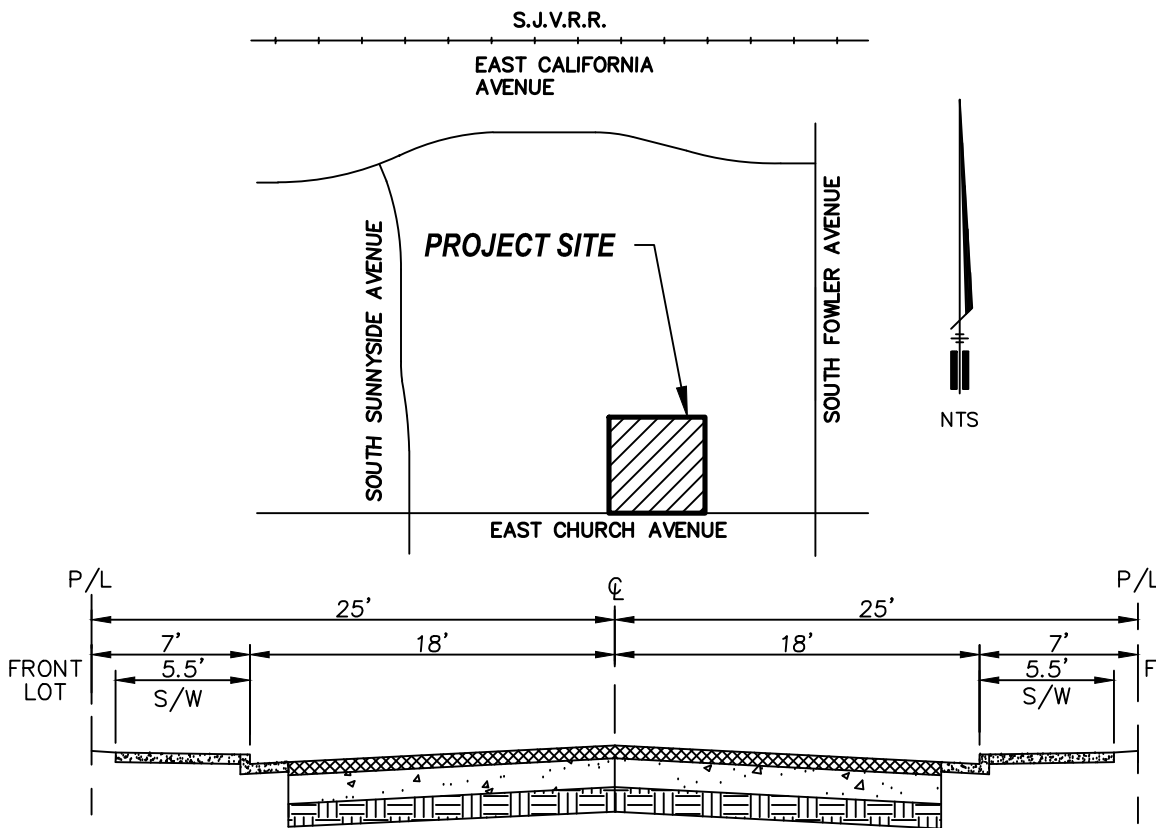


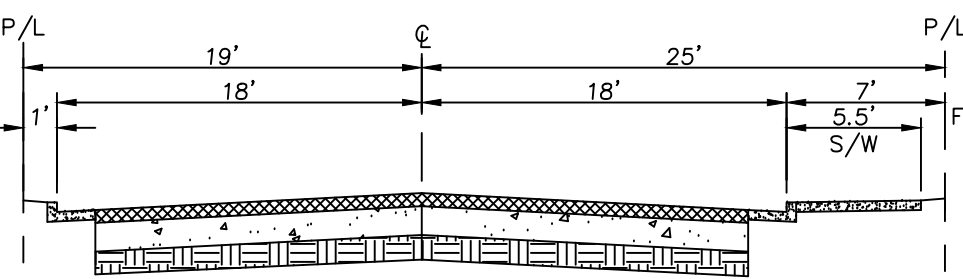
Exhibit A

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

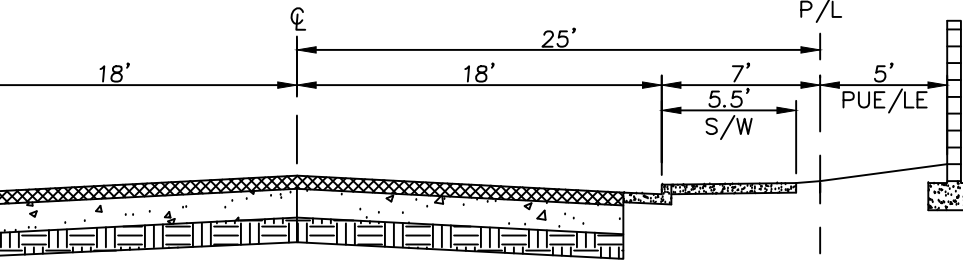
VICINITY MAP:



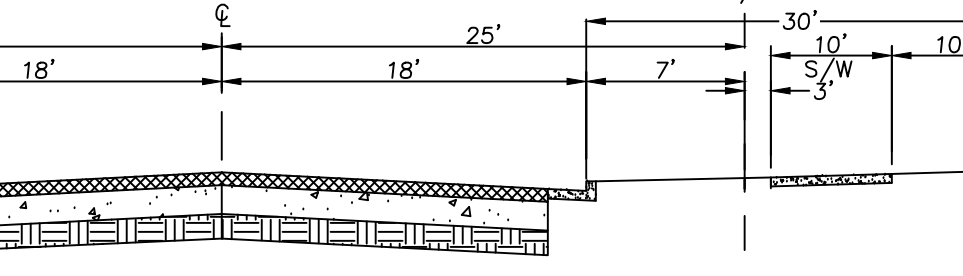
SECTION A-A
50 FT LOCAL STREETS
NOT TO SCALE



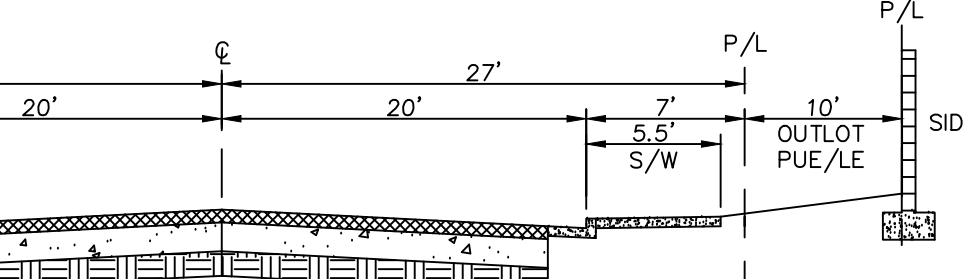
SECTION B-B
44 FT LOCAL STREETS
NOT TO SCALE



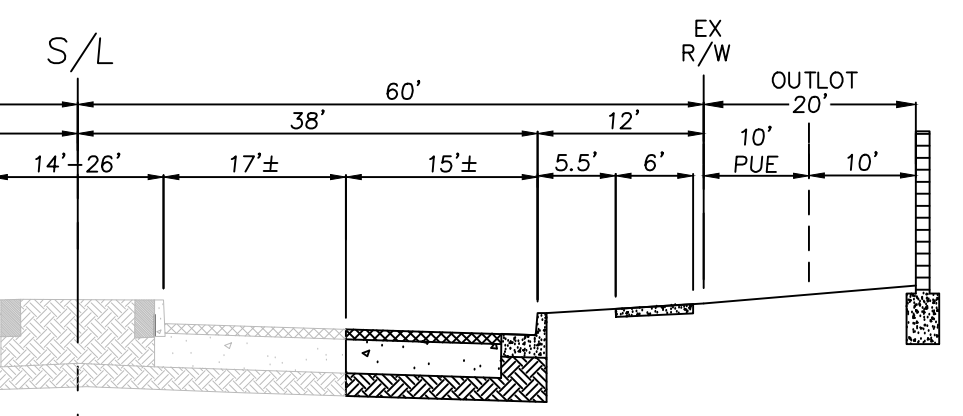
SECTION C-C
43 FT LOCAL STREETS
NOT TO SCALE



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



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 07°32'32" 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 SOUTHEAST, 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 SOUTHEAST, 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 07°02'16" WEST, 440.13 FEET TO THE POINT OF BEGINNING.

EXISTING TREES

NONE

EXISTING BUILDINGS

NONE

EXISTING USE

VACANT LAND

EXISTING GENERAL PLAN LAND USE

OA-OPEN SPACE

EXISTING ZONING

RS-5

PROPOSED USE

SINGLE FAMILY RESIDENTIAL

PROPOSED GENERAL PLAN LAND USE

SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING

RS-5

SOURCE OF WATER

CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL

CITY OF FRESNO

SOURCE OF ELECTRICITY

PG&E

SOURCE OF GAS

PG&E

SOURCE OF CABLE T.V.

COMCAST

SOURCE OF TELEPHONE

AT&T

ASSESSOR'S PARCEL NUMBER

316-022-70

SITE AREA

GROSS: 11.97 ACRES, MORE OR LESS

REMAINDER: 0 ACRES, MORE OR LESS

PROJECT GROSS: 11.97 ACRES, MORE OR LESS

PROJECT NET: 11.97 ACRES, MORE OR LESS

SITE ADDRESS

5927 E. CHURCH AVENUE

LEGEND:

| | | | | | |
|--|--|--|---------------------------------|----------|---|
| | EXISTING STORM DRAIN INLET | | EXISTING OVERHEAD ELECTRIC LINE | STL | STREETLIGHT |
| | EXISTING SANITARY SEWER MANHOLE | | EXISTING IRRIGATION LINE | PP | POWER POLE |
| | EXISTING STORM DRAIN MANHOLE | | EXISTING EDGE OF PAVEMENT | UP | UTILITY POLE |
| | EXISTING STREET LIGHT | | EXISTING FENCE (CHAIN LINK) | TEL | TELEPHONE POLE |
| | EXISTING UTILITY POLE | | EXISTING TREE | WV | WATER VALVE |
| | PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE | | EXISTING FIRE HYDRANT | O.R.F.C. | OFFICIAL RECORDS FRESNO COUNTY |
| | CENTERLINE | | PROPOSED WATER LINE | F.C.R. | FRESNO COUNTY RECORDS |
| | BOUNDARY LINE | | PROPOSED STORM DRAIN LINE | ◆ | ACCEPTED FOR PUBLIC UTILITY EASEMENT BY THE CITY OF FRESNO PER THE PARCEL MAP RECORDED IN BOOK 74 OF PARCEL MAPS AT PAGES 31-33, F.C.R. |
| | PROPOSED PARCEL LINE | | PROPOSED SEWER LINE | ◇ | EASEMENT TO CITY OF FRESNO FOR RIGHT-OF-WAY PURPOSES RECORDED OCTOBER 18, 2017 AS DOCUMENT NO. 2017-0135266, O.R.F.C. |
| | RELINQUISHED ACCESS FOR PUBLIC PURPOSES | | PROPOSED SANITARY SEWER MANHOLE | ◇ | EASEMENT TO CITY OF FRESNO FOR UTILITY PURPOSES RECORDED FEBRUARY 27, 1992 AS DOCUMENT NO. 92023600, O.R.F.C. |
| | PROPOSED SETBACK | | PROPOSED STORM DRAIN MANHOLE | ◇ | EASEMENT TO CITY OF FRESNO FOR UTILITY PURPOSES RECORDED FEBRUARY 27, 1992 AS DOCUMENT NO. 92023599, O.R.F.C. |
| | EXISTING STORM DRAIN LINE | | PROPOSED STORM DRAIN INLET | ◆ | |
| | EXISTING SEWER LINE | | STORM DRAIN MANHOLE | ◆ | |
| | EXISTING WATER LINE | | SANITARY SEWER MANHOLE | ◆ | |
| | | | IRRIGATION STANDPIPE | ◆ | |

NOTES:

- EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION WILL BE REMOVED.
 - THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
 - EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION WILL BE REMOVED.
 - 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. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 100% OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
 - ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
 - THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISIONS.
 - THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
 - 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.
 - SURROUNDING LAND USES:
NORTH - RM-RESIDENTIAL - MEDIUM DENSITY
EAST - CC-COMMUNITY COMMERCIAL
SOUTH - RML-RESIDENTIAL - MEDIUM LOW DENSITY
WEST - RM-RESIDENTIAL - MEDIUM DENSITY
 - GRADE DIFFERENTIALS THAT EXCEEDS 6" ALONG THE SOUTH AND WEST BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT.
 - TO BE DEDICATED FOR LANDSCAPING PURPOSES:
OUTLOT 'D' = 10298.23 SF
OUTLOT 'E' = 6772.72 SF
 - TO BE DEDICATED FOR LANDSCAPING AND OPEN SPACE PURPOSES:
OUTLOT 'A' = 195.77 SF
OUTLOT 'B' = 1468.54 SF
OUTLOT 'C' = 15275.77 SF
 - 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 85 FT.
RS-5 AREA = 11.97 AC (NET)
DENSITY = 8.77 DU/AC