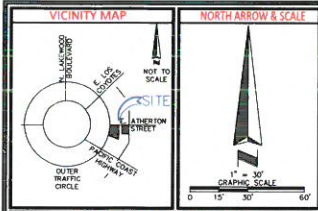


EXHIBIT C



LEGEND AND ABBREVIATIONS

(SP) SITE PLAN
50 FT. SQUARE FEET

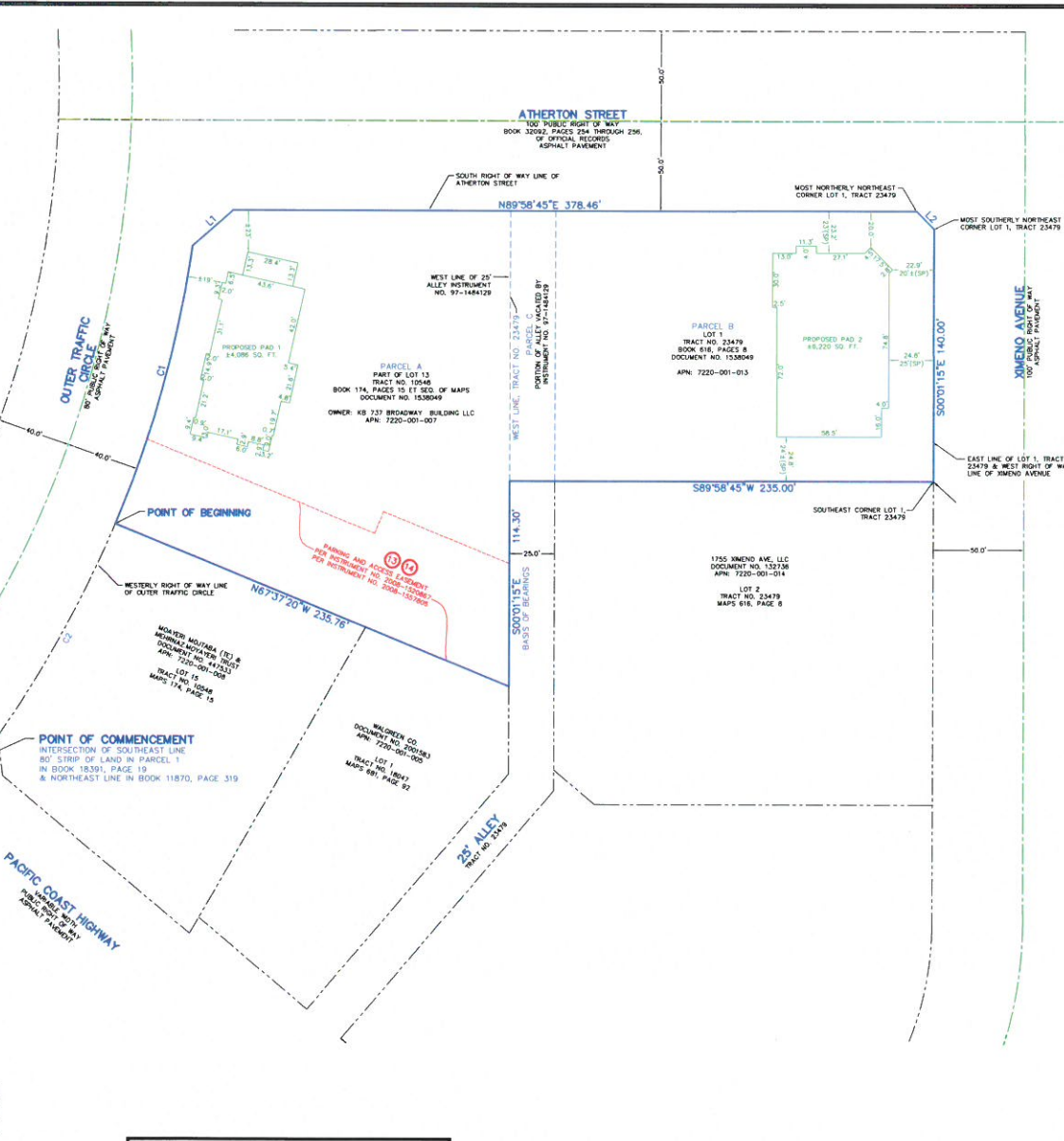
- SCHEDULE "B" ITEMS**
- EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: COUNTY OF LOS ANGELES
 - PURPOSE: PUBLIC ROAD AND HIGHWAY
 - RECORDING DATE: JUNE 27, 1942
 - RECORDING NO.: IN BOOK 1834, PAGE 19, OFFICIAL RECORDS
 - AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.
 - (MAY OR MAY NOT AFFECT DOCUMENT NOT PROVIDED.)
 - EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
 - RESERVED BY: EMERGENCY INGRESS AND EGRESS AND UTILITY
 - PURPOSE: EGRESS AND UTILITY
 - RECORDING DATE: SEPTEMBER 25, 1991
 - RECORDING NO.: 87-148308 OFFICIAL RECORDS
 - AFFECTS: (MAY OR MAY NOT AFFECT DOCUMENT NOT PROVIDED.)
 - COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PREVENTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST MENTIONED SHOW (MAY OR MAY NOT AFFECT DOCUMENT NOT PROVIDED.)
 - EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION
 - PURPOSE: POLE LINES AND CONDUITS
 - RECORDING DATE: NUMBER 27, 1991
 - RECORDING NO.: 2484, OFFICIAL RECORDS
 - AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.
 - (DOES NOT AFFECT USES INCONSISTENTLY OF SUBJECT PARCELS.)
 - EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: ASSOCIATED TELEPHONE COMPANY, LTD.
 - PURPOSE: POLE LINES AND CONDUITS
 - RECORDING DATE: IN BOOK 3848, PAGE 323, OFFICIAL RECORDS
 - AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.
 - (INTERNAL DOCUMENT #8140 DOES NOT AFFECT, LIES SOUTHEASTERLY OF SUBJECT PARCELS.)
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PARKING AND ACCESS EASEMENT" DATED AUGUST 22, 2008, EXECUTED BY BERRY LANS COMPANY RECORDED AUGUST 22, 2008, INSTRUMENT NO. 2008-153067, OF OFFICIAL RECORDS, WHICH DOCUMENT, AMONG OTHER THINGS, CONTAINS AN INSTRUMENT FOR PARKING AND ACCESS:
 - REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 - AFFECTS PARCELS A (AFFECTS AS SHOWN)
 - EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
 - RESERVED BY: BERRY LANS COMPANY, A CALIFORNIA CORPORATION
 - PURPOSE: PARKING AND ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT, SUPPORT AND FOR OTHER PURPOSES
 - RECORDING DATE: AUGUST 28, 2008
 - RECORDING NO.: 2008-153067 OFFICIAL RECORDS
 - AFFECTS: PORTIONS OF THE LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.
 - (AFFECTS AS SHOWN)

