

Exhibit A

LEGAL DESCRIPTION:

PARCEL D OF LOT LINE ADJUSTMENT NO. 2019-16, AS DOCUMENT NUMBER 2019-0082532, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A OF LOT LINE ADJUSTMENT 02-13 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. PLA 02-13(A) RECORDED JANUARY 12, 2004, AS DOCUMENT NO. 20040008180, OFFICIAL RECORDS FRESNO COUNTY, DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING A PORTION OF PARCEL 2, PARCEL 3 AND PARCEL 4, AS SAID PARCELS ARE SHOWN ON PARCEL MAP NO. 6349, FILED IN BOOK 42 OF PARCEL MAPS AT PAGE 50, FRESNO COUNTY RECORDS, ALSO BEING A PORTION OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 3989, FILED IN BOOK 27 OF PARCEL MAPS AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 6349; THENCE

- SOUTH 01° 53' 10" WEST, ALONG THE EAST LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 6349, A DISTANCE OF 482.34 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE
- SOUTH 01° 53' 10" WEST, ALONG THE EAST LINE OF SAID PARCEL 3 OF PARCEL MAP NO. 6349, A DISTANCE OF 180.89 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE
- SOUTH 01° 53' 10" WEST, ALONG THE EAST LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 3989, A DISTANCE OF 68.94 FEET TO THE MOST EASTERLY CORNER OF PARCEL B OF LOT LINE ADJUSTMENT 02-13, SUBSEQUENTLY DESCRIBED HEREIN; THENCE LEAVING SAID EAST LINE
- SOUTH 27° 45' 02" WEST, ALONG THE SHARED BOUNDARY BETWEEN THIS DESCRIBED PARCEL A AND SAID PARCEL B, A DISTANCE OF 76.02 FEET; THENCE CONTINUING ALONG SAID SHARED BOUNDARY FOLLOWING THE SUBSEQUENT COURSES AND DISTANCES:
- NORTH 82° 17' 14" WEST, A DISTANCE OF 131.73 FEET; THENCE
- NORTH 51° 48' 10" WEST, A DISTANCE OF 122.90 FEET; THENCE
- NORTH 72° 21' 05" WEST, A DISTANCE OF 59.04 FEET; THENCE
- NORTH 81° 25' 27" WEST, A DISTANCE OF 102.48 FEET; THENCE
- NORTH 81° 25' 27" WEST, A DISTANCE OF 82.35 FEET; THENCE
- NORTH 73° 04' 03" WEST, A DISTANCE OF 13.65 FEET; THENCE
- NORTH 56° 55' 45" WEST, A DISTANCE OF 171.40 FEET; THENCE
- NORTH 56° 55' 45" WEST, A DISTANCE OF 6.21 FEET; THENCE
- NORTH 19° 52' 01" EAST, A DISTANCE OF 16.94 FEET; THENCE
- NORTH 19° 52' 01" EAST, A DISTANCE OF 164.68 FEET; THENCE
- SOUTH 89° 14' 36" EAST, A DISTANCE OF 121.39 FEET; THENCE
- NORTH 01° 51' 02" WEST, A DISTANCE OF 121.98 FEET; THENCE
- NORTH 01° 51' 02" WEST, A DISTANCE OF 255.85 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 6349; THENCE LEAVING SAID SHARED BOUNDARY LINE
- NORTH 88° 39' 00" EAST, ALONG SAID NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 516.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF IN ALL OIL, GAS AND OR MINERALS IN AND UNDER SAID LAND TOGETHER WITH THE RIGHT, AT ALL TIMES TO ENTER ON THE ABOVE DESCRIBED LANDS AND TAKE ALL THE USUAL, NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND TO REMOVE ALL THE OIL, GAS AND/OR MINERALS HEREIN RESERVED AND FOUND THEREON, AS RESERVED IN THE DEED FROM OCCIDENTAL LIFE INSURANCE COMPANY, A CORPORATION RECORDED OCTOBER 6, 1937 IN BOOK 1611 PAGE 180, OF OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT A POINT ON THE SHARE BOUNDARY BETWEEN SAID PARCEL A AND PARCEL B OF LOT LINE ADJUSTMENT 02-13, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. PLA 02-13(B) RECORDED JANUARY 12, 2004, AS DOCUMENT NO. 20040008181 OFFICIAL RECORDS FRESNO COUNTY, SAID POINT BEING THE NORTHEASTERLY TERMINUS OF THAT COURSE NUMBERED 14 IN SAID CERTIFICATE OF COMPLIANCE PLA 02-13(A); THENCE ALONG SAID SHARED BOUNDARY

