Exhibit 'B'

Tentative Parcel
Map

# TENTATIVE PARCEL MAP No. 2023-01

A PORTION OF LOTS 17 & 18 AS SHOWN IN THE SUBDIVISION OF A PART OF
SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, A PART OF
IRRIGATED FARMS CO. TRACT ACCORDING TO THE MAP THEREOF
RECORDED IN BOOK 5, PAGE 20 OF ROS, FCR, CITY OF KERMAN, FRESNO
COUNTY, CALIFORNIA

### CONSISTING OF ONE SHEET
APRIL 2023

## NORTH VINELAND AVENUE

N0°16'32"W 2644.31' (N0°16'39"W 2644.28' R-1)

N0°16'32"W 648.56' (648.52' CFR-1)(648.68' CFR-3)

NOW OFFERED FOR ADDITIONAL 22' ROW

### WEST NIELSEN AVENUE

N89°47'28"W 2657.47' (S89°47'45"E 2657.65' R-1)

### PARCEL 2
±1.0 AC.
SERVICE COMMERICAL

COUNTY ZONING AL 20 (LIMITED AGRICULTURAL)
APN: 025-130-66S

DOC # 2008-0177524, O.R.F.C.

### PARCEL 3
±4.3 AC.
SERVICE COMMERICAL

### PARCEL 1
±3.6 AC.
SERVICE COMMERICAL

### WEST WHITESBRIDGE ROAD
(BASIS OF BEARINGS)

N89°59'44"E 2660.91' (N89°59'44"E 2661.05' R-1)(1324.9' R-3)
N89°59'44"E 1325.46' (1325.63' R-2)

DOC # 2012-0122781, O.R.F.C.

DOC # 2009-0155013, O.R.F.C.
APN: 025-130-72S
M-2, HEAVY MANUFACTURING ZONING

FRESNO IRRIGATED FARMS CO. TRACT
RECORD OF SURVEY BK 5, PG. 20, F.C.R
LOT 17

RECORD OF SURVEY
BK. 61, PG. 70, F.C.R.

S00°18'50"E 2639.39'

## NORTH GOLDENROD AVENUE

N00°21'07"W 2634.44' (N0°21'10"W 2634.62' R-1)

### PARCEL DATA TABLE

| | |
|---|---|
| PARCEL NO. 1 | ± 3.6 AC |
| PARCEL NO. 2 | ± 1.0 AC |
| PARCEL NO. 3 | ± 4.3 AC |

### LEGEND:
- ● INDICATES MONUMENTS FOUND AND ACCEPTED AS DESCRIBED OR AS NOTED. SET 3/4"X30" IRON PIPE, TAGGED P.L.S. 8719 UNLESS NOTED OTHERWISE
- ○ RECORD DATA PER RECORD OF SURVEY MAP IN BOOK 61 AT PAGE 70, F.C.R.
- (R-1) RECORD DATA PER RECORD OF SURVEYS AT PAGE 70, F.C.R.
- (R-2) RECORD OF SURVEY MAP AT PAGE 6107 FILED IN BOOK 39 OF RECORD OF SURVEYS AT PAGE 20, F.C.R.
- (R-3) RECORD DATA PER RECORD OF SURVEYS MAP IN BOOK 5 OF RECORD OF SURVEYS AT PAGE 20, F.C.R.
- INDICATES SUBJECT PARCEL BOUNDARY
- INDICATES SECTION LINES OR SECTIONAL BREAKDOWN LINES
- INDICATES OLD LOT LINES PER (R-3) PROPERTY LINE
- INDICATES RIGHT-OF-WAY
- INDICATES ACCESS RELINQUISHMENT
- (CALC) CALCULATED DISTANCES NOT MONUMENTED ARE CALCULATED

### LEGAL DESCRIPTION
THE WEST HALF OF LOTS 17 AND 18 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MDB&M, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS AS PER MAP OF SUBDIVISION OF PART OF SECTIONS 5 AND 6, IN TOWNSHIP 14 SOUTH, RANGE 18 EAST, PART OF FRESNO IRRIGATED FARMS CO TRACT, RECORDED IN BOOK 5, PAGE 20 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS THEREIN AND THEREUNDER, AS RESERVED OF RECORD.

### PROPERTY INFORMATION:
APN: 025-130-14s                SITE ADDRESS:
EXISTING ZONING: CS, SERVICE COMMERCIAL        88 N. VINELAND AVE
PROPOSED USE: CS, SERVICE COMMERCIAL           KERMAN, CA 93630

SUBDIVIDER INFORMATION: MILLER ACCORD LP
P.O. BOX 6398, VISALIA, CA. 93290
TEL. 559.909.0979

### OWNER'S STATEMENTS:
STREET IMPROVEMENTS SUCH AS CURB/GUTTER, SIDEWALK ETC. SHALL BE PROVIDED AT THE TIME OF DEVELOPMENT ON EACH PROPOSED PARCEL, ALL ELECTRICAL WILL BE INSTALLED UNDERGROUND ON PROPOSED PARCELS 1, 2, 3 AND REMAINDER AT THE TIME OF DEVELOPMENT. SEWER DISPOSAL WILL BE HOOKUP TO THE EXISTING CITY SERVICES AT THE TIME OF THE DEVELOPMENT FOR PROPOSED LOTS 1, 2, 3 AND REMAINDER AND OWNER WILL DEVELOP STORM DRAINAGE BASIN ONSITE ON PROPOSED REMAINDER AND PARCEL TO BENEFIT ALL PARCELS.

### LEGAL OWNER:
OWNER GEORGE ALEX SCOTT AND
PATRICIA ANN SCOTT, AS TRUSTEES
FOR THE GEORGE AND PATRICIA
SCOTT LIVING TRUST
OWNER ADDRESS: 88 N. VINELAND
AVE, KERMAN CA 93630

### VICINITY MAP
NOT TO SCALE

### BASIS OF BEARINGS:
THE CENTERLINE OF WEST WHITESBRIDGE AVENUE, PER RECORD OF SURVEY, BOOK 61 AT PAGE 70 FRESNO COUNTY, TAKEN TO BE N89°59'44"E.

### CENTRAL VALLEY ENGINEERING AND SURVEYING
2511 LOGAN STREET
SELMA, CA. 93662
WWW.CVEAS.COM
Tel. (559) 891-8811
Fax (559) 891-8815

| | |
|---|---|
| DATE OF SURVEY: | 2/15/2022 |
| JOB NO. | 21160 |
| DRAWING NAME | B.K. |
| DRAWN BY | N.S. |
| DATE | 9/12/2022 |
| CHECKED BY | TENT. MAP |
| DATE | 8/18/2023 |
| REV1 | 12/21/2023 |