

# Tentative Tract No. 72737

In the City of Long Beach,  
County of Los Angeles, State of California

For Condominium Purposes

HAHN AND ASSOCIATES, INC. BRANDON M. HAHN, P.L.S. 7582  
APRIL 2014

Address:  
110 PINE AVENUE, LONG BEACH, CA 90802

Notes:  
EXISTING ZONE: PD-30 DOWNTOWN LONG BEACH  
PROPOSED ZONE : SAME

EXISTING 1.3 STORY WITH BASEMENT HISTORICAL BUILDING TO REMAIN

PROPOSED DEVELOPMENT IS A 2 LOT SUBDIVISION, MIXED USE DEVELOPMENT, CONSISTING OF ONE EXISTING HISTORICAL BUILDING TO REMAIN THAT IS SITUATED OVER THE ENTIRE PROPERTY, THE ENTIRE GROUND LEVEL AND A PORTION OF THE BASEMENT ARE RESTAURANT OCCUPIED (CURRENT AND PROPOSED) WHICH WILL CONSUME ONE OF THE LOTS. THE PROPOSED DEVELOPMENT WILL BE A MIXED USE DEVELOPMENT, CONSISTING OF 118 RESIDENTIAL UNITS BEING A CHANGE FROM CURRENT OFFICE OCCUPANCY. THE PORTION OF BASEMENT TO BE FOR OFFICE OCCUPANCY WILL CONTAIN COMMON AREA, NOT LIVING SPACE. THERE IS ADDITIONAL COMMON AREA THROUGHOUT BUILDING. NO EXISTING PARKING IS PROVIDED WITH THIS PROJECT.

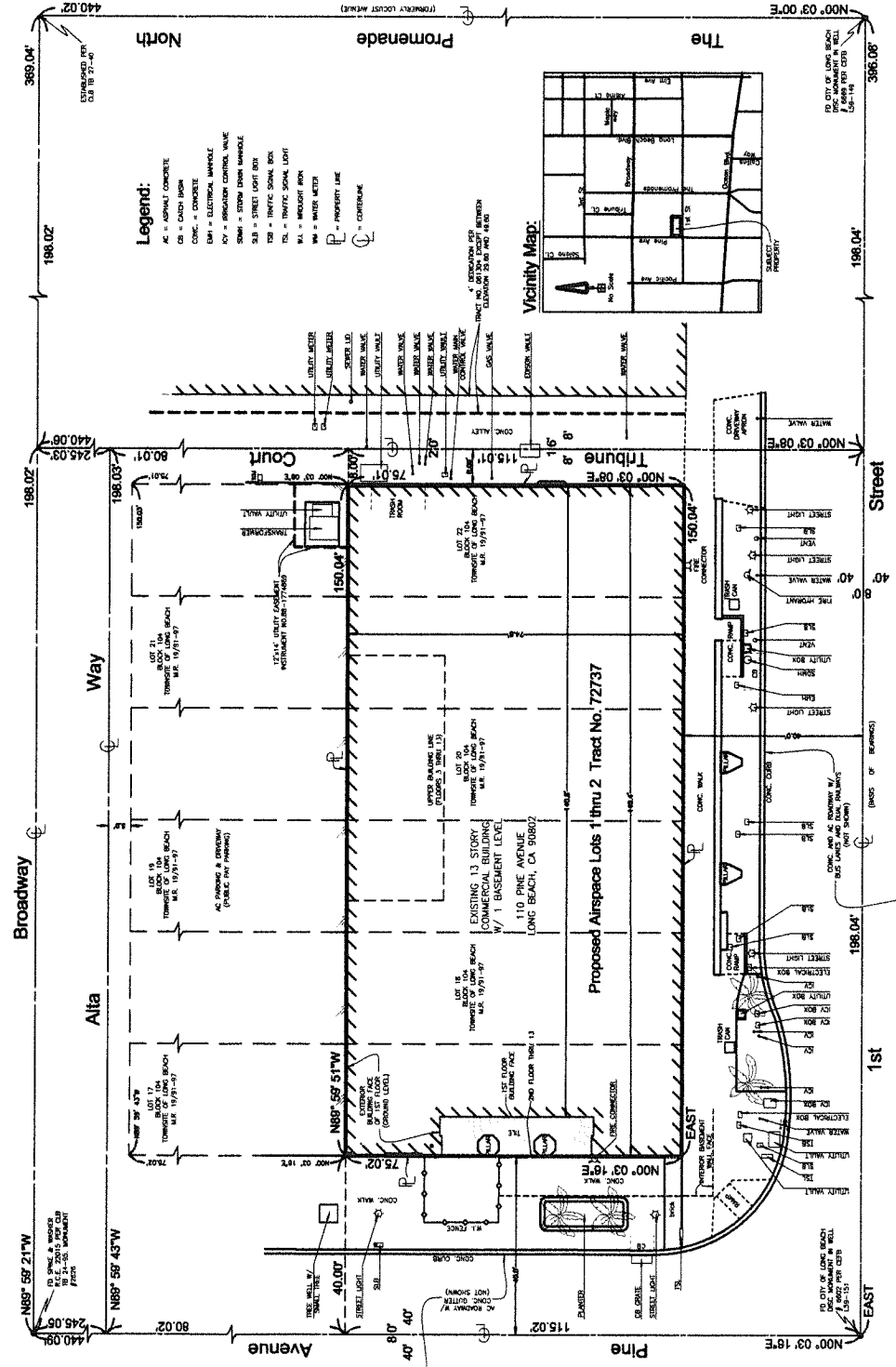
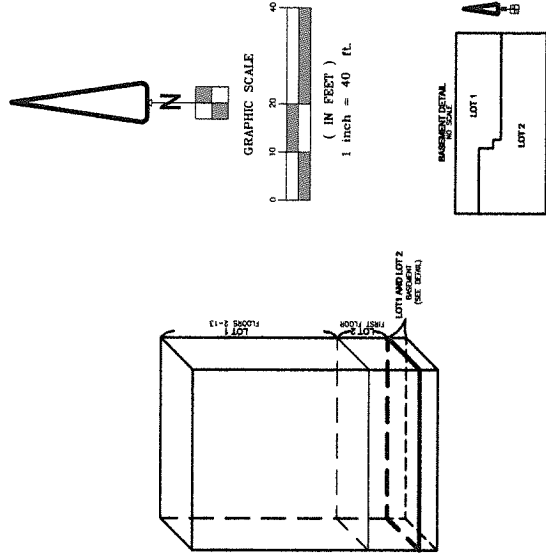
BOUNDARY ESTABLISHED FROM CITY ENGINEER MONUMENTED CENTERLINES, AS SHOWN  
PROPERTY IS RELATIVELY LEVEL.  
NEAREST FIRE HYDRANT IS SITUATED DIRECTLY IN FRONT OF THE BUILDING ON 1ST STREET

