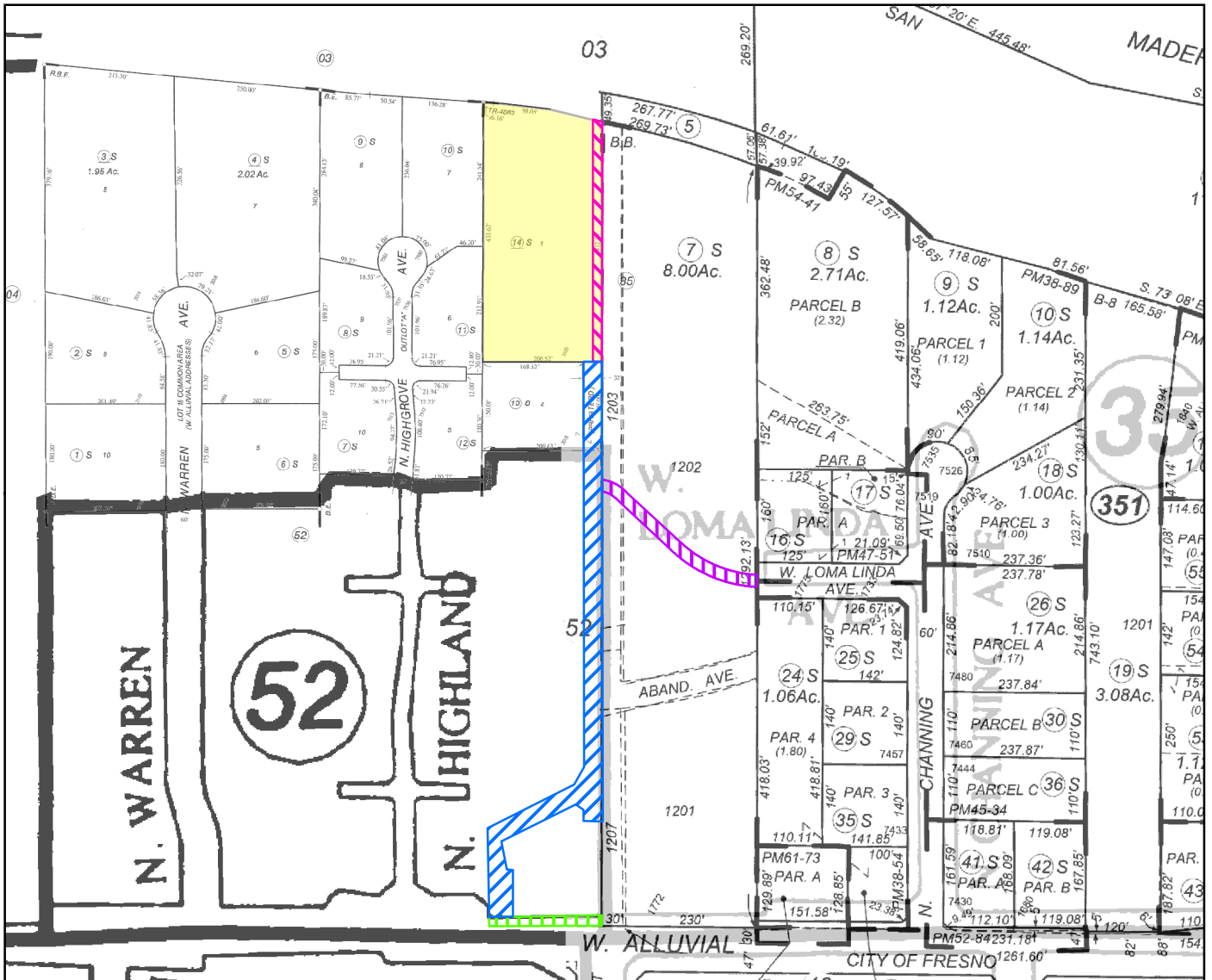


1 inch = 277.42 feet



Legend

 Parcel One - Property In Question - Fee

 Parcel Two - Easement

 Parcel Three - Easement

Item No. 5 - Easement for Right of Way for Ingress, Egress, Roads, Tanks & Reservoirs
In 09/13/1938 Inst # 25417 Bk1694 Pg27 of Official Records
The exact location of the easement cannot be determined and is not plottable

Item No. 6 - Easement for Roadway & Utilities
In 08/27/1968 Bk5606 Pg486 & 09/29/1989 Inst # 89106117 of Official Records
Affects said portion as described in the document

Item No. 8 - Matters Contained
In 08/16/1989 Inst # 89087583 of Official Records
Affects said portion as described in the document

Item No. 10 - Easement for Roadway & Utilities
In 01/30/1990 Inst # 90011944 of Official Records
Affects said portion as described in the document

 Item No. 11 & 12 - Easement for Roadway & Utilities
In 05/26/1992 Inst # 9271597 of Official Records
Affects said portion as described in the document

 Item No. 13 - Easement for Roadway & Utilities
In 05/29/1992 Inst # 92074642 of Official Records
Affects said portion as described in the document

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Fidelity National Title Company
7475 N. Palm Avenue, Ste 107
Fresno, CA 93711

Title Order No. : FFOM-4012500476, Preliminary Report Dated July 24, 2025

Reference :

Property : 2020 West Alluvial Avenue, Fresno, CA

Drawing Date : 08/25/2025 - FNFI

Assessor's Parcel No. : 405-510-14

Data :

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : Lot 1 of Tract No. 4063, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded on December 6, 1989 in Book 49 of Plats, Pages 52 through 54, Fresno County Records.

Sheet
1 of 1

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