CUP PLAN

2131 E WARDLOW ROAD LONG BEACH, CA

Attachment C



email: hpa@hparchs.com







GCC LONG BEACH LLC 18201 Von Karman Ave.



GOODMAN

LONG BEACH

E Wardlow Rd & Cherry Ave Long Beach, CA

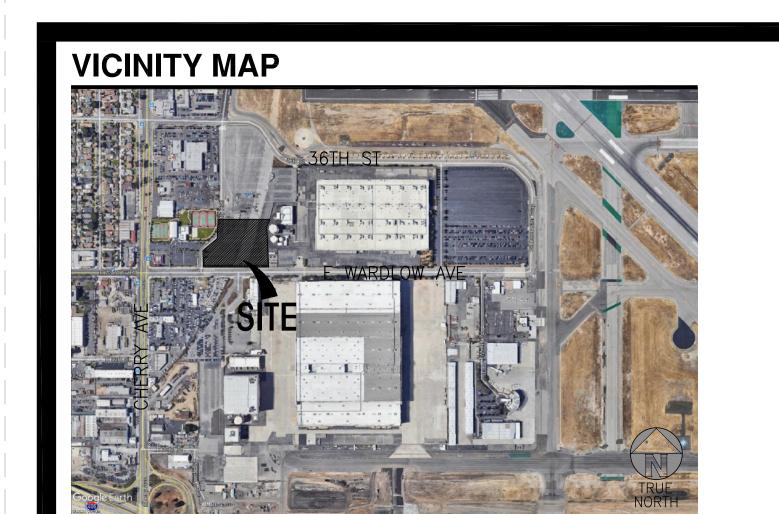


STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE SOILS ENGINEER



Project Number:

Revision:



PROJECT INFORMATION

Project Address

Zoning GLOBEMASTER CORRIDOR SPECIFIC PLAN

SHEET INDEX

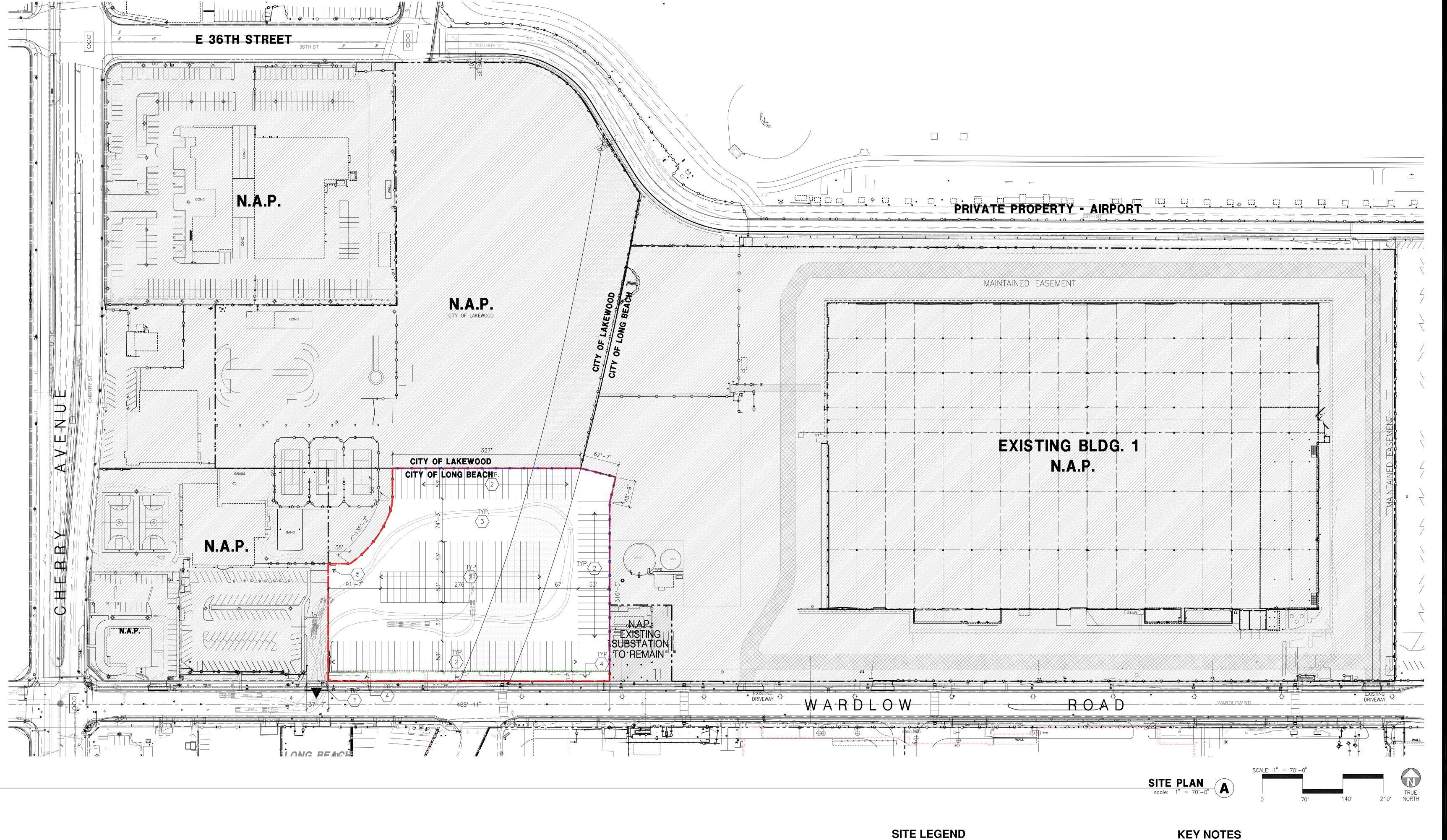
ARCHITECTURE
CUP-A0.1 TITLE SHEET
CUP-A1.1 SITE PLAN
CUP-A1.2 ENLARGED SITE PLAN