CURVE TABLE

CURVE	LENGTH (D)	RADIUS (D)	DELTA	CB (C)	CL (C)
C1	160.65	640.00	14°22'56" (D)	N15°11'12"E	160.23
C2	150.00	640.00	13°25'50" (C)	N29°05'28"E	149.68

LINE TABLE

LINE	LENGTH	BEARING
L1 (D)	29.99	N48°32'32"E
L2 (D)	14.14	S45°01'15"E



SKETCH OF DESCRIPTION/PLOT PLAN
OF
TOYOTA OF LONG BEACH
1775 XIMENO AVENUE
LOS ANGELES COUNTY LONG BEACH, CALIFORNIA

THIS IS NOT A BOUNDARY SURVEY

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	DATE	2/2/18	DRAWING SCALE	1"=30'

TITLE COMMITMENT INFORMATION

THE TITLE COMMITMENT INFORMATION IS BASED UPON THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA. THE TITLE COMMITMENT INFORMATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION.

LEGAL DESCRIPTION (AS WRITTEN BY THIS SURVEYOR)

THE LAND DESCRIBED BELOW IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL A:

A PART OF LOT 13, TRACT NUMBER 10548, SITUATED IN THE CITY OF LONG BEACH, IN LOS ANGELES COUNTY, CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 174, PAGES 15 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, ALL OF LOT 1 OF TRACT NUMBER 23479, SITUATED IN THE CITY OF LONG BEACH, IN LOS ANGELES COUNTY, CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 616, PAGE 8, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, AND A PORTION OF A 25 FEET WIDE ALLEY LACATED BY RESOLUTION NO. C-28253, RECORDED AS INSTRUMENT NUMBER 97-1484129, OF SAID OFFICIAL RECORDS, BEING BOUNDED ON THE WEST BY OUTER TRAFFIC CIRCLE AND A 90 FEET WIDE PUBLIC RIGHT OF WAY DESCRIBED IN PARCEL 1 OF THE DEED TO THE COUNTY OF LOS ANGELES RECORDED IN BOOK 18391, PAGE 19, OF THE OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, BOUNDED ON THE NORTH BY AHERTON STREET, A 100 FEET WIDE PUBLIC RIGHT OF WAY DESCRIBED IN THE DEED TO CITY OF LONG BEACH, RECORDED IN BOOK 3002, PAGES 254 THROUGH 256, OFFICIAL RECORDS, BOUNDED ON THE EAST BY XIMENO AVENUE, A 100 FEET WIDE PUBLIC RIGHT OF WAY, AND BOUNDED ON THE SOUTH BY LOT 2 OF SAID TRACT NUMBER 23479, THE REMAINDER OF SAID ALLEY, LOT 1 OF TRACT NUMBER 10548, SITUATED IN THE CITY OF LONG BEACH, IN LOS ANGELES COUNTY, CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 616, PAGE 9, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, AND BY LOT 10 OF SAID TRACT NUMBER 10548.

