

# COUNTY SERVICE AREA No. 34 Zone D

## SUBDIVISION MAP OF TRACT NO. 4968 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

### OUTLOT DESIGNATIONS

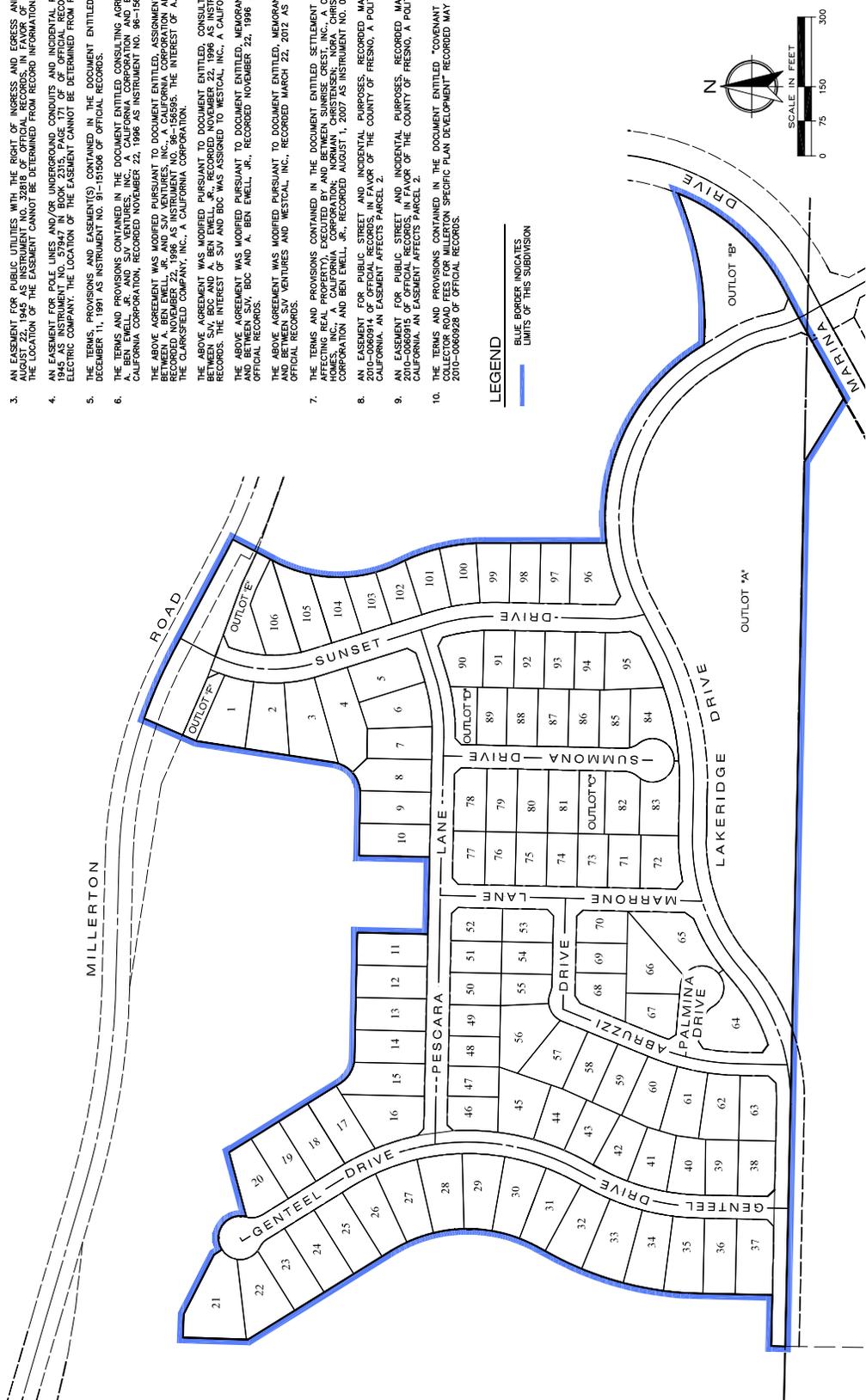
NAME	DESCRIPTION	AREA (AC)
OUTLOT "A"	OPEN SPACE	8.04
OUTLOT "B"	NET LANDS, CREEK AND BASIN	0.18
OUTLOT "C"	CULTURAL PRESERVE	0.18
OUTLOT "D"	CULTURAL PRESERVE	0.14
OUTLOT "E"	LANDSCAPE	0.24
OUTLOT "F"	LANDSCAPE	0.11

### THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

- RIGHTS, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED SEPTEMBER 16, 1892 IN BOOK Q, PAGE 5 AND NOVEMBER 16, 1892 IN BOOK S, PAGE 317, BOTH OF PATENTS.
- AN EASEMENT FOR POLES AND WIRES FOR A TELEPHONE LINE AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1907 IN BOOK 382 OF DEEDS, PAGE 82, IN FAVOR OF SAN JOAQUIN LIGHT & POWER CORPORATION. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PUBLIC UTILITIES WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1907 IN BOOK 382 OF DEEDS, PAGE 82, IN FAVOR OF SAN JOAQUIN LIGHT & POWER CORPORATION. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR POLE LINES AND/OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 11, 1991 AS INSTRUMENT NO. 87-151908 OF OFFICIAL RECORDS, IN FAVOR OF WESTCAL, INC., A CALIFORNIA CORPORATION, AND BETWEEN WESTCAL, INC., A CALIFORNIA CORPORATION, AND WESTCAL, INC., A CALIFORNIA CORPORATION.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED DECEMBER 11, 1991 AS INSTRUMENT NO. 87-151908 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSULTING AGREEMENT EXECUTED BY AND BETWEEN A. BEN ELLER, JR. AND SIV VENTURES, INC., A CALIFORNIA CORPORATION AND BDC DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185586 OF OFFICIAL RECORDS.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, ASSIGNMENT OF AGREEMENT, EXECUTED BY AND BETWEEN A. BEN ELLER, JR. AND SIV VENTURES, INC., A CALIFORNIA CORPORATION AND BDC DEVELOPMENT CORPORATION, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185586 OF OFFICIAL RECORDS.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, ASSIGNMENT OF AGREEMENT, EXECUTED BY AND BETWEEN SIV, BDC AND A. BEN ELLER, JR., RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 96-185589 OF OFFICIAL RECORDS.
- THE ABOVE AGREEMENT WAS MODIFIED PURSUANT TO DOCUMENT ENTITLED, CONSULTING AGREEMENT, EXECUTED BY AND BETWEEN SIV VENTURES AND WESTCAL, INC., RECORDED MARCH 22, 2012 AS INSTRUMENT NO. 2012-0040927 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED SETTLEMENT AGREEMENT (INCLUDING COVENANTS, CONDITIONS, REPRESENTATIONS AND WARRANTIES) BETWEEN SIV VENTURES AND WESTCAL, INC., A CALIFORNIA CORPORATION, HOMEOWNERS REALTY CORPORATION, A CALIFORNIA CORPORATION, PURBIA CHRISTENSEN, A CALIFORNIA CORPORATION, SIV VENTURES, INC., A CALIFORNIA CORPORATION AND BEN ELLER, JR., RECORDED AUGUST 1, 2007 AS INSTRUMENT NO. 07-146467 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-0060914 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA. AN EASEMENT AFFECTS PARCEL 2.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MAY 12, 2010 AS INSTRUMENT NO. 2010-0060915 OF OFFICIAL RECORDS, IN FAVOR OF THE COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA. AN EASEMENT AFFECTS PARCEL 2.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MINOR SUBDIVISIONS" RECORDED MARCH 22, 2012 AS INSTRUMENT NO. 2012-0040928 OF OFFICIAL RECORDS.

### LEGEND

- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION



**EXHIBIT A-1**  
**TRACT NO. 4968**

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA  
SURVEYED AND PLATTED IN AUGUST 2014

FOR  
BONADELLE NEIGHBORHOODS

BY  
**GATEWAY**  
**ENGINEERING, INC.**  
CIVIL ENGINEERS | LAND SURVEYORS  
P. 502-339-0944 | F. 502-339-0946 | WWW.GATEWAYENG.COM  
209 EAST PRINCETON AVENUE, FRESNO, CA 93721-1227

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL 1:**

PARCEL 21 OF PARCEL MAP NO. 5349, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 34 PAGES 19 AND 20 OF PARCEL MAPS, FRESNO COUNTY RECORDS;

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBONS AND KINDRED SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS GRANTED TO CARLSBERG RESOURCES CORPORATION, A CALIFORNIA CORPORATION, BY DEED RECORDED OCTOBER 30, 1970, IN BOOK 5832 PAGE 371 OF OFFICIAL RECORDS, INSTRUMENT NO. 76311.