PROJECT DATA

ln s.f. 162,721 In acres Trailer (11' x 53')

2131 E WARDLOW ROAD LONGBEACH, CA GCC LONG BEACH LLC 18201 VON KARMAN AVE, SUITE 1170 IRVINE, CA PHONE: (949) 407-0100

Applicant GOODMAN NORTH AMERICA 18201 VON KARMAN AVE, SUITE 1170 IRVINE, CA CONTACT: JIM COTTRELL PHONE: (949) 407-0154



KEY NOTES

 $\left\langle 1\right\rangle$ EXISTING DRIVEWAY.

2 TRAILER PARKING STRIPING.

REFER TO ALTA SURVEY FOR EXISTING EASEMENTS (NO PROPOSED EASEMENTS)

4 EXISTING LANDSCAPE AREA

5 GUARD SHACK WITH OFFICE/RESTROOM.

FORMER UPRR EASEMENT

NOT-A-PART

PROPERTY LINE

8' HIGH CHAIN LINK FENCE WITH MESH SCREENING

EXISTING CHAIN LINK FENCE TO REMAIN, MESH SCREENING TO BE ADDED

TRAILER PARKING STALL

EXISTING DRIVEWAY ENTRANCE & EXIT

18831 bardeen avenue, - ste. #100 irvine, ca tel: 949 •863 •1770 fax: 949 · 863 · 0851 email: hpa@hparchs.com





GCC LONG BEACH LLC 18201 Von Karman Ave. suite 1170 Irvine, CA 92612 (949) 246-3920



GOODMAN COMMERCE CENTER LONG BEACH

E Wardlow Rd & Cherry Ave Long Beach, CA



Consultants:

