

# TENTATIVE PARCEL MAP NO. 083662

## FOR CONDOMINIUM PURPOSES

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

WALDEN & ASSOCIATES  
JEFFREY A. WALDEN, P.L.S. 7914

OCTOBER 2021

OWNER/DEVELOPER:  
DOUGLAS PARK ASSOCIATES IV, LLC, A  
DELAWARE LIMITED LIABILITY COMPANY  
C/O URBANA REAL ESTATE  
DEVELOPMENT, LLC  
425 E. 4TH STREET  
SUITE C  
LONG BEACH, CA 90802  
RICHARD LEWIS  
562-436-5220

LAND SURVEYOR:  
WALDEN & ASSOCIATES  
2552 WHITE ROAD  
SUITE B  
IRVINE, CA 92614  
949-660-0110  
JEFFREY A. WALDEN, P.L.S. 7914



ASSESSOR PARCEL NUMBERS:  
7149-017-070 & 060

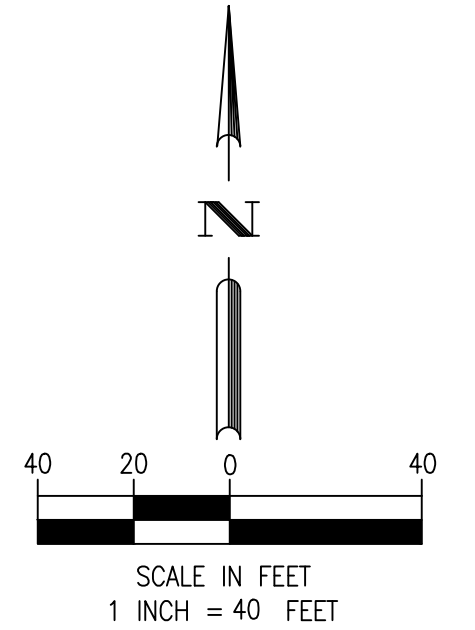
AREA:  
EXISTING LOT 5, TR 70937-1: 103,111 SQ. FT. - 2.37 ACRES  
EXISTING LOT 4A, LLA 19-003: 57,520 SQ. FT. - 1.32 ACRES  
PROPOSED PARCEL 1, TPM 083662: 160,631 SQ. FT. - 3.69 ACRES

ADDRESS:  
3810 & 3816 STINEMAN AVENUE

SITE INFORMATION:  
AIRWAY OFFICE PARK  
PROPOSED COMMERCIAL CONDOMINIUMS  
BUILDING 1: 8 UNITS  
BUILDING 2: 6 UNITS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	19.00'	29.85'
C2	31°13'56"	88.00'	47.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00° 00' 00" E	10.00'



**LEGAL DESCRIPTION:**

BEING A SUBDIVISION OF LOT 5 OF TRACT NO. 70937-1, AS PER MAP FILED IN BOOK 1366, PAGES 27 THROUGH 29 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH LOT 4A IN THAT CERTAIN GRANT OF CERTIFICATE OF COMPLIANCE IN CONJUNCTION WITH A LOT LINE ADJUSTMENT LLA 19-003, RECORDED SEPTEMBER 10, 2020 AS INSTRUMENT NO. 20201087129 OF OFFICIAL RECORDS.

**EASEMENTS:**

AN EASEMENT FOR AVIGATION IN FAVOR OF THE CITY OF LONG BEACH PER PARAGRAPH C OF THE GRANT DEED RECORDED DECEMBER 24, 1981 AS INSTRUMENT NO. 81-1260432 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE TO PASS OVER BUT NOT ON THE SURFACE OF SAID PROPERTY)

AN EASEMENT FOR AVIGATION IN FAVOR OF THE CITY OF LONG BEACH PER PARAGRAPH C OF THE GRANT DEED RECORDED DECEMBER 24, 1981 AS INSTRUMENT NO. 81-1260433 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE TO PASS OVER BUT NOT ON THE SURFACE OF SAID PROPERTY)

