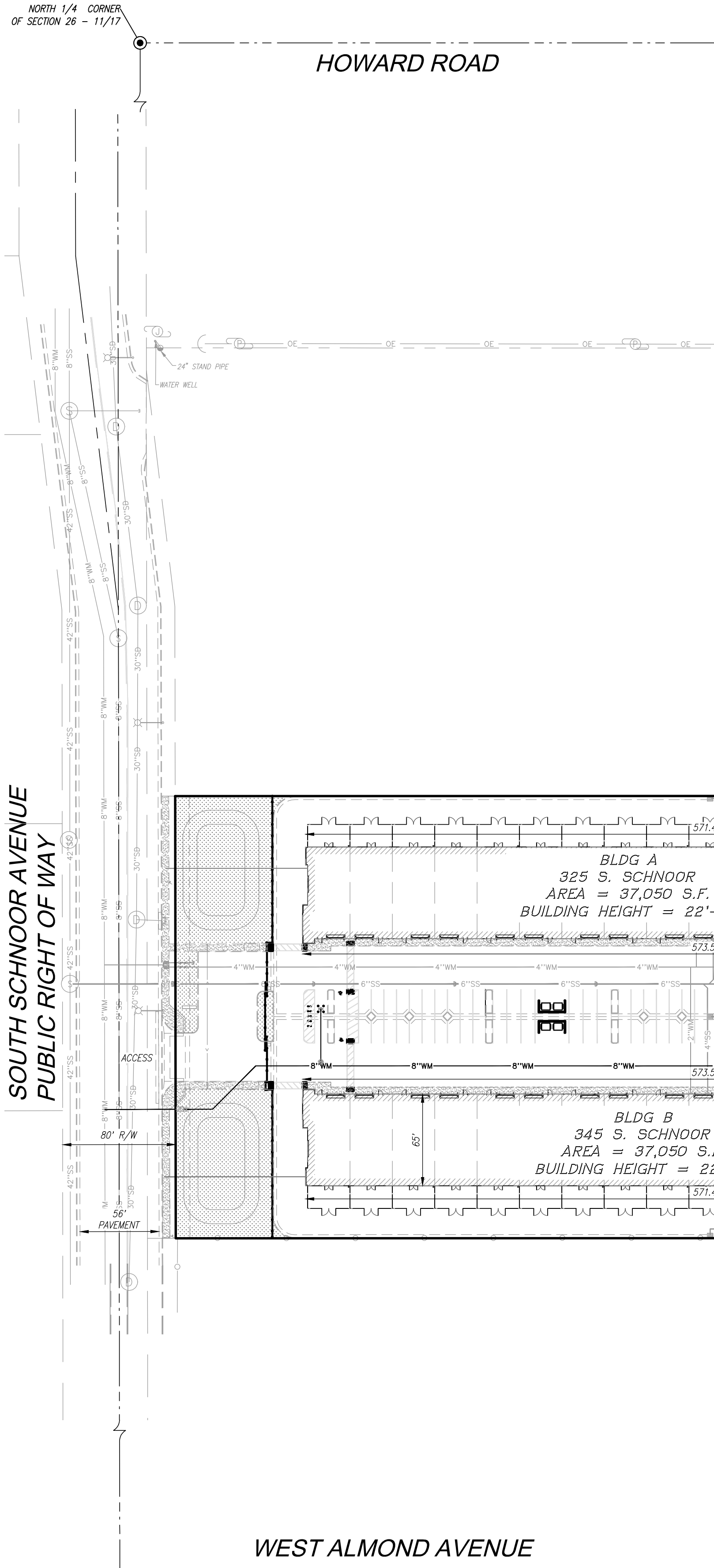


PA\01\ 3D PROJECTS\2023\23-198\ SURVEY AND MAPPING\MAPS\ALTA\23-198 ALTA - POST CONSTRUCTION UPDATED PG 2.DWG 3/6/2025 8:36:17 AM