- SOUTH 19° 52' 01" WEST, A DISTANCE OF 113.24 FEET; THENCE LEAVING SAID SHARED BOUNDARY
- SOUTH 88° 24' 55" EAST, A DISTANCE OF 22.84 FEET; THENCE
- NORTH 20° 54' 11" EAST, A DISTANCE OF 100 FEET; THENCE
- SOUTH 88° 28' 29" EAST, A DISTANCE OF 52.78 FEET; THENCE
- NORTH 00° 06' 51" EAST, A DISTANCE OF 14.15 FEET TO A POINT ON SAID SHARED BOUNDARY; THENCE
- NORTH 89° 14' 36" WEST, ALONG SAID SHARED BOUNDARY, A DISTANCE OF 72.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF SAID PARCEL B OF LOT LINE ADJUSTMENT 02-13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE

- SOUTH 01° 51' 02" EAST, ALONG THE SHARED BOUNDARY BETWEEN SAID PARCEL B AND SAID PARCEL A, A DISTANCE OF 377.82 FEET; THENCE
- NORTH 89° 14' 36" WEST, A DISTANCE OF 48.57 FEET; THENCE LEAVING SAID SHARED BOUNDARY
- NORTH 00° 06' 51" EAST, A DISTANCE OF 376.15 FEET, TO A POINT ON THE NORTH LINE OF SAID PARCEL B; THENCE
- NORTH 88° 38' 59" EAST, ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 35.62 FEET, TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL B OF LOT LINE ADJUSTMENT 02-13:

BEGINNING AT A POINT ON THE SHARED BOUNDARY BETWEEN SAID PARCEL B AND SAID PARCEL A, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT COURSE NUMBER 14 IN SAID CERTIFICATE OF COMPLIANCE PLA 02-13(B); THENCE ALONG SAID SHARED BOUNDARY FOLLOWING THE SUBSEQUENT COURSES AND DISTANCES:

- NORTH 82° 17' 14" WEST, A DISTANCE OF 131.73 FEET; THENCE
- NORTH 51° 48' 10" WEST, A DISTANCE OF 122.90 FEET; THENCE
- NORTH 72° 21' 05" WEST, A DISTANCE OF 59.04 FEET; THENCE
- NORTH 81° 25' 27" WEST, A DISTANCE OF 184.83 FEET; THENCE
- NORTH 73° 04' 03" WEST, A DISTANCE OF 13.65 FEET; THENCE
- NORTH 56° 55' 45" WEST, A DISTANCE OF 177.61 FEET; THENCE
- NORTH 19° 52' 01" EAST, A DISTANCE OF 68.39 FEET; THENCE LEAVING SAID SHARED BOUNDARY
- NORTH 88° 24' 55" WEST, A DISTANCE OF 7.16 FEET; THENCE
- SOUTH 20° 54' 11" WEST, A DISTANCE OF 74.35 FEET; THENCE
- SOUTH 56° 47' 29" EAST, A DISTANCE OF 186.10 FEET; THENCE
- SOUTH 80° 48' 42" EAST, A DISTANCE OF 151.22 FEET; THENCE
- SOUTH 76° 16' 45" EAST, A DISTANCE OF 87.18 FEET; THENCE
- SOUTH 56° 29' 34" EAST, A DISTANCE OF 152.02 FEET; THENCE
- SOUTH 83° 13' 43" EAST, A DISTANCE OF 117.88 FEET; THENCE
- NORTH 27° 45' 02" EAST, A DISTANCE OF 10.71 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM FROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERALS IN AND UNDER THE REAL PROPERTY, TOGETHER WITH THE RIGHT OF THE GRANTEE, ITS SUCCESSORS, ASSIGNS, LESSEES AND LEGAL REPRESENTATIVES AT ALL TIMES TO ENTER ON THE HEREINAFTER DESCRIBED LANDS AND TAKE ALL THE USUAL, NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND REMOVE ONE-HALF OF ALL THE OIL, GAS AND MINERALS FOUND THEREON, AS GRANTED TO CALIFORNIA LANDS INC., A CORPORATION IN THE DEED RECORDED MARCH 31, 1936 IN OFFICIAL RECORDS IN BOOK 1479, PAGE 480.