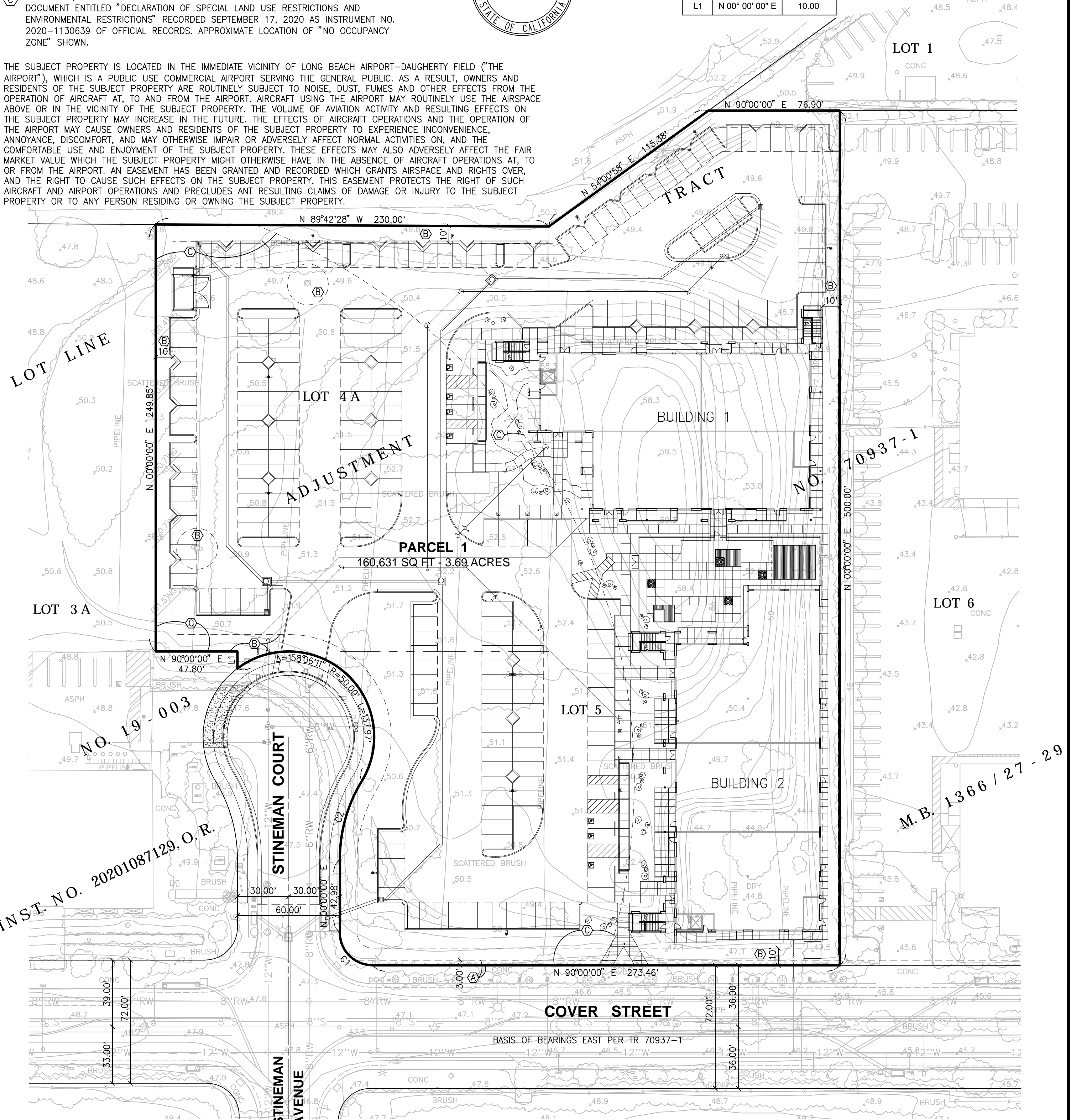
AN EASEMENT FOR AIRSPACE AND AVIGATION IN FAVOR OF THE CITY OF LONG BEACH, A CHARTER CITY AND MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA RECORDED JUNE 02, 2005 AS INSTRUMENT NO. 05-1290604 OF OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE)

