

EXHIBIT B

3310 E. AIRPORT WAY

SITE INFORMATION:

LEGAL DESCRIPTION:

LOT 14 OF TRACT NO. 27805, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 712 PAGES 95 TO 97 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 14 OF TRACT NO. 27805, IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 712 PAGE 95 TO 97 INCLUSIVE MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTHWESTERLY ALONG THE CURVED NORTHEASTERLY LINE OF SAID LOT, HAVING A RADIUS OF 1030 FEET, AN ARC DISTANCE OF 80.08 FEET TO A POINT "A" RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 16 DEGREES 07' 46" WEST; THENCE SOUTH 11 DEGREES 40' 29" WEST 226.85 FEET TO A POINT IN THE CURVED SOUTHWESTERLY LINE OF SAID LOT, HAVING A RADIUS OF 2870 FEET "A" RADIAL LINE OF SAID LAST MENTIONED CURVED SOUTHWESTERLY LINE, AN ARC DISTANCE OF 18.76 FEET TO THE END OF SAID CURVE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE SOUTH 71 DEGREES 48' 36" WEST 61.78 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 11 DEGREES 40' 29" EAST ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 233.07 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, HYDROCARBONS AND MINERALS OF EVERY KIND AND CHARACTER IN, UNDER, OR THAT MAY BE PRODUCED OR SAVED THEREFROM, TOGETHER WITH AND INCLUDING, AS TO BOTH OF SAID ITEMS A AND B, ALL RIGHTS OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL, DEVELOP, TAKE, REMOVE AND SEVER THE SAME, OR ANY PART OR PORTION THEREOF, FROM SAID LAND, PROVIDED, BE EXERCISED WITHOUT THE USE OF THE SURFACE SAID LAND, OR ANY PORTION THEREOF, LESS THAN 100 FEET BELOW THE SURFACE, AS RESERVED IN DEED RECORDED OCTOBER 7, 1964 AS INSTRUMENT NO. 78, OFFICIAL RECORDS.

THE EXCLUSIVE RIGHT TO DRILL INTO, THROUGH, AND TO OCCUPY THOSE PORTIONS OF SAID LAND LYING BELOW THE SURFACE, THEREOF FOR SUCH PURPOSE OR PURPOSES AS GRANTOR MAY DESIRE, AS RESERVED IN DEED RECORDED OCTOBER 7, 1964 AS INSTRUMENT NO. 78 OFFICIAL RECORDS.

SAID LAND IS SHOWN AS PARCEL 1, ON A RECORD OF SURVEY FILED IN BOOK 82, PAGE 45, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ADDRESS:
3310 E. AIRPORT WAY
LONG BEACH, CA 90806

A.P.N.: 7149-012-008

BENCHMARK:

BRASS DISC FLUSH WITH PAVEMENT STAMPED "CLB LS 1654 1988
BM 1653 9.3 E CURB 1.0' M CURB

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS THE CENTER LINE OF AIRPORT WAY NB93.328°W OF RECORD OF SURVEY BOOK 82 PAGE 45, RECORDS OF LOS ANGELES COUNTY.

SOURCE OF TOPOGRAPHY:

GROUND SURVEY BY:
JOSEPH E BONADIMAN & ASSOCIATES
234 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
(909) 865-3866
DATED MAY 2015



SHEET INDEX

- 1 SITE PLAN
- 2 ELEVATIONS
- 3 ELEVATIONS

PROPERTY ADDRESS:

3310 E. AIRPORT WAY
LONG BEACH CA 90806

PROPERTY OWNER

TWINN LABORATORIES OF SOUTHERN CALIFORNIA
3310 E. AIRPORT WAY
LONG BEACH CA 90806

COMMENTS:

- 1.) PROPERTY AND CENTER LINE DATA PER RECORD OF SURVEY BOOK 82 PAGE 45, RECORDS OF LOS ANGELES COUNTY.
- 2.) APPROXIMATE AREA OF SITE IS 44,285 S.F./1.02 AC.
- 3.) NO PROTECTED TREE SPECIES NOTED ON SITE.

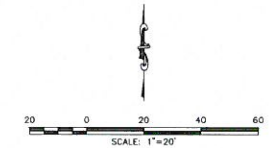
PROJECT DESCRIPTION

INSTALLATION OF A DIGITAL SIGN

PARKING SUMMARY TABLE	
PARKING	EXISTING 18


EXISTING LOT COVERAGE	
AC PAVING	5,028 SF.
BUILDINGS	13,794 SF.
CONCRETE	18,495 SF.
PATIO	495 SF.
LANDSCAPE	5,473 SF.
NET SITE AREA	44,285 SF.
LANDSCAPE RATIO	12.4%
FLOOR AREA RATIO	0.31


SETBACKS	
YARD FRONTING (LOCAL/COLLECTOR)	0'
YARD ABUTTING	0'
NON-RESIDENTIAL	



LEGEND

(E) EXISTING	PROJECT SITE
AC ASPHALTIC CONCRETE SURFACE	RIGHT OF WAY
CL CENTER LINE	PROPERTY LINE
FF FINISH FLOOR	CENTERLINE
FL FINISH GRADE	CH# OVERHEAD ELECTRIC
TC TOP OF CURB	EXISTING BLOCK OR STONE WALL
PP POWER POLE	FLOWLINE
GW GUY WIRE	
WM WATER METER	
[Pattern] EXISTING CONCRETE SURFACE	
[Pattern] EXISTING BUILDING	

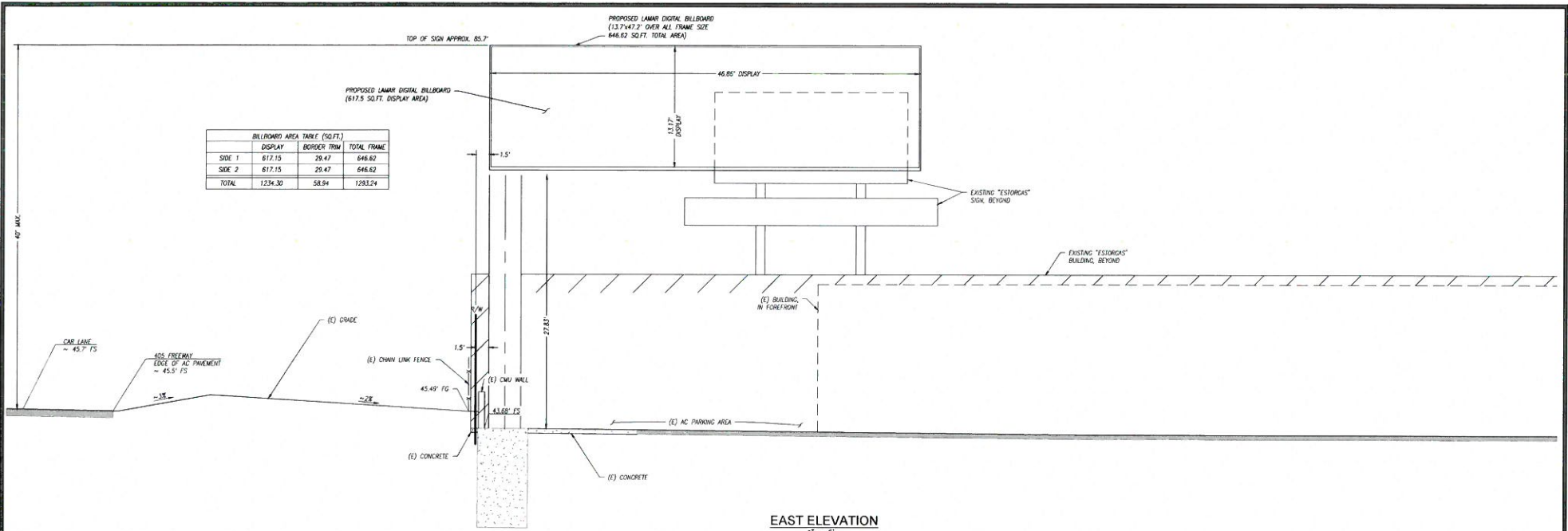




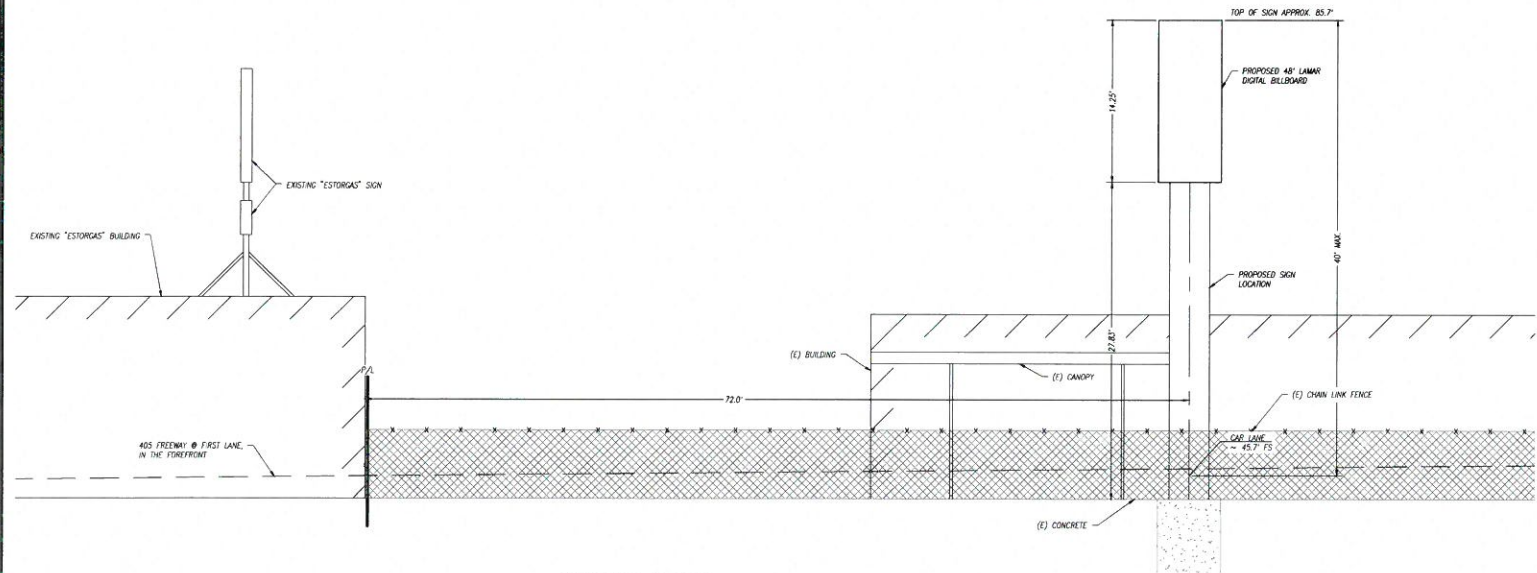
SITE PLAN
3310 E. AIRPORT WAY
LONG BEACH, CA 90806
APN 7149-012-008

PREPARED FOR: LAMAR ADVERTISING			
DRAWN BY: MR	SCALE: 1"=20'	SHEET: 1	OF 3
CHECKED BY: T.S.	JOB NO: 144108		
DATE: 06-15-16			

BILLBOARD AREA TABLE (SQ.FT.)			
	DISPLAY	BORDER TRIM	TOTAL FRAME
SIDE 1	617.15	29.47	646.62
SIDE 2	617.15	29.47	646.62
TOTAL	1234.30	58.94	1293.24




EAST ELEVATION
1" = 5'



SOUTH ELEVATION
1" = 5'