BEING MORE OR LESS THE EAST LINE OF SAID OUTER TRAFFIC CIRCLE FOR THE SOUTHWEST CORNER OF SAID LOT 13 AND THE NORTHWEST CORNER OF SAID LOT 15.

THENCE ALONG THE EAST LINE OF SAID OUTER TRAFFIC CIRCLE AND THE WEST LINE OF SAID LOT 13, IN A NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 160.65 FEET, A CENTRAL ANGLE OF 14 DEGREES 22 MINUTES 56 SECONDS, AN ARC LENGTH OF 160.65 FEET AND A CHORD WHICH BEARS NORTH 15 DEGREES 11 MINUTES 12 SECONDS EAST, A DISTANCE OF 160.23 FEET TO THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 13.

THENCE NORTH 48 DEGREES 32 MINUTES 32 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 13 AND THE CUT BACK LINE FROM THE EAST LINE OF SAID OUTER TRAFFIC CIRCLE TO THE SOUTH LINE OF SAID AHERTON STREET, A DISTANCE OF 29.99 FEET TO A POINT IN THE SOUTH LINE OF SAID AHERTON STREET FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 15.

THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID AHERTON STREET AND THE NORTH LINES OF SAID LOT 13, SAID ABANDONED ALLEY, AND SAID LOT 1 OF TRACT NUMBER 23479, A DISTANCE OF 378.46 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1 OF TRACT NUMBER 23479.

THENCE SOUTH 45 DEGREES 01 MINUTE 15 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 OF TRACT NUMBER 23479, AND THE LOT 10 BACK LINE FROM THE NORTH LINE OF SAID AHERTON STREET TO THE WEST LINE OF SAID XIMENO AVENUE, A DISTANCE OF 114.40 FEET TO A POINT IN THE WEST LINE OF SAID XIMENO AVENUE FOR THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 1 OF TRACT NUMBER 23479.

THENCE SOUTH 00 DEGREES 01 MINUTE 15 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 OF TRACT NUMBER 23479, A DISTANCE OF 378.46 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1 OF TRACT NUMBER 23479.

THENCE SOUTH 00 DEGREES 01 MINUTE 15 SECONDS WEST, ALONG THE SOUTH LINES OF SAID LOT 1 OF TRACT NUMBER 23479, AND SAID ABANDONED ALLEY, AND THE NORTH LINES OF SAID LOT 2, AND THE REMAINDER OF SAID ALLEY, A DISTANCE OF 226.50 FEET TO A POINT IN THE EAST LINE OF SAID LOT 13 FOR THE SOUTHWEST CORNER OF SAID ABANDONED ALLEY.

THENCE SOUTH 00 DEGREES 01 MINUTE 15 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 13 AND THE NORTH LINES OF SAID LOT 1 OF TRACT NUMBER 10548 AND SAID LOT 15, A DISTANCE OF 114.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13 AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1 OF TRACT NUMBER 10548.

THENCE NORTH 67 DEGREES 37 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 13, AND THE NORTH LINES OF SAID LOT 1 OF TRACT NUMBER 10548 AND SAID LOT 15, A DISTANCE OF 235.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 78,174 SQUARE FEET OR 1.794 ACRES OF LAND.

SURVEYOR'S NOTES

- THIS IS NOT A BOUNDARY SURVEY.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THIS SURVEYOR AT CLIENT REQUEST.
- BUILDING TIES WITH 2 DISTANCES ARE SHOWN THE DIFFERENCE BETWEEN CALCULATED TIES AND SITE PLAN TIES.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT NO. 23479, BEING S00°01'15"E, PER BOOK 616, PAGE 8.

SURVEYOR'S CERTIFICATE

I, ALLAN GAINESS, PROFESSIONAL LAND SURVEYOR NUMBER 5595, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION.



ALLAN GAINESS, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 5595
STATE OF CALIFORNIA
PROJECT NUMBER 1805663-14496
(DATE)

SURVEY PREPARED BY:
INTEGRAL SURVEYING & MAPPING, INC.
3181 MADRIDE BLVD., SUITE 200
IRVINE, CA 92614
PHONE: (407) 426-7979
FAX: (407) 426-7974
INFORM@CORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