(A) A PEDESTRIAN INGRESS/EGRESS EASEMENT DEDICATED TO THE PUBLIC PER TRACT NO. 70937-1, FILED IN BOOK 1366, PAGES 27-29 INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE COUNTY RECORDER.

(B) AN EASEMENT FOR ENVIRONMENTAL EQUIPMENT PURPOSES IN FAVOR OF THE BOEING COMPANY, A DELAWARE CORPORATION, RECORDED SEPTEMBER 17, 2020 AS INSTRUMENT NO. 2020-1130641 OF OFFICIAL RECORDS.

(C) COVENANTS, CONDITIONS AND RESTRICTIONS AND OTHER MATTERS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF SPECIAL LAND USE RESTRICTIONS AND ENVIRONMENTAL RESTRICTIONS" RECORDED SEPTEMBER 17, 2020 AS INSTRUMENT NO. 2020-1130639 OF OFFICIAL RECORDS. APPROXIMATE LOCATION OF "NO OCCUPANCY ZONE" SHOWN.

THE SUBJECT PROPERTY IS LOCATED IN THE IMMEDIATE VICINITY OF LONG BEACH AIRPORT-DAUGHERTY FIELD ("THE AIRPORT"), WHICH IS A PUBLIC USE COMMERCIAL AIRPORT SERVING THE GENERAL PUBLIC. AS A RESULT, OWNERS AND RESIDENTS OF THE SUBJECT PROPERTY ARE ROUTINELY SUBJECT TO NOISE, DUST, FUMES AND OTHER EFFECTS FROM THE OPERATION OF AIRCRAFT AT, TO AND FROM THE AIRPORT. AIRCRAFT USING THE AIRPORT MAY ROUTINELY USE THE AIRSPACE ABOVE OR IN THE VICINITY OF THE SUBJECT PROPERTY. THE VOLUME OF AVIATION ACTIVITY AND RESULTING EFFECTS ON THE SUBJECT PROPERTY MAY INCREASE IN THE FUTURE. THE EFFECTS OF AIRCRAFT OPERATIONS AND THE OPERATION OF THE AIRPORT MAY CAUSE OWNERS AND RESIDENTS OF THE SUBJECT PROPERTY TO EXPERIENCE INCONVENIENCE, ANNOYANCE, DISCOMFORT, AND MAY OTHERWISE IMPAIR OR ADVERSELY AFFECT NORMAL ACTIVITIES ON, AND THE COMFORTABLE USE AND ENJOYMENT OF THE SUBJECT PROPERTY. THESE EFFECTS MAY ALSO ADVERSELY AFFECT THE FAIR MARKET VALUE WHICH THE SUBJECT PROPERTY MIGHT OTHERWISE HAVE IN THE ABSENCE OF AIRCRAFT OPERATIONS AT, TO OR FROM THE AIRPORT. AN EASEMENT HAS BEEN GRANTED AND RECORDED WHICH GRANTS AIRSPACE AND RIGHTS OVER, AND THE RIGHT TO CAUSE SUCH EFFECTS ON THE SUBJECT PROPERTY. THIS EASEMENT PROTECTS THE RIGHT OF SUCH AIRCRAFT AND AIRPORT OPERATIONS AND PRECLUDES ANY RESULTING CLAIMS OF DAMAGE OR INJURY TO THE SUBJECT PROPERTY OR TO ANY PERSON RESIDING OR OWNING THE SUBJECT PROPERTY.



INST. NO. 20201087129, O. R.

M. B. 1366 / 27 - 29