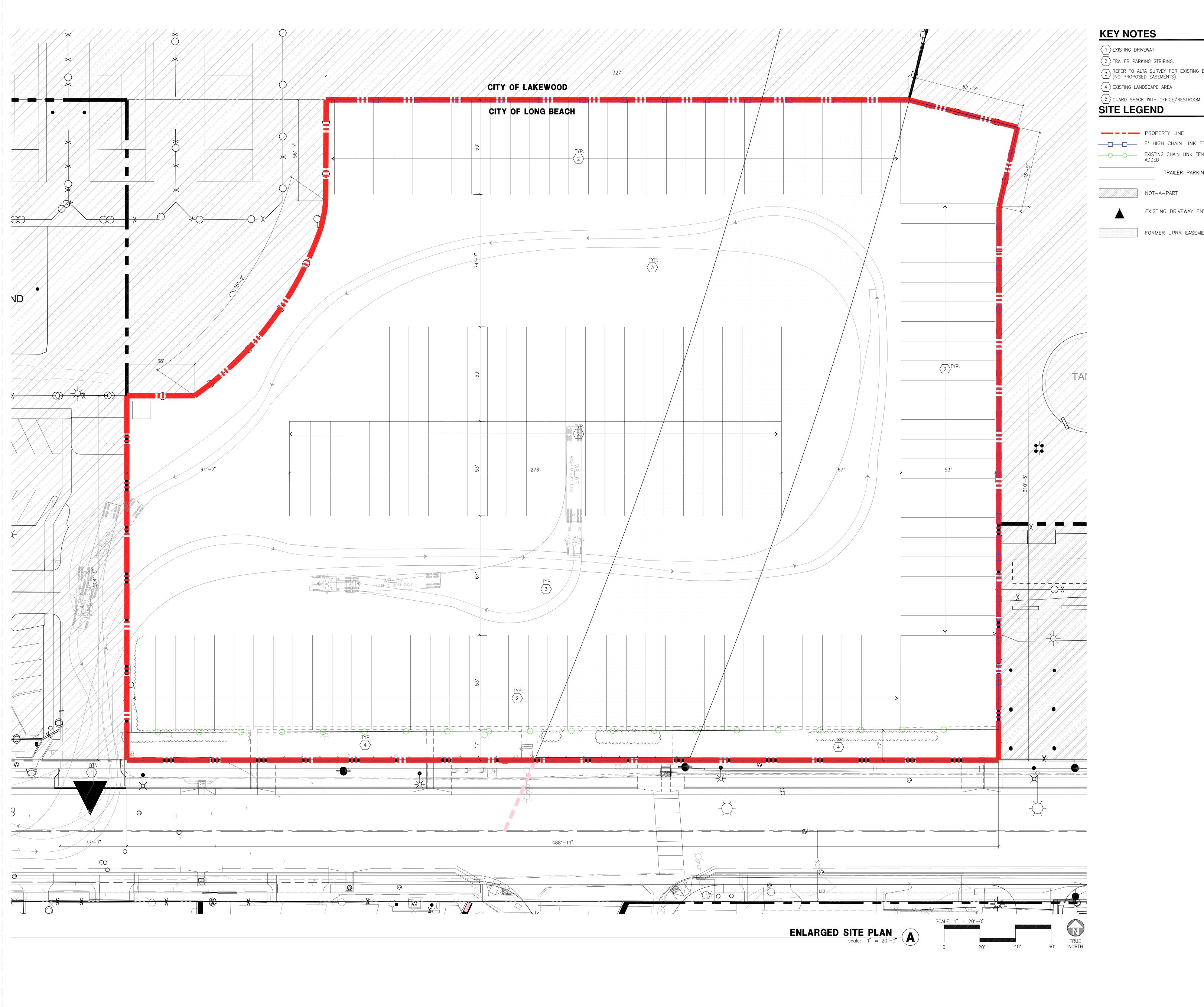
STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION SOILS ENGINEER

	OITE E

Title: SITE PLAN

Project Number: Drawn by: 07/05/22 Date:

Revision:



REFER TO ALTA SURVEY FOR EXISTING EASEMENTS (NO PROPOSED EASEMENTS)