**PARCEL 2:**

THOSE PORTIONS OF PARCELS 13, 18, 19 AND 20 OF PARCEL MAP NO. 5349 RECORDED IN BOOK 34 AT PAGES 19 AND 20 OF PARCEL MAPS, FRESNO COUNTY RECORD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 18; THENCE ALONG THE EAST LINE OF PARCEL 18 THE FOLLOWING COURSES: SOUTH 8° 13' 07" EAST, 236.84 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 9° 12' 15" AND AN ARC LENGTH OF 80.32 FEET TO POINT "A"; THENCE CONTINUING SOUTHERLY ALONG SAID 500.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 5° 11' 42" AND AN ARC LENGTH OF 45.33 FEET; THENCE SOUTH 6° 10' 50" WEST, 353.95 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 19° 49' 37" AND AN ARC LENGTH OF 173.02 FEET, AND LEAVING SAID EAST LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 70° 00' 00" WEST, 51.06 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 37° 03' 58" AND AN ARC LENGTH OF 452.85 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 24° 00' 54" AND AN ARC LENGTH OF 272.44 FEET; THENCE NORTH 0° 00' 00" EAST, 420.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF SOUTH 89° 39' 59" EAST; THENCE NORTHERLY ALONG SAID 400.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 27° 00' 02" AND AN ARC LENGTH OF 188.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 300.00 FEET AND A RADIAL BEARING OF SOUTH 63° 39' 59" WEST; THENCE NORTHERLY ALONG SAID 300.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 54° 10' 02" AND AN ARC LENGTH OF 283.62 FEET; THENCE NORTH 27° 50' 00" EAST, 70.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 19, BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 946.96 FEET AND A RADIAL BEARING OF SOUTH 26° 47' 55" WEST; THENCE ALONG THE NORTH LINE OF PARCELS 19 AND 20 THE FOLLOWING COURSES: WESTERLY ALONG SAID 946.96 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 1° 12' 57" AND AN ARC LENGTH OF 20.10 FEET; THENCE NORTH 61° 59' 08" WEST, 253.24 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 14° 17' 00" AND AN ARC LENGTH OF 241.81 FEET TO THE NORTHWEST CORNER OF PARCEL 19; THENCE CONTINUING WESTERLY ALONG SAID 970.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 12° 15' 59" AND AN ARC LENGTH OF 207.67 FEET; THENCE NORTH 88° 32' 07" WEST, 278.54 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1730.00 FEET, A CENTRAL ANGLE OF 4° 30' 38" AND AN ARC LENGTH OF 136.19 FEET TO THE NORTHWEST CORNER OF PARCEL 20; THENCE SOUTH 2° 04' 15" WEST, 1436.75 FEET TO THE SOUTHWEST CORNER OF PARCEL 20; THENCE SOUTH 88° 45' 40" EAST, 621.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 19; THENCE SOUTH 88° 45' 40" EAST, 700.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 19; THENCE SOUTH 58° 04' 30" EAST, 774.22 FEET TO THE SOUTHEAST CORNER OF PARCEL 18; THENCE ALONG THE EAST LINE OF PARCEL 18 THE FOLLOWING COURSES: NORTH 15° 12' 03" EAST, 79.90 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 2° 46' 06" AND AN ARC LENGTH OF 96.63 FEET; THENCE NORTH 17° 58' 09" EAST, 234.31 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 63° 54' 36" AND AN ARC LENGTH OF 167.32 FEET; THENCE NORTH 45° 56' 27" WEST, 76.48 FEET; THENCE NORTH 44° 03' 33" EAST, 71.72 FEET ALONG THE SOUTHERLY LINE OF PARCEL 13; THENCE NORTH 65° 29' 29" WEST, 116.40 FEET LEAVING SAID SOUTH LINE; THENCE SOUTH 69° 26' 55" WEST, 45.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF SOUTH 63° 55' 10" EAST; THENCE NORTHERLY ALONG SAID 500.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 0° 04' 23" AND AN ARC LENGTH OF 0.64 FEET TO THE TRUE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 99-13(A) RECORDED DECEMBER 07, 2000, AS INSTRUMENT NO. 00-150061 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN TRACT 4870, GRANITE CREST, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 81 OF MAPS, PAGES 47 THROUGH 58, INCLUSIVE, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBONS AND KINDRED SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS GRANTED TO CARLSBERG RESOURCES CORPORATION, A CALIFORNIA CORPORATION, BY DEED RECORDED OCTOBER 30, 1970, IN BOOK 5832 PAGE 371 OF OFFICIAL RECORDS, INSTRUMENT NO. 76311.