

**TENTATIVE
PARCEL MAP NO. 74316
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA**

JUNE 2016

EASEMENTS

- (A) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF LONG BEACH FOR WATER PIPELINE, RECORDED SEPTEMBER 27, 1971 AS INSTRUMENT NO. 2641 OF OFFICIAL RECORDS.
- (B) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED JANUARY 5, 1988 AS INSTRUMENT NO. 88-4332 OF OFFICIAL RECORDS.
- (C) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED MARCH 15, 1999 AS INSTRUMENT NO. 99-421105 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF LONG BEACH FOR AIRSPACE AND AVIGATION PURPOSES RECORDED JUNE 2, 2005 AS INSTRUMENT NO. 2005-129604 OF OFFICIAL RECORDS (SAID EASEMENT IS BLANKET IN NATURE, NOT PLOTTABLE).
- (D) INDICATES AN EASEMENT RESERVED IN "MASTER DECLARATION OF COVENANTS, CONDITIONS FOR DOUGLAS PARK" FOR MONUMENT PURPOSES LAST AMENDMENT RECORDED JANUARY 20, 2011 AS INSTRUMENT NO. 2011-0107198 OF OFFICIAL RECORDS.
- (E) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED SEPTEMBER 17, 2007 AS INSTRUMENT NO. 2007-2130591 OF OFFICIAL RECORDS.
- (F) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED OCTOBER 16, 2007 AS INSTRUMENT NO. 2007-2359819 OF OFFICIAL RECORDS.
- (G) INDICATES AN EASEMENT IN FAVOR OF VERIZON CALIFORNIA FOR PUBLIC UTILITIES, RECORDED MARCH 28, 2011 AS INSTRUMENT NO. 2011456728 OF OFFICIAL RECORDS.
- (H) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF LONG BEACH FOR PUBLIC STREET AND STORM DRAIN PURPOSES, RECORDED JANUARY 31, 2012 AS INSTRUMENT NO. 2012-169230 OF OFFICIAL RECORDS.
- (I) INDICATES AN EASEMENT IN FAVOR OF NTL HOTEL INVESTMENTS, LLC FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, AND FOR STREET TIE-IN IMPROVEMENTS AS THEREIN PROVIDED, RECORDED OCTOBER 3, 2012 AS INSTRUMENT NO. 2012-1487170 OF OFFICIAL RECORDS.
- (J) INDICATES AN EASEMENT IN FAVOR OF THE BOEING COMPANY FOR UTILITY FACILITIES, RECORDED OCTOBER 4, 2012 AS INSTRUMENT NO. 2012-1495700 OF OFFICIAL RECORDS.
- (K) INDICATES AN EASEMENT IN FAVOR OF THE BOEING COMPANY FOR PRIVATE ENVIRONMENTAL PURPOSES, RECORDED OCTOBER 4, 2012 AS INSTRUMENT NO. 2012-1495701 OF OFFICIAL RECORDS.

RECORD OWNER

DOUGLAS PARK ASSOCIATES III, LLC
A DELAWARE LIMITED LIABILITY COMPANY
18802 BARDEEN AVE.
IRVINE, CA 92612

SUBDIVIDER

BWP DOUGLAS PARK 1, LLC
1100 NEWPORT CENTER DR., SUITE 200
NEWPORT BEACH, CA 92660
STEVE THORP

LAND SURVEYOR

WALDEN & ASSOCIATES
2552 WHITE RD., SUITE B
IRVINE, CA 92614
JEFFREY A. WALDEN, P.L.S. 7914

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 7 AND LOT 8 OF TRACT NO. 70937-4, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 1366, PAGES 33-36 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES

APN: 7149-018-008 & 009
AREA: 26.62 ACRES 633,234 SQ. FT.
PARCEL 1 141,873 SQ. FT.
PARCEL 2 280,806 SQ. FT.
PARCEL 3 29,877 SQ. FT.
PARCEL 4 30,947 SQ. FT.
PARCEL 5 80,908 SQ. FT.
PARCEL 6 68,823 SQ. FT.
PARCEL 7 55,888 SQ. FT.
PARCEL 8 68,499 SQ. FT.
PARCEL 9 110,045 SQ. FT.
PARCEL 10 222,105 SQ. FT.
PARCEL 11 28,370 SQ. FT.
PARCEL 12 41,442 SQ. FT.