8' HIGH CHAIN LINK FENCE WITH MESH SCREENING

TRAILER PARKING STALL

NOT-A-PART

EXISTING DRIVEWAY ENTRANCE & EXIT

FORMER UPRR EASEMENT



hpa, inc. 18831 bardeen avenue, - ste. #100 irvine, ca tel: 949 •863 •1770 fax: 949 • 863 • 0851 email: hpa@hparchs.com





GCC LONG BEACH LLC 18201 Von Karman Ave. suite 1170 Irvine, CA 92612 (949) 246-3920

Project:

GOODMAN COMMERCE CENTER LONG BEACH

E Wardlow Rd & Cherry Ave Long Beach, CA

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION

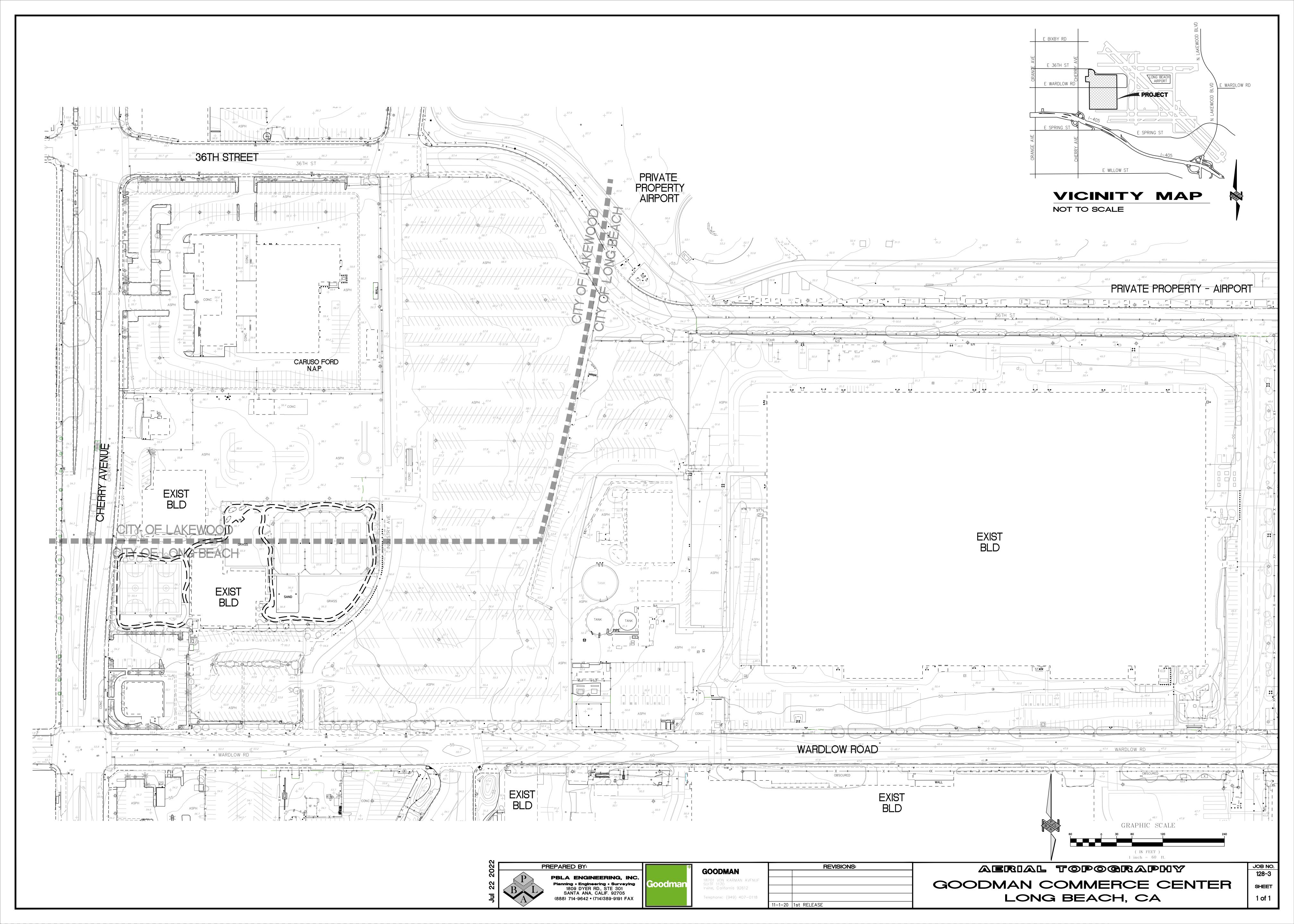
SOILS ENGINEER

Title: ENLARGED SITE PLAN

Project Number: Drawn by: Date:

Revision:

Sheet:



CITY OF LONG BEACH AND LAKEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTYOF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: (APN 7149-003-017, 7149-003-018)

LOTS 1 TO 3 INCLUSIVE OF TRACT NO. 29579, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 935 PAGES 37 TO 40 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM THAT PORTION OF LOT 1 INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN DEED HEREINAFTER MENTIONED, ALL MINERALS AND MINERAL SUBSTANCES, INCLUDING OIL, PETROLEUM. GAS. GASOLINE. AND OTHER HYDROCARBON SUBSTANCES UNDERLYING AND/OR RECOVERABLE FROM BENEATH THE SURFACE OF SAID REAL ESTATE, PROVIDED HOWEVER, THAT SUCH RESERVATION SHALL NOT INCLUDE THE RIGHT TO USE OR OCCUPY ANY PART OF THE SURFACE FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING SAID SUBSTANCES. OR ANY OF THEM. AS RESERVED BY RICHFIELD OIL CORPORATION. A DELAWARE CORPORATION. BY DEED RECORDED MARCH 5, 1953 AS INSTRUMENT NO. 508 IN BOOK 41130 PAGE 122, OFFICIAL

PARCEL 2: (APN 7149-008-004)

THE SOUTHERLY 130 FEET OF LOT 47 OF TRACT NO. 8084, IN THE CITY OF LONG BEACH. COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 171 PAGES 24 TO 30 INCLUSIVE OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM, THE WESTERLY 219.84 FEET THEREOF. PARCEL 3: (APN 7149-008-007)