**Basis of Bearings:**  
THE BEARING OF EAST ALONG THE CENTERLINE OF FIRST STREET PER MAP OF THE TOWNSITE OF LONG BEACH M.R. 19 PAGES 91-96, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

**Legal Description (Per PTR):**  
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, IN BLOCK 104, OF TOWNSHIP OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 91, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM ALL OIL, GAS AND MINERAL RIGHTS AS GRANTED TO FRESNO-LONG BEACH LIMITED PARTNERSHIP IN DEED RECORDED APRIL 06, 1983 AS INSTRUMENT NO. 83-276138 AND AS ACCEPTED AND RESERVED BY FRESNO-LONG BEACH INVESTORS, LTD., A WASHINGTON LIMITED PARTNERSHIP IN DEED RECORDED APRIL 06, 1983 AS INSTRUMENT NO. 83-276139, AND AS ACCEPTED AND RESERVED BY FRESNO-LONG BEACH INVESTORS, A CALIFORNIA GENERAL PARTNERSHIP, IN DEED RECORDED APRIL 15, 1983 AS INSTRUMENT NO. 83-4114563.

**Area:**  
GROSS AREA: 11,255 SQUARE FEET, 0.26 ACRES  
**Assessor's Parcel Map:**  
7380-027-011

**Easements:**  
THERE ARE NO EASEMENT ENCUMBRANCES ON THIS SITE PER CLIENT SUPPLIED TITLE INSURANCE POLICY.



Prepared For:  
Grand Pacific 7-28, LLC (Owner)  
206 W. 6th Street, Suite 100  
Los Angeles, CA 90014  
(213) 623-1464

Prepared By:  
Hahn and Associates, Inc. (Surveyor)  
26074 Avenue Hall, Suite 2  
Santa Clarita, CA 91355  
(661) 775-9500  
Brandon M. Hahn, P.L.S. 7582



**Surveyor's Statement:**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT IN NOVEMBER 2014 AT THE REQUEST OF GRAND PACIFIC 7-28 LLC.

BRANDON M. HAHN, P.L.S. 7582

DATE OF SIGNATURE