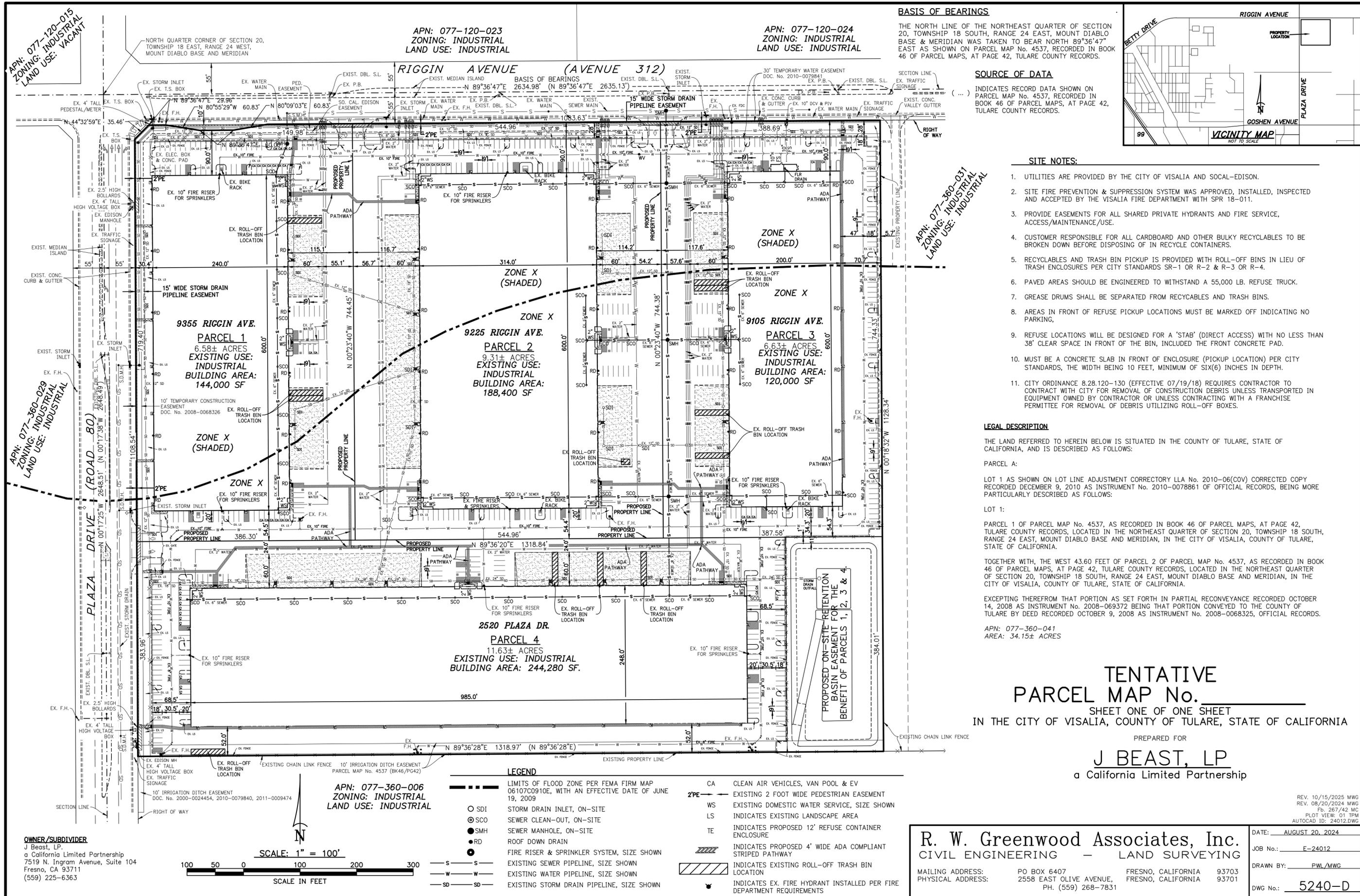


Exhibit "B"



APN: 077-120-015
ZONING: INDUSTRIAL
LAND USE: VACANT

APN: 077-120-023
ZONING: INDUSTRIAL
LAND USE: INDUSTRIAL

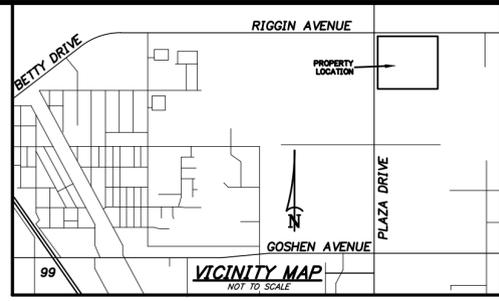
APN: 077-120-024
ZONING: INDUSTRIAL
LAND USE: INDUSTRIAL

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE & MERIDIAN WAS TAKEN TO BEAR NORTH 89°36'47" EAST AS SHOWN ON PARCEL MAP No. 4537, RECORDED IN BOOK 46 OF PARCEL MAPS, AT PAGE 42, TULARE COUNTY RECORDS.

SOURCE OF DATA

INDICATES RECORD DATA SHOWN ON PARCEL MAP No. 4537, RECORDED IN BOOK 46 OF PARCEL MAPS, AT PAGE 42, TULARE COUNTY RECORDS.



SITE NOTES:

- UTILITIES ARE PROVIDED BY THE CITY OF VISALIA AND SOCIAL-EDISON.
- SITE FIRE PREVENTION & SUPPRESSION SYSTEM WAS APPROVED, INSTALLED, INSPECTED AND ACCEPTED BY THE VISALIA FIRE DEPARTMENT WITH SPR 18-011.
- PROVIDE EASEMENTS FOR ALL SHARED PRIVATE HYDRANTS AND FIRE SERVICE, ACCESS/MAINTENANCE/USE.
- CUSTOMER RESPONSIBLE FOR ALL CARDBOARD AND OTHER BULKY RECYCLABLES TO BE BROKEN DOWN BEFORE DISPOSING OF IN RECYCLE CONTAINERS.
- RECYCLABLES AND TRASH BIN PICKUP IS PROVIDED WITH ROLL-OFF BINS IN LIEU OF TRASH ENCLOSURES PER CITY STANDARDS SR-1 OR R-2 & R-3 OR R-4.
- PAVED AREAS SHOULD BE ENGINEERED TO WITHSTAND A 55,000 LB. REFUSE TRUCK.
- GREASE DRUMS SHALL BE SEPARATED FROM RECYCABLES AND TRASH BINS.
- AREAS IN FRONT OF REFUSE PICKUP LOCATIONS MUST BE MARKED OFF INDICATING NO PARKING.
- REFUSE LOCATIONS WILL BE DESIGNED FOR A 'STAB' (DIRECT ACCESS) WITH NO LESS THAN 38' CLEAR SPACE IN FRONT OF THE BIN, INCLUDED THE FRONT CONCRETE PAD.
- MUST BE A CONCRETE SLAB IN FRONT OF ENCLOSURE (PICKUP LOCATION) PER CITY STANDARDS, THE WIDTH BEING 10 FEET, MINIMUM OF SIX(6) INCHES IN DEPTH.
- CITY ORDINANCE 8.28.120-130 (EFFECTIVE 07/19/18) REQUIRES CONTRACTOR TO CONTRACT WITH CITY FOR REMOVAL OF CONSTRUCTION DEBRIS UNLESS TRANSPORTED IN EQUIPMENT OWNED BY CONTRACTOR OR UNLESS CONTRACTING WITH A FRANCHISE PERMITTEE FOR REMOVAL OF DEBRIS UTILIZING ROLL-OFF BOXES.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT CORRECTORY LLA No. 2010-06(COV) CORRECTED COPY RECORDED DECEMBER 9, 2010 AS INSTRUMENT No. 2010-0078861 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1:

PARCEL 1 OF PARCEL MAP No. 4537, AS RECORDED IN BOOK 46 OF PARCEL MAPS, AT PAGE 42, TULARE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

TOGETHER WITH, THE WEST 43.60 FEET OF PARCEL 2 OF PARCEL MAP No. 4537, AS RECORDED IN BOOK 46 OF PARCEL MAPS, AT PAGE 42, TULARE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

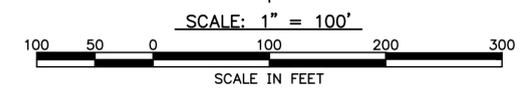
EXCEPTING THEREFROM THAT PORTION AS SET FORTH IN PARTIAL RECONVEYANCE RECORDED OCTOBER 14, 2008 AS INSTRUMENT No. 2008-069372 BEING THAT PORTION CONVEYED TO THE COUNTY OF TULARE BY DEED RECORDED OCTOBER 9, 2008 AS INSTRUMENT No. 2008-0068325, OFFICIAL RECORDS.

APN: 077-360-041
AREA: 34.15± ACRES

**TENTATIVE
PARCEL MAP No.**
SHEET ONE OF ONE SHEET
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

PREPARED FOR
J BEAST, LP
a California Limited Partnership

OWNER/SUBDIVIDER
J Beast, LP,
a California Limited Partnership
7519 N. Ingram Avenue, Suite 104
Fresno, CA 93711
(559) 225-6363



LEGEND	
— — — — —	LIMITS OF FLOOD ZONE PER FEMA FIRM MAP 06107C0910E, WITH AN EFFECTIVE DATE OF JUNE 19, 2009
○ SDI	STORM DRAIN INLET, ON-SITE
⊙ SCO	SEWER CLEAN-OUT, ON-SITE
● SMH	SEWER MANHOLE, ON-SITE
● RD	ROOF DOWN DRAIN
●	FIRE RISER & SPRINKLER SYSTEM, SIZE SHOWN
— S — S —	EXISTING SEWER PIPELINE, SIZE SHOWN
— W — W —	EXISTING WATER PIPELINE, SIZE SHOWN
— SD — SD —	EXISTING STORM DRAIN PIPELINE, SIZE SHOWN
CA	CLEAN AIR VEHICLES, VAN POOL & EV
2'PE	EXISTING 2 FOOT WIDE PEDESTRIAN EASEMENT
WS	EXISTING DOMESTIC WATER SERVICE, SIZE SHOWN
LS	INDICATES EXISTING LANDSCAPE AREA
TE	INDICATES PROPOSED 12' REFUSE CONTAINER ENCLOSURE
	INDICATES PROPOSED 4' WIDE ADA COMPLIANT STRIPED PATHWAY
	INDICATES EXISTING ROLL-OFF TRASH BIN LOCATION
⬇	INDICATES EX. FIRE HYDRANT INSTALLED PER FIRE DEPARTMENT REQUIREMENTS

R. W. Greenwood Associates, Inc.
CIVIL ENGINEERING — LAND SURVEYING

MAILING ADDRESS: PO BOX 6407 FRESNO, CALIFORNIA 93703
PHYSICAL ADDRESS: 2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA 93701
PH. (559) 268-7831