THAT PORTION OF LOT 47 OF TRACT NO. 8084, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 171, PAGES 24 THROUGH 30 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 47 WITH A LINE PARALLEL WITH AND DISTANT NORTHERLY 190 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT: THENCE ALONG SAID PARALLEL LINE NORTH 89° 57' 25" EAST 179.84 FEET TO THE EASTERLY LINE OF THE WESTERLY 179.84 FEET OF SAID LOT; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 32" EAST 190 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 57' 25" EAST 40 FEET TO THE EASTERLY LINE OF THE WESTERLY 219.84 FEET OF SAID LOT; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE NORTH 0° 01' 32" WEST 130 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 130 FEET OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 57' 25 EAST 496.21 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, SAID POINT BEING IN A NON-TANGENT CURVE. CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2840.55 FEET. A RADIAL LINE TO SAID POINT BEARING SOUTH 70° 00' 35" EAST: THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5° 04' 38" AN ARC DISTANCE OF 251.71 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 370 FEET OF SAID LOT; THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE SOUTH 89° 57' 25" WEST 791.62 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE SOUTH 0° 01' 32" EAST 180 FEET TO THE POINT OF BEGINNING.

PARCEL 4A: (PORTION APN 7149-008-012)

THE NORTHERLY 705.75 FEET OF THE SOUTHERLY 1075.75 FEET OF LOT 47 OF TRACT NO. 8084, IN THE CITY OF LAKEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 171 PAGES 24 TO 30 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE WESTERLY 791.81 FEET OF THE NORTHERLY 275.07 FEET OF THE SOUTHERLY 645.07 FEET OF SAID LOT 47. ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN GRANT DