Engineer: LANE ENGINEERS, INC.

TULARE, CA 93274

PH. (559) 688-5263

979 N. BLACKSTONE STREET

MARCH 2021

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE LEGAL OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS PARCEL MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID PARCEL MAP AS SHOWN WITHIN THE BOLD BORDER LINES HEREON.

FOR: BP PEARLA PROPERTIES, L.P.

ANTHONY M. BRUNO, MANAGER, A & M BRUNO MANAGEMENT, LLC GENERAL PARTNER, BP PEARLA PROPERTIES, LP

MATHEW W. BRUNO, MANAGER, A & M BRUNO MANAGEMENT, LLC GENERAL PARTNER, BP PEARLA PROPERTIES, LP

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED SEPTEMBER 8, 2017 AS DOCUMENT NUMBER 2017-0052231, OF OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDING AND DEDICATIONS THEREON.

FOR: FARMS & MERCHANTS BANK OF CENTRAL CALIFORNIA

DEFERRED IMPROVEMENTS & FEES

PUBLIC STREET IMPROVEMENTS AND CITY FEES ARE DEFERRED

UNTIL THE DEVELOPMENT OF THE PARCEL.

DATE

NON-PLOTTABLE EASEMENTS AND CONDITIONS THAT MAY AFFECT SUBJECT PROPERTY

- EASEMENT GRANTED TO THE CITY OF VISALIA TO MAINTAIN, OPERATE, REPLACE REMOVE OR RENEW LINES OF PIPE, OPEN CHANNELS, CONDUITS, CABLES, WIRES, POLES, AND OTHER CONVENIENT STRUCTURES, EQUIPMENT, AND FIXTURES FOR THE OPERATION OF GAS PIPELINES, TELEGRAPHIC AND TELEPHONE LINES, RAILROAD LINES AND FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY, PETROLEUM AND ITS PRODUCTS, AMMONIA AND WATER RECORDED DECEMBER 16, 1997 AS INSTRUMENT NO. 97-088192, O.R.T.C.R.
- MATTERS CONTAINED IN A DOCUMENT ENTITLED "CONDITIONAL ZONING AGREEMENT NO. 2003-01", RECORDED OCTOBER 3, 2003 AS INSTRUMENT NO. 2003-0096292, O.R.T.C.R.

MATTERS CONTAINED IN A DOCUMENT ENTITLES "QUITCLAIM AND AUTHORIZATION FOR UNDERGROUND WATER RIGHTS" RECORDED SEPTEMBER 2, 2005 AS INSTRUMENT NO. 2005-0096568, O.R.T.C.R.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH 'THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR

STATE OF CALIFORNIA

PERSONALLY APPEARED: Anthony M. Bruno

WITNESS MY HAND AND OFFICIAL SEAL.

COMMISSION NO. 2281253

NO NOTARY SEAL REQUIRED PURSUANT TO SEC. 66436 (C) OF THE SUBDIVISION MAP ACT

SURVEYOR'S STATEMENT

Owner: BP PEARLA PROPERTIES, L.P.

PH. (209) 667-6455

1819 S. WALNUT ROAD

TURLOCK, CA 95381

PARCEL MAP NO. 5 4ン.

OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BP PERLA PROPERTIES, LP ON JANUARY 28, 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

A PORTION OF THE "REMAINDER" PARCEL OF PARCEL MAP NO. 4627, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF

EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP NO. 4767, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA,

SITUATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH , RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION BY

GRANT DEED RECORDED MARCH 16, 2012, INSTRUMENT NO. 2012-0015910, TULARE COUNTY RECORDS. SAID PARCEL BEING

CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 32 OF PARCEL MAPS, TULARE COUNTY RECORDS.

AS PER MAP RECORDED IN BOOK 48 PAGE 72 OF PARCEL MAPS, TULARE COUNTY RECORDS.

BENJAMIN R. MULLINS, PLS 9227

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JEFFREY S. LAND, CITY SURVEYOR, PLS 8634

CITY PLANNERS' STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP NO. 2003-10 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON NOVEMBER 10, 2003.