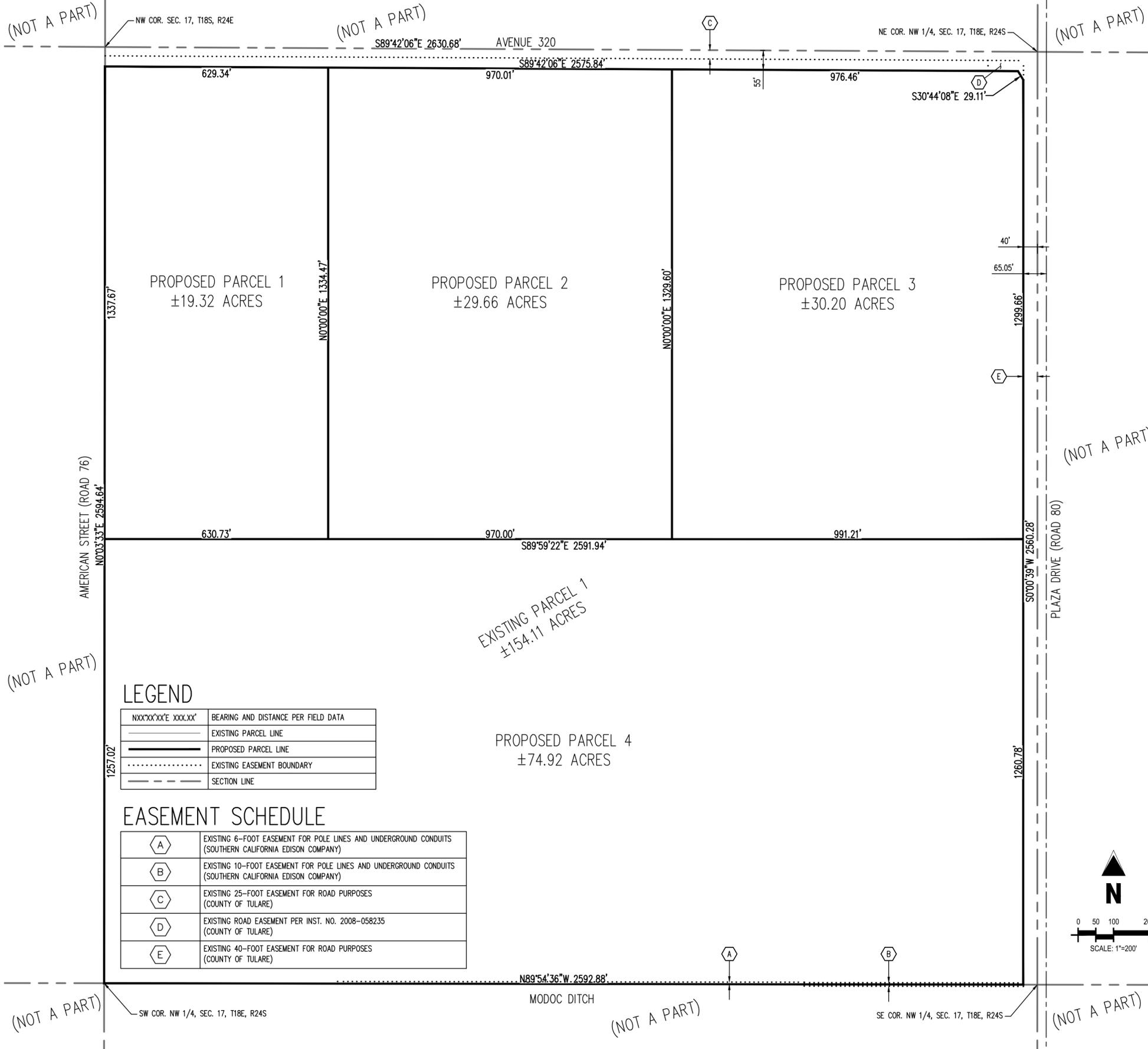
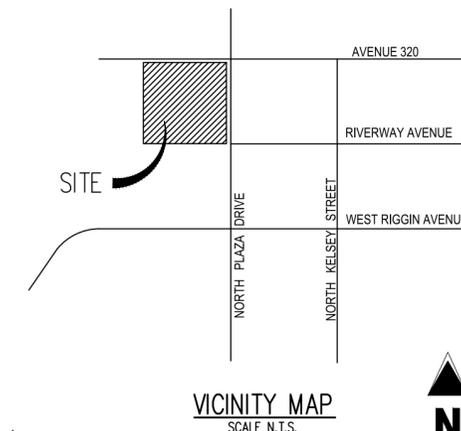
DATE: AUGUST 20, 2024
JOB No.: E-24012
DRAWN BY: PWL/MWG
DWG No.: 5240-D

REV. 10/15/2025 MWG
REV. 08/20/2024 MWG
PLOT VIEW: 01 TFM
AUTOCAD ID: 24012.DWG

TENTATIVE PARCEL MAP 23-XX

FOR CENTRAL POINT III

PREPARED JANUARY 2023 BY GALLOWAY & COMPANY, INC.



