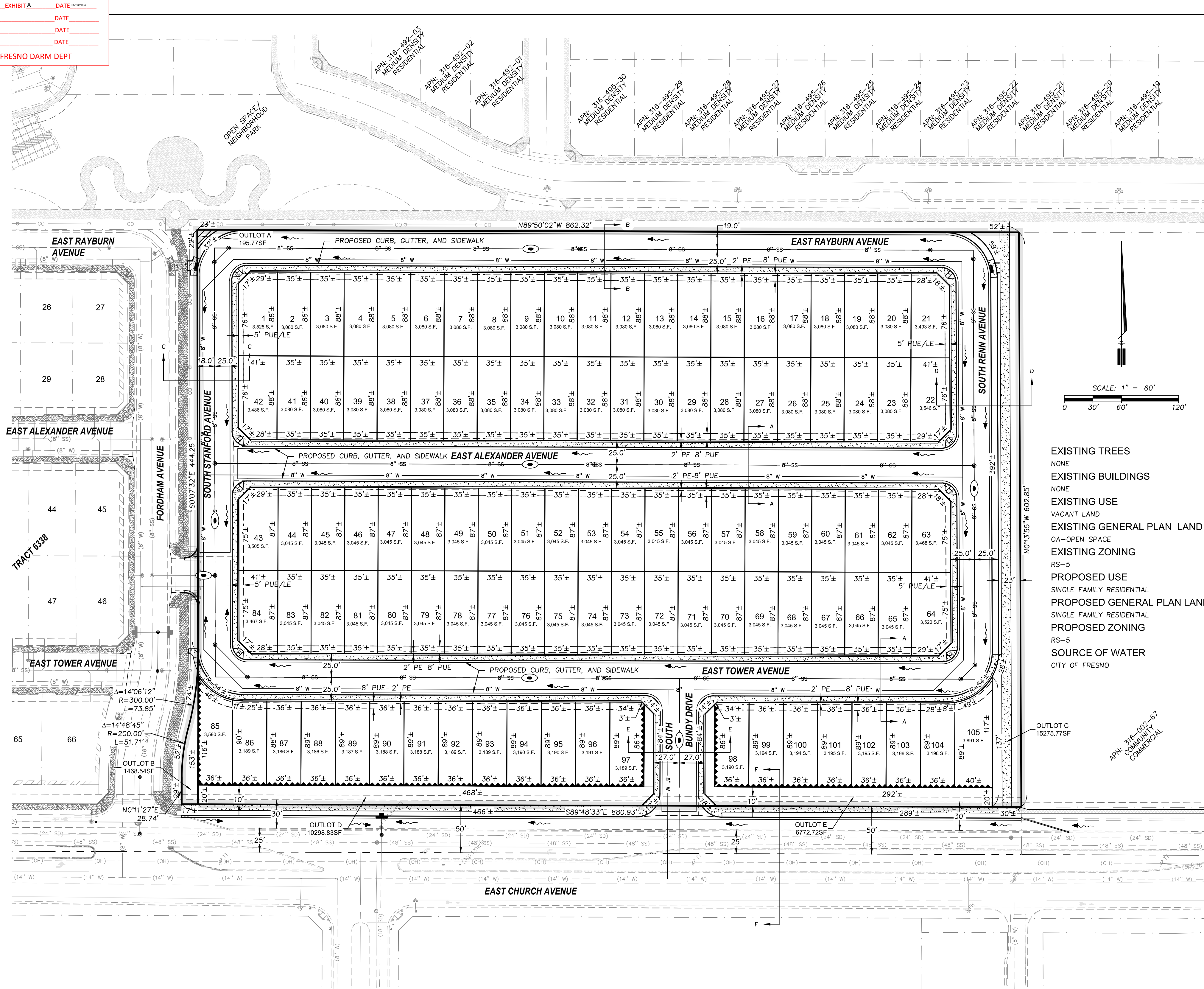


Table with 2 columns: EXISTING TREES, EXISTING BUILDINGS, EXISTING USE, EXISTING GENERAL PLAN LAND USE, EXISTING ZONING, PROPOSED USE, PROPOSED GENERAL PLAN LAND USE, PROPOSED ZONING, SOURCE OF WATER. Corresponding values for CITY OF FRESNO, VACANT LAND, RS-5, SINGLE FAMILY RESIDENTIAL, RS-5, CITY OF FRESNO.

Table with 2 columns: SOURCE OF SEWAGE DISPOSAL, SOURCE OF ELECTRICITY, SOURCE OF GAS, SOURCE OF CABLE T.V., SOURCE OF TELEPHONE, ASSESSOR'S PARCEL NUMBER, SITE AREA, SITE ADDRESS. Corresponding values for CITY OF FRESNO, PG&E, PG&E, COMCAST, AT&T, 316-022-70, GROSS: 11.97 ACRES, MORE OR LESS, 5927 E. CHURCH AVENUE.

LEGEND table listing symbols for existing and proposed features: storm drain inlets, sanitary sewer manholes, street lights, utility poles, water lines, sewer lines, storm drain manholes, storm drain inlets, storm drain manholes, sanitary sewer manholes, irrigation standpipes.

NOTES: 1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED. 2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION. 3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED. 4. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES. 5. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN. 6. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISIONS. 7. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS. 8. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS. 9. SURROUNDING LAND USES: NORTH - RM-RESIDENTIAL - MEDIUM DENSITY EAST - CC-COMMUNITY COMMERCIAL SOUTH - RML-RESIDENTIAL - MEDIUM LOW DENSITY WEST - RM-RESIDENTIAL - MEDIUM DENSITY. 10. GRADE DIFFERENTIALS THAT EXCEEDS 6" ALONG THE SOUTH AND WEST BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT. 11. TO BE DEDICATED FOR LANDSCAPING PURPOSES: OUTLOT 'D' = 10298.23 SF OUTLOT 'E' = 6772.72 SF. 12. TO BE DEDICATED FOR LANDSCAPING AND OPEN SPACE PURPOSES: OUTLOT 'A' = 195.77 SF OUTLOT 'B' = 1468.54 SF OUTLOT 'C' = 15275.77 SF. 13. SOURCE OF DATA: FIELD SURVEY. OWNER: 1. HIGH AND MIGHTY FARMS, INC., A CALIFORNIA CORPORATION 1715 N FINE AVE FRESNO CA 93727 2. CC FRESNO LLC, AN ARIZONA LIMITED LIABILITY COMPANY. PREPARED BY: YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVE, SUITE 101 FRESNO, CALIFORNIA 93727 PH. (559) 244-3123. SUBDIVIDER: LENNAR HOMES OF CALIFORNIA, INC. 8080 N. PALM AVENUE, SUITE 110 FRESNO, CA. 93711 (559) 447-3400. LOT INFO: TOTAL 105 MIN. WIDTH 35 FT. MIN. DEPTH 95 FT. RS-5 AREA = 11.97 AC (NET) DENSITY = 8.77 DU/AC.

APPL. NO. T-6466 EXHIBIT A DATE 03/20/24 PLANNING REVIEW BY DATE TRAFFIC ENG. DATE APPROVED BY DATE CITY OF FRESNO DARM DEPT