ALSO EXCEPTING FROM A PORTION OF THE LAND ANY INTEREST IN THE OIL, GAS AND MINERALS IN AND UNDER SAID LAND THAT MAY HAVE BEEN EXCEPTED IN THE GRANT DEED FROM NORMAN KIZIRIAN ET AL. TO MADIS S. BECK RECORDED SEPTEMBER 11, 1978 IN OFFICIAL RECORDS IN BOOK 7115, PAGE 540.

ALSO EXCEPTING FROM A PORTION OF THE LAND ANY INTEREST IN THE MINERALS RIGHTS THAT MAY HAVE BEEN EXCEPTED IN THE GRANT DEED FROM NORM KIZIRIAN ET AL. TO NORMAN KIZIRIAN AND PAMELA S. KIZIRIAN RECORDED JUNE 16, 1980 IN OFFICIAL RECORDS IN BOOK 7534, PAGE 718.

LEGAL DESCRIPTION: (CONTINUED)

TOGETHER WITH THAT PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 2019-06, RECORDED JUNE 3, 2019 AS DOCUMENT NO. 2019-0057495, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE SOUTH 88° 24' 57" WEST, ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 481.87 FEET; THENCE SOUTH 88 24 57 WEST, ALONG SAID BOUNDARY, A DISTANCE OF 35.63 FEET; THENCE NORTH 00° 07' 08" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 308.54 FEET; THENCE NORTH 45° 14' 46" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 20.29 FEET; THENCE NORTH 89° 37' 41" EAST, A DISTANCE OF 172.36 FEET; THENCE NORTH 43° 10' 29" EAST, A DISTANCE OF 132.94 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 43° 10' 29" WEST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 44° 48' 05", A DISTANCE OF 45.32 FEET; THENCE NORTH 88° 24' 24" EAST, A DISTANCE OF 222.05 FEET; THENCE EASTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, THROUGH A CENTRAL ANGLE OF 01° 31' 03", A DISTANCE OF 17.14 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF SAID PARCEL A; THENCE SOUTH 01° 38' 20" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 397.37 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH PARCEL A OF LOT LINE ADJUSTMENT NO. 2018-41, AS DOCUMENT NUMBER 2019-0057499, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:



LEGAL DESCRIPTION: (CONTINUED):

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 88° 39' 16" EAST, ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 24.77 FEET; THENCE SOUTH 15° 10' 41" WEST, A DISTANCE OF 107.73 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID PARCEL 3; THENCE SOUTH 22° 53' 58" WEST, A DISTANCE OF 69.90 FEET; THENCE SOUTH 15° 17' 13" WEST, A DISTANCE OF 138.15 FEET; THENCE SOUTH 13° 03' 31" WEST, A DISTANCE OF 400.74 FEET; THENCE SOUTH 26° 58' 24" WEST, A DISTANCE OF 13.42 FEET; THENCE SOUTH 63° 50' 35" WEST, A DISTANCE OF 35.79 FEET; THENCE SOUTH 83° 05' 53" WEST, A DISTANCE OF 157.58 FEET; THENCE NORTH 84° 59' 45" WEST, A DISTANCE OF 57.38 FEET; THENCE NORTH 64° 27' 51" WEST, A DISTANCE OF 90.79 FEET; THENCE WESTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 118.00 FEET, THROUGH A CENTRAL ANGLE OF 69° 51' 33", A DISTANCE OF 143.87 FEET; THENCE SOUTH 45° 40' 36" WEST, A DISTANCE OF 21.32 FEET; THENCE SOUTH 69° 25' 56" WEST, A DISTANCE OF 46.67 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID PARCEL 3; THENCE NORTH 01° 52' 12" EAST, A DISTANCE OF 732.19 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 88° 39' 16" EAST, A DISTANCE OF 659.90 FEET TO THE POINT OF BEGINNING.

TENTATIVE SUBDIVISION MAP

TRACT No. 6248

A VESTING MAP
A PHASED MAP

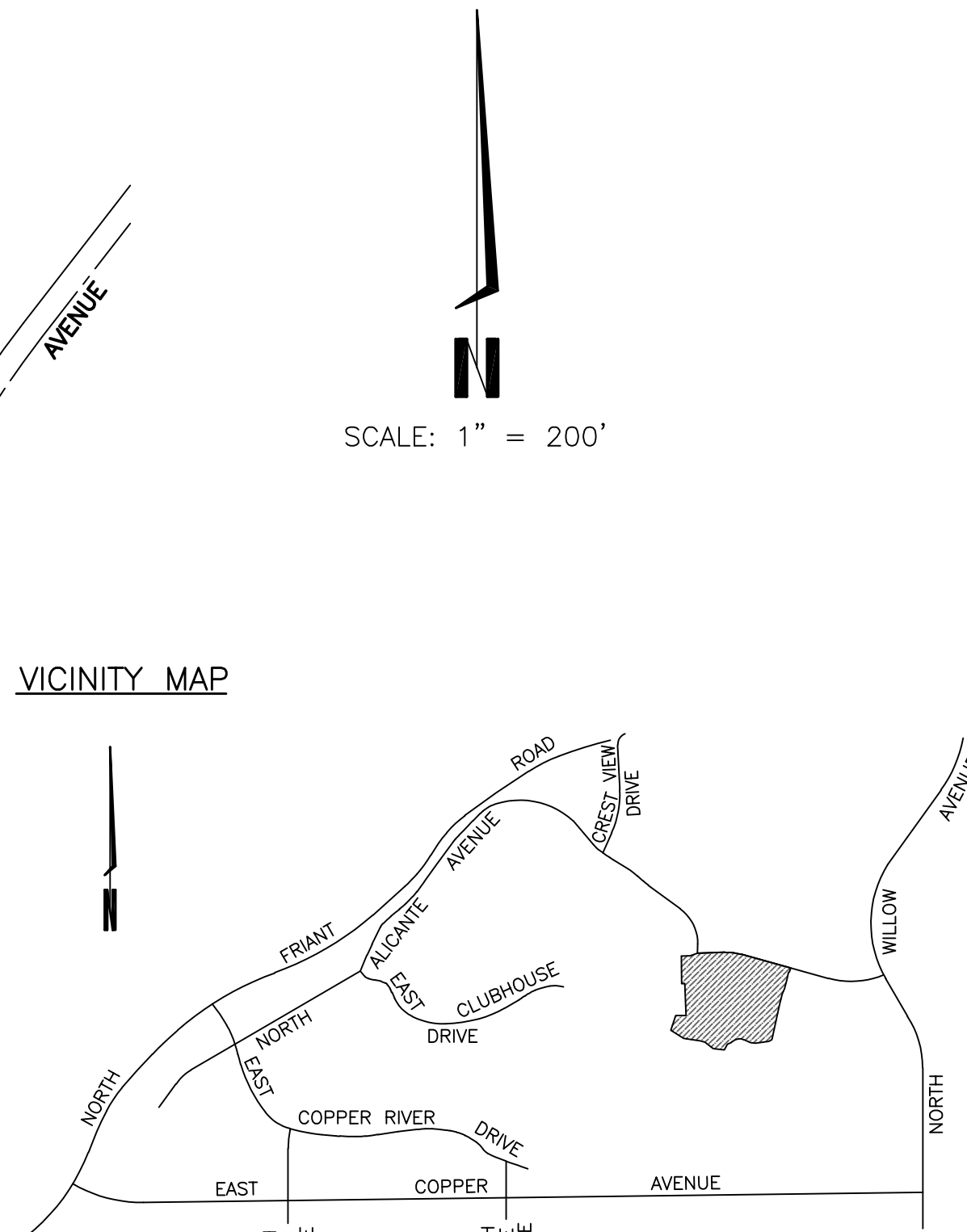
APN 579-075-47, 579-390-45 & 55

11966 N. ALICANTE DR.

GROSS AREA = 27.69 ACRES

NET AREA = 26.33 ACRES

SHEET ONE OF TWO SHEETS



SOURCE OF DATA:

- LOT LINE ADJUSTMENT NO. 2019-16
- FIELD SURVEY
- ASSESSORS MAPS

APPL. NO. T-6248 EXHIBIT A-1 DATE 08/28/2025

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

RECORD OWNERS:

GRANVILLE HOMES, INC.
1306 W. HERNDON AVE. STE 101
FRESNO, CA 93711
(559) 436-0800

SUBDIVIDER:

GRANVILLE HOMES, INC.
1306 W. HERNDON AVE. STE 101
FRESNO, CA 93711
(559) 436-0800

GARY G. GIANNETTA

CIVIL ENGINEERING & LAND SURVEYING

1119 "B" STREET
FRESNO, CA 93721
(559) 284-3590

DATE: 6/30/25

APPL. NO. T-6248 EXHIBIT A-2 DATE 08/28/2025
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

TENTATIVE SUBDIVISION MAP
TRACT No. 6248
A VESTING MAP
A PHASED MAP

APN 579-075-47, 579-390-45 & 55
11966 N. ALICANTE DR.
GROSS AREA = 27.69 ACRES
NET AREA = 26.33 ACRES
SHEET TWO OF TWO SHEETS

IMPROVEMENTS TO BE INSTALLED:

1. STREETS - PUBLIC, CITY OF FRESNO STANDARDS
2. SEWER - CITY OF FRESNO STANDARDS
3. WATER - CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - PG&E DECORATIVE
7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
9. TELEPHONE - A.T.&T.
10. CABLE TELEVISION - COMCAST

NOTES:

1. EXISTING & PLANNED LAND USE - MEDIUM-LOW DENSITY RESIDENTIAL
2. EXISTING & PLANNED ZONE DISTRICT - RS-4 & RS-4/UGM/cz
3. EXISTING USE - VACANT
4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
4. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
5. THERE IS GREATER THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
6. **▲▲▲▲** - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
7. THERE SHALL BE AN 10' PUBLIC UTILITY EASEMENT ALONG ALL STREET FRONTAGES. SIDEYARDS SHALL HAVE A 8' PUBLIC UTILITY EASEMENT.
8. THERE SHALL BE A 1' PEDESTRIAN EASEMENT ALONG ALL LOT FRONTAGES WITH SIDEWALK.
9. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
10. THERE ARE NO EXISTING TREES.
11. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (71 LOTS)
12. OUTLOT A FOR OPEN SPACE AND EMERGENCY VEHICLE ACCESS PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. OUTLOT B FOR OPEN SPACE AND PUBLIC UTILITY EASEMENT PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. OUTLOT C FOR OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. NORTH "B" AVENUE LANDSCAPING TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LEGEND:

- CENTERLINE
- ===== EXISTING CURB AND GUTTER TO REMAIN
- ===== EXISTING MEDIAN CURB
- EX. FH EXISTING FIRE HYDRANT TO REMAIN
- EXISTING PROPERTY LINE
- EXISTING STREETLIGHT TO REMAIN
- EX. 12" S EXISTING SEWER TO REMAIN
- EX. 60" SD EXISTING STORM DRAIN TO REMAIN
- EX. 12" W EXISTING WATER TO REMAIN
- ===== PROPOSED BLOCK WALL
- ===== PROPOSED PROPERTY LINE
- ===== SUBDIVISION BOUNDARY