PREPARED BY
GALLOWAY AND COMPANY, INC.
9477 N. FORT WASHINGTON, STE. 105
FRESNO, CA 93730
TEL: (559) 721-5030

VICINITY MAP
SCALE N.T.S.

OWNER
CRP LDF CENTRAL POINT III, CA, LLC
1300 DOVE STREET, STE 200
NEWPORT BEACH, CA 92660
TEL: (949) 342-8000

SUBDIVIDER
CAPROCK ACQUISITIONS, LLC
1300 DOVE STREET, STE 200
NEWPORT BEACH, CA 92660
TEL: (949) 342-8000

PARCEL INFORMATION
LEGAL DESCRIPTION

APN: 077-120-017-000
THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE EAST 40 FEET THEREOF, AS CONVEYED TO THE COUNTY OF TULARE BY DEED RECORDED DECEMBER 30, 1935 IN BOOK 652, PAGE 204 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM PORTION OF LAND AS CONVEYED TO THE COUNTY OF TULARE FOR RIGHT OF WAY ACQUISITION BY GRANT DEED RECORDED AUGUST 25, 2008, INSTRUMENT NO. 2008-058235 OF OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 50% INTEREST IN AND TO SAID OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN SAID LAND WITHOUT RIGHT OF ENTRY.

EXISTING STRUCTURES

THERE ARE NO EXISTING STRUCTURES ON SITE

ZONING INFORMATION

ZONING
CURRENT ZONING: INDUSTRIAL
REQUIRED ZONING: INDUSTRIAL

LAND USE
EXISTING LAND USE: VACANT
PROPOSED LAND USE: INDUSTRIAL

SETBACKS
FRONT: 25 FT
INTERIOR ROADS: 10 FT
SIDE: 0 FT (INCLUDING 5 FT LANDSCAPE SETBACK)
REAR: 0 FT (INCLUDING 5 FT LANDSCAPE SETBACK)

MAXIMUM BUILDING HEIGHT: 75 FT

UTILITY PROVIDERS

SANITARY SEWER: CITY OF VISALIA
WATER: CALWATER
SOLID WASTE: CITY OF VISALIA
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS
TELECOM: AT&T / COMCAST
STORM SEWER: CITY OF VISALIA

FEMA FLOOD ZONE

PER FIRMETTE 06107C0910E, EFFECTIVE 06/16/2009;
THIS PROPERTY RESIDES IN FEMA FLOOD ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD AND 0.2% CHANCE ANNUAL CHANCE FLOOD HAZARD)

LEGEND

XXX'XX'XX"E XXX.XX'	BEARING AND DISTANCE PER FIELD DATA
---	EXISTING PARCEL LINE
---	PROPOSED PARCEL LINE
.....	EXISTING EASEMENT BOUNDARY
----	SECTION LINE

EASEMENT SCHEDULE

A	EXISTING 6-FOOT EASEMENT FOR POLE LINES AND UNDERGROUND CONDUITS (SOUTHERN CALIFORNIA EDISON COMPANY)
B	EXISTING 10-FOOT EASEMENT FOR POLE LINES AND UNDERGROUND CONDUITS (SOUTHERN CALIFORNIA EDISON COMPANY)
C	EXISTING 25-FOOT EASEMENT FOR ROAD PURPOSES (COUNTY OF TULARE)
D	EXISTING ROAD EASEMENT PER INST. NO. 2008-058235 (COUNTY OF TULARE)
E	EXISTING 40-FOOT EASEMENT FOR ROAD PURPOSES (COUNTY OF TULARE)