SOUTH SCHNOOR AVENUE
PUBLIC RIGHT OF WAY



ALTA / NSPS LAND TITLE SURVEY

APN: 009-330-043

FRANCO DEVELOPMENT
PROPERTIES, L.P.
APN: 009-330-010
ZONING: INDUSTRIAL

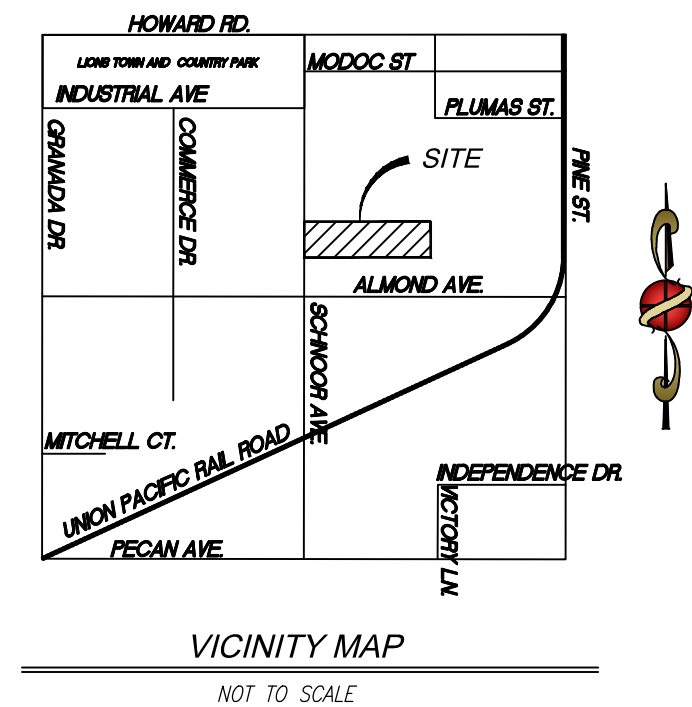
PARCEL 2
8.17 ACRES
APN
009-330-044

PARCEL MAP NO. 24-P-01
BK 69, PG. 146 OF MAP
M.C.R.

SEALED AIR CORPORATION
APN: 009-330-001
ZONING: INDUSTRIAL

PARCEL 3
1.09 ACRES
APN
009-330-045

FRANCO DEV.
PROPERTIES, L.P.
APN: 009-170-017
ZONING: INDUSTRIAL

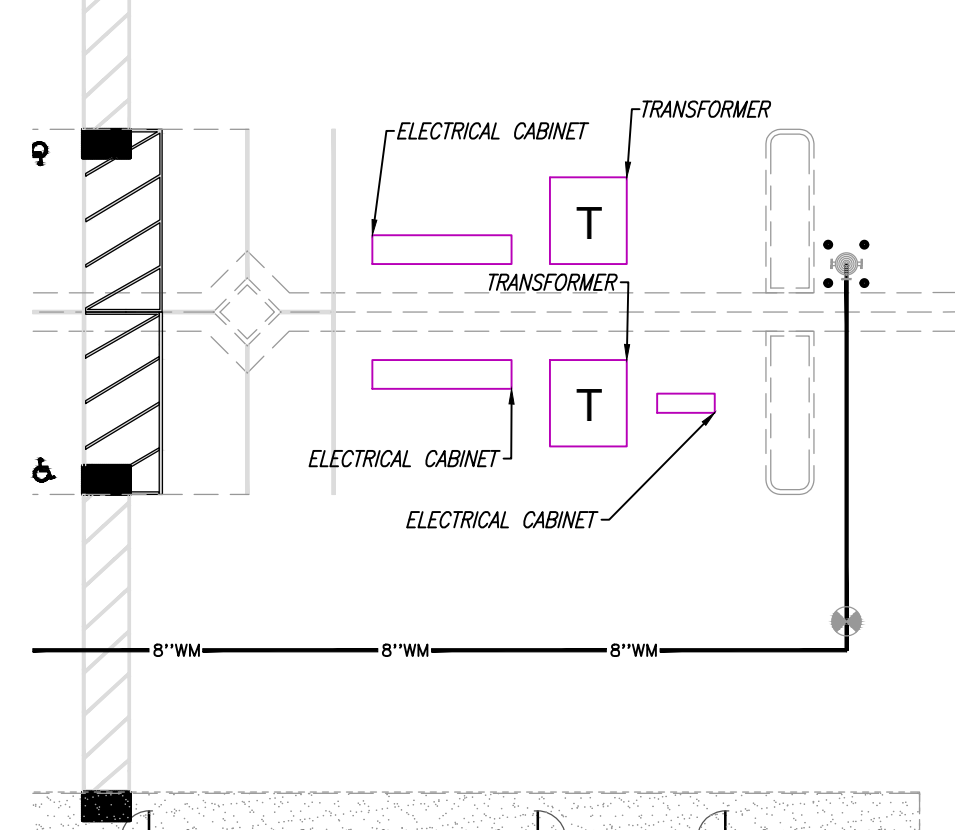


NOTES:

- THE ADDRESS OF THE SUBJECT PROPERTY IS 325, 335, 345 AND 355 SOUTH SCHNOOR AVENUE, MADERA, CA 93637.
- SAD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06039C1155E, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY NO. 060170, IN MADERA COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAD PROPERTY IS SITUATED.
- ACCORDING TO A ZONING COMPLIANCE REPORT BY AMERICAN ZONING SERVICES, CERTIFIED TO OCEANVIEW COMMERCIAL MORTGAGE FINANCE, DATED FEBRUARY 24, 2025, THE SUBJECT PROPERTY IS ZONED I (INDUSTRIAL ZONE) WITH THE FOLLOWING RESTRICTIONS AND NOTES:
 - THERE ARE NO REQUIREMENTS FOR SETBACKS.
 - PERMITTED USES INCLUDE ANIMAL HOSPITAL OR KENNELS, AUTO DISMANTLING AND PARTS STORAGE, DAIRY PRODUCTS PROCESSING, ELECTRONIC DEVICE MANUFACTURING, GARMENT MANUFACTURING, COLD STORAGE PLANT, MACHINE SHOPS, DRUG MANUFACTURING, BUILDINGS PREFABRICATION, STONE MONUMENT WORKS, TEXTILE MANUFACTURING, CANNABIS CULTIVATION, DISTRIBUTION, MANUFACTURING AND TESTING, LIGHT INDUSTRIAL USES, ETC.
 - MAXIMUM BUILDING HEIGHT IS 65 FEET.
 - NO MINIMUM LOT SIZE.
 - PARKING REQUIREMENTS FOR THE SUBJECT PROPERTY: 109 TOTAL PARKING SPACES.
 - THERE ARE 134 TOTAL PARKING SPACES OF WHICH 8 ARE HANDICAP PARKING. (PER THIS SURVEY 163 DESIGNATED PARKING STALLS, OF WHICH 8 ARE HANDICAP STALLS AND 18 ARE CLEAN AIR VEHICLE STALLS, WERE OBSERVED)
- THE GROSS AREA OF SUBJECT PROPERTY IS: 9.11 ACRES
- THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
- ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS (REAS) HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES AND OTHER IMPROVEMENTS THEREON.
- THE SUBJECT PROPERTY HAS A DRIVEWAY ON THE WEST SIDE WHICH PROVIDES ACCESS TO SOUTH SCHNOOR AVENUE, A PUBLIC STREET.
- EXCEPTION NO. 23: THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARCEL MAP NO. 26-P-01" RECORDED DECEMBER 26, 2024 AS INSTRUMENT NO. 2024027750 OF OFFICIAL RECORDS.

DA SILVA BROTHERS
PARTNERSHIP
APN: 009-330-012
ZONING: INDUSTRIAL

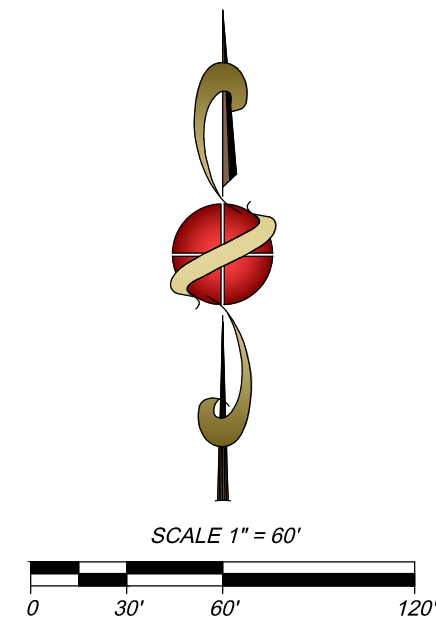
DETAIL A



SEALED AIR CORPORATION
APN: 009-330-033
ZONING: INDUSTRIAL

LEGEND

SUBJECT BOUNDARY	1" WM	EXISTING WATER LINES	EXISTING FIRE PV	EXISTING STORM DRAIN INLETS (2)
EXISTING PROPERTY LINE	8" WM	EXISTING STORM DRAIN LINES	EXISTING FIRE HYDRANTS (3)	EXISTING STORM DRAIN INLETS (9)
SECTION LINE	15" SB	EXISTING SEWER LINES	EXISTING WATER BACKFLOW PREVENTERS (2)	EXISTING SEWER MANHOLES (4)
CENTERLINE	30" SB	EXISTING CONCRETE	EXISTING FIRE FDC	EXISTING SEWER CLEANOUTS (10)
EXISTING ROAD RIGHT-OF-WAY LINE	42" SB	EXISTING CONCRETE	EXISTING WATER METERS (2)	EXISTING SIGNS (4)
EXISTING PLU EASEMENT		LANDSCAPE AREA	EXISTING STORM DRAIN INLET	EXISTING STORM DRAIN MANHOLES (4)
EXISTING UTILITY EASEMENT		EXISTING BIKE RACK		
EXISTING GUTTER		EXISTING HANDICAP MARKINGS		
EXISTING CURBS		EXISTING BOLLARDS (20)		
EXISTING ROAD MARKINGS		EXISTING AREA LIGHT (ON TOP OF POST) (4)		
EXISTING ROAD SWALE		EXISTING POWER POLES (4)		
EXISTING CHAINLINK FENCE		EXISTING TRANSFORMER POLE (1)		
EXISTING WROUGHT IRON FENCE		EXISTING JOINT UTILITY POLE (1)		
EXISTING OVERHEAD LINE		EXISTING GUY (4)		
EXISTING GAS LINE		EXISTING GAS MARKINGS (14)		
EXISTING FIRE MAIN		EXISTING FIRE CHECK		



PROJECT TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET DESCRIPTION: TOPOGRAPHY

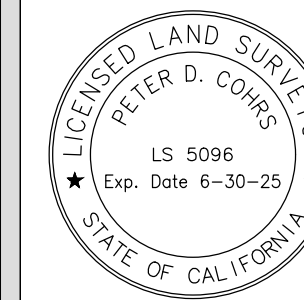
CITY OF: MADERA

COUNTY OF: MADERA

PREPARED FOR: W H S E (PARTNERS)

REVISIONS
March 6, 2025

DRAWN BY: RDB
CHECKED BY: PDC
DATE: 3/3/2025



SHEET NUMBER:
2 OF 2
JOB NUMBER:
23-198



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