BOARD OF SUPERVISOR'S STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: 10 21 2021

JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/ CLERK OF THE BOARD OF SUPERVISORS

RECORDER'S STATEMENT

DOCUMENT No. 2021-0085525 FEE PAID: \$8500 FILED THIS 19th DAY OF November , 20 21 , AT 10:52

PARCEL MAPS AT PAGE 55 AT THE REQUEST OF LANE ENGINEERS, INC.

JOB NO. 21034

STATE HWY 198

VICINITY MAP

ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH VALIDITY OF THAT DOCUMENT.

PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

DATE COMMISSION EXPIRES: 4-18-2023

COMMISSION NO. 2262253

NO NOTARY SEAL REQUIRED PURSUANT TO SEC. 66436 (C) OF THE SUBDIVISION MAP ACT.

VALIDITY OF THAT DOCUMENT.

PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

COMMISSION NO. 1161

NO NOTARY SEAL REQUIRED PURSUANT TO SEC. 66436 (C) OF THE SUBDIVISION MAP ACT.



TARA FREITAS, CPA, TULARE COUNTY ASSESSOR/CLERK-RECORDER



SHEET 1 OF 2

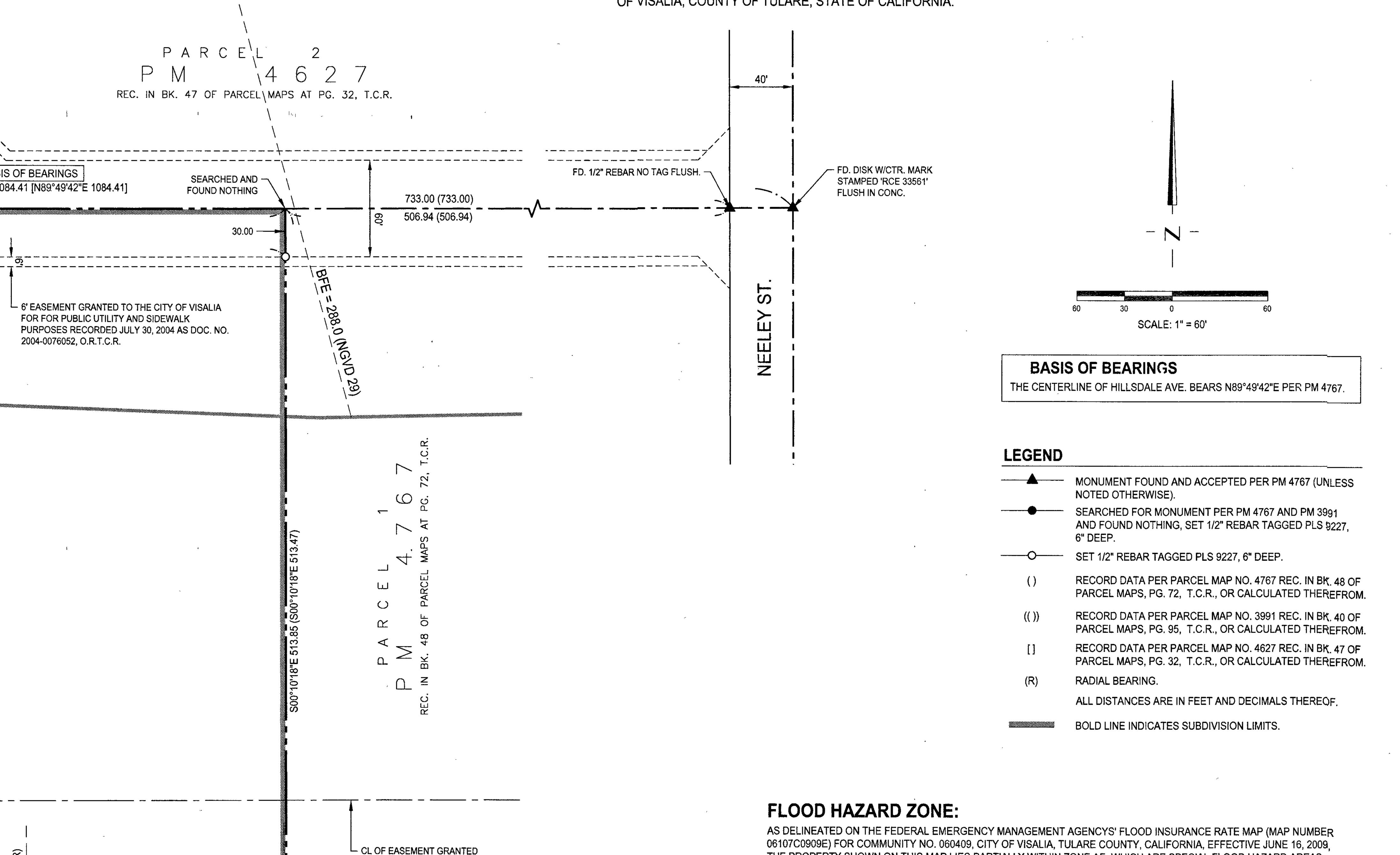
PARCEL MAP NO.

TPM 2003-10

A PORTION OF THE "REMAINDER" PARCEL OF PARCEL MAP NO. 4627, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 32 OF PARCEL MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP NO. 4767, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGE 72 OF PARCEL MAPS, TULARE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED MARCH 16, 2012, INSTRUMENT NO. 2012-0015910, TULARE COUNTY RECORDS. SAID PARCEL BEING SITUATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH , RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.



TO SCE FOR PUBLIC UTILITIES

RECORDED APRIL 29, 1953 IN

BOOK 1673, PAGE 87 AS DOC.

NO. 13912, O.R.T.C.R.

S00°50'34"E (R)

L=163.63 (L=163.67)

 $\Delta = 0^{\circ}37'35" (\Delta = 0^{\circ}37'35")$

R=14970.00 (R=14970.00)

THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITHIN ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AND PARTIALLY WITHIN ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING. THE BASE FLOOD ELEVATION LINES AND VALUES ARE SHOWN UPON THIS MAP.

VERTICAL DATUM NOTE:

BASE FLOOD ELEVATION VALUES SHOWN ON THIS MAP ARE CONVERTED FROM THE NORTH AMERICAN VERITCAL DATUM OF 1988 (NAVD 88) TO THE CITY OF VISALIA DATUM BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) USING THE CONVERSION FACTOR OF 2.73 ESTABLISHED IN FEDERAL EMERGENCY MANAGEMENT AGENCYS' FLOOD INSURANCE STUDY DATED JUNE 16, 2009. THE CONVERSION FACTOR OF 2.73 IS SUBTRACTED FROM THE NAVD 88 VALUE TO OBTAIN THE EQUIVALENT NGVD 29 VALUE.

INDICATES ACCESS RIGHTS RELINQUISHED. HIGHWAY 198

FD. BENT 1/2" I.P., NO TAG, LOCATED STRAIGHT PORTION.

AND RESET 1/2" REBAR TAG'D PLS 9227, 6" DP.

- S46°01'34"E 56.66

((S46°01'51"E 56.66))

'R E M A I N D E R' PM 4627 AS SHOWN ON

REC. IN BK. 48 OF PARCEL MAPS AT PG. 72, T.C.R.

HILLSDALE AVE.

- 60' EASEMENT GRANTED TO THE CITY OF VISALIA

PURPOSES RECORDED JULY 30, 2004 AS DOC. NO.

PARCEL NO. 1

5.91 AC. (NET)

CL OF EASEMENT GRANTED TO SCE FOR PUBLIC

UTILITIES RECORDED APRIL 29, 1953 IN BOOK

1673, PAGE 88 AS DOC. NO. 13913, O.R.T.C.R.

FOR FOR STREET, STORM DRAIN AND UTILITY

2004-0076051, O.R.T.C.R.

UTILITIES RECORDED APRIL 29, 1953 IN BOOK 1673,

PAGE 89 AS DOC. NO. 13914, O.R.T.C.R.

FD. BROKEN CONCRETE HIGHWAY MONUMENT,

CENTER OF MASS. ACCEPTED PER PM 3991.

24" DEEP. NO CENTER PIN WAS FOUND, LOCATED

- FD. 1/2" REBAR TAG'D 'RCE 33561',

L —

 \bigcirc \leftarrow

FD. T-BAR, NO TAG, 24" DEEP.

ACCEPTED PER PM 3991.

6" DEEP. ACCEPTED PER PM 4627.

- FD. 1/2" REBAR TAG'D 'RCE 33561',

6" DEEP. ACCEPTED PER PM 4627.

N89°46'26"E 218.66 ((N89°46'09"E 218.66))

CAMP DR.