



CIVIL ENGINEERING & LAND SURVEYING, INC.



EXHIBIT "A" EXISTING LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 23 THROUGH 28 IN BLOCK 93 OF THE TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS, EXCEPT THEREFROM THE PORTION FALLING WITHIN THE LIMITS OF TRACT NO. 27389 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 771 PAGES 61 THROUGH 64, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY THERETO, AS RESERVED IN DEED RECORDED JANUARY 3, 1986 AS INSTRUMENT NO. 86-4943, OF OFFICIAL RECORDS.

EXCEPT THEREFROM, ALL OIL, GAS, MINERAL, AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED MARCH 17, 1970 AS INSTRUMENT NO. 2257, OF OFFICIAL RECORDS.

EXCEPT THEREFROM, ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY THERETO, AS RESERVED IN DEED RECORDED OCTOBER 29, 1986 AS INSTRUMENT NO. 86-1467464, OF OFFICIAL RECORDS.

CONTAINING 15,003 SQUARE FEET OR 0.3444 ACRES, MORE OR LESS.

Cynthia A. de Leon 08/09/2022
CYNTHIA A. DE LEON, RCE 31604 DATE
(e.signed)



347 S. Robertson Blvd., Beverly Hills, CA 90
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CIVIL ENGINEERING & LAND SURVEYING, INC.



EXHIBIT "B" EASEMENT TO BE VACATED

THAT PORTION OF LOTS 25 THROUGH 28, IN BLOCK 93 OF THE TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE WEST 23.06 FEET ALONG THE NORTHERLY LINE OF SECOND STREET (NOW NAMED BROADWAY) 80.00 FEET WIDE AS SHOWN ON SAID TOWNSITE OF LONG BEACH, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 26.00 FEET, HEREIN REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY 9.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 48 MINUTES 08 SECONDS; THENCE NORTH 68 DEGREES 12 MINUTES 52 SECONDS 0.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 26.00 FEET; THENCE NORTHWESTERLY 9.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 48 MINUTES 08 SECONDS; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 29.84 FEET, ALONG A LINE PARALLEL WITH AND 4.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF BROADWAY, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 26.00 FEET; THENCE SOUTHWESTERLY 9.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 48 MINUTES 08 SECONDS; THENCE SOUTH 68 DEGREES 12 MINUTES 52 SECONDS WEST 0.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 26.00 FEET; THENCE SOUTHWESTERLY 9.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 48 MINUTES 08 SECONDS TO A POINT OF CUSP WITH THE SOUTH LINE OF SAID LOT 25, ALSO BEING THE NORTHERLY LINE OF BROADWAY; THENCE EASTERLY 69.88 FEET ALONG SAID NORTHERLY LINE OF BROADWAY TO THE TRUE POINT OF BEGINNING.

CONTAINING 199.52 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "C", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Cynthia A. de Leon 08/09/2022
CYNTHIA A. DE LEON, RCE 31604 DATE
(e.signed)



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EXHIBIT C - PLAT

3RD STREET

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

FD SSM ON CL INTER
PER TR. NO. 25272 M.B. 754-7-10

PROPERTY INFORMATION:

ADDRESS: 525 EAST BROADWAY,
LONG BEACH, CA 90802

OWNERS INFORMATION:

TOPANGA BROADWAY LLC, ATTN: STEVEN FRIEDMAN
7120 HAVENHURST AVE, SUITE 316
VAN NUYS, CA 91406
PH (323) 732-4663

ENGINEER'S INFORMATION:

CYNTHIA A. DE LEON, PE
M&C CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BOULEVARD
BEVERLY HILLS, CA 90211

LEGEND:

APN - ASSESSOR'S PARCEL NUMBER
BK - BOOK
C/L - CENTERLINE
FD - FOUND
INTER - INTERSECTION
M.B. - MAP BOOK
P.L. - PROPERTY LINE
PWFB - PUBLIC WORKS FIELD BOOK
RCE - REGISTERED CIVIL ENGINEER
SSM - STANDARD SURVEY MONUMENT
TR - TRACT MAP
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
CENTERLINE

VACATION AREA

AREA TO BE VACATED
(AREA ± 199.52 SQ FT)

CURVE	LENGTH	RADIUS	DELTA
C1	9.89'	26.00'	21°48'08"
C2	9.89'	26.00'	21°48'08"
C3	9.89'	26.00'	21°48'08"
C4	9.89'	26.00'	21°48'08"
LINE	BEARING	DISTANCE	
L1	S89°59'00"W	23.06'	
L2	N68°12'52"W	0.76'	
L3	S89°59'00"W	29.84'	
L4	S68°12'52"W	0.76'	
L5	N89°59'00"E	69.88'	



SCALE: 1" = 30'

LIBERTY COURT

EASEMENT FOR ALLEY AND SIDEWALK PURPOSES, RECORDED
IN BK 1990-2028578 DATED 12/07/1990 OF OFFICIAL RECORDS.

EASEMENT FOR PUBLIC UTILITY PURPOSES,
RECORDED IN BK 1990-335134 DATED
3/01/1990 OF OFFICIAL RECORDS.

LOT 23 LOT 24

C-TR. NO. 27389 M.B. 771-61-64
APN'S: 7281-015-042 THROUGH 065
(NOT A PART OF THIS SURVEY)

BLOCK 93
TOWNSITE OF LONG BEACH
M.R. 19-91-96

POR. OF LOT 25 POR. OF LOT 26 POR. OF LOT 27 POR. OF LOT 28

TRUE POINT OF BEGINNING

SOUTHEAST COR. LOT 28
POINT OF COMMENCEMENT

40.00' NORTH

NORTH

2.00' 149.94'

50.04' N89°59'00"E

MAPLE WAY

NORTH

75.00'

N89°59'00"E

100.08'

50.00' N89°59'00"E

NORTH

74.94'

ATLANTIC AVENUE

324.92'

114.94' NORTH

439.86'

FD SSM ON CL INTER
PER TR. NO. 25272 M.B. 754-7-10
FITS FD CL TIES PER PWF 0223-586, 587

BROADWAY

N89°59'00"E 406.24'

200.12'

08/09/2022
(e.signed)
Cynthia A. de Leon
REGISTERED PROFESSIONAL ENGINEER
No. C-31604
EXP. 12-31-2022
STATE OF CALIFORNIA