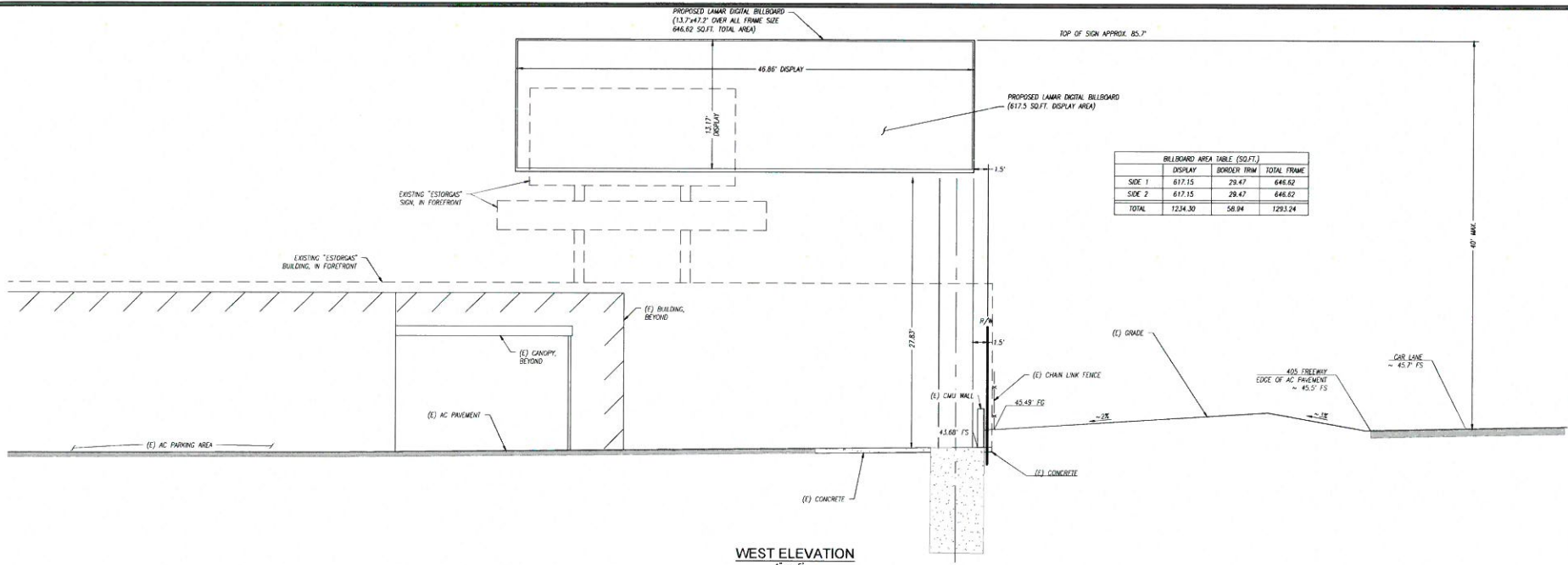




BONADIMAN TELEPHONIC BILLBOARD ADVERTISING

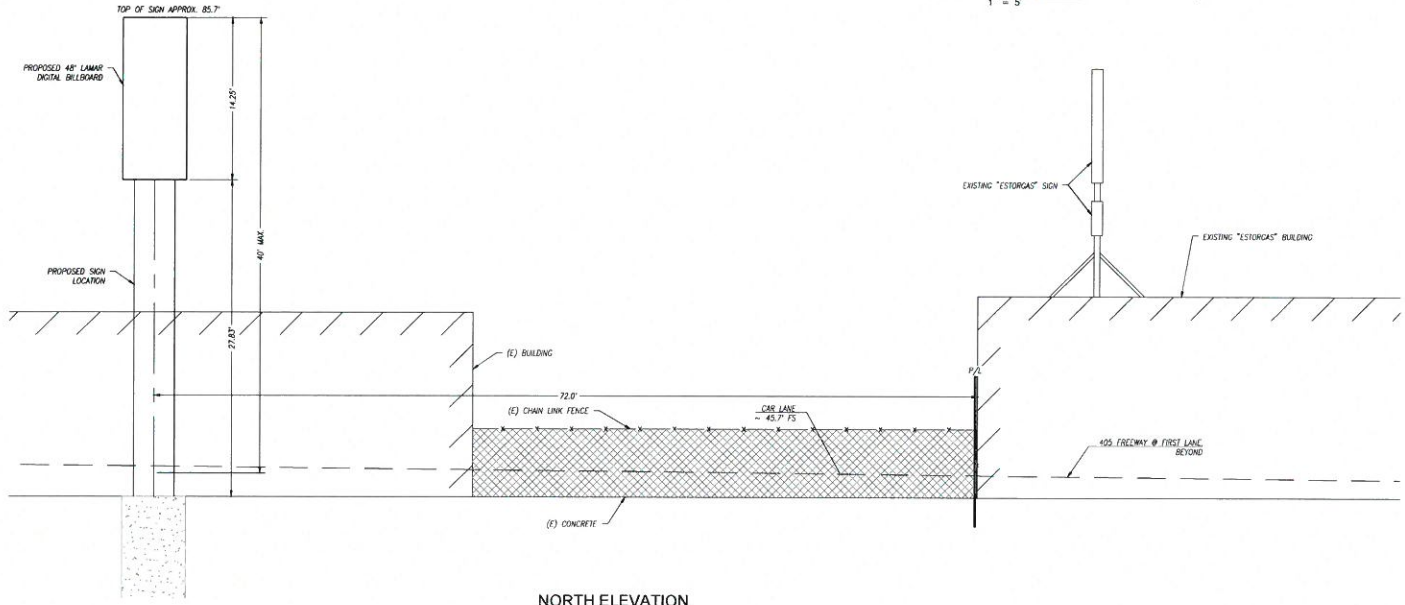
ELEVATIONS
3310 E. AIRPORT WAY
LONG BEACH, CA 90806
APHN 7148-012-008

PREPARED FOR:		LAMAR ADVERTISING	
DRAWN BY: MR	SCALE: 1" = 5'	SHEET: 2 OF 3	
CHECKED BY: J.T.S.	JOB NO: 144108	DATE: 06-15-16	




BILLBOARD AREA TABLE (SQ.FT.)			
	DISPLAY	BORDER FRM	TOTAL FRAME
SIDE 1	617.15	29.47	646.62
SIDE 2	617.15	29.47	646.62
TOTAL	1234.30	58.94	1293.24


WEST ELEVATION
1" = 5'



NORTH ELEVATION
1" = 5'







ELEVATIONS
3310 E. AIRPORT WAY
LONG BEACH, CA 90806
APN: 7146-012-008

PREPARED FOR:		LAMAR ADVERTISING	
DRAWN BY:	MR	SCALE:	1" = 5'
CHECKED BY:	J.T.S.	JOB NO.:	144108
SHEET: 3 OF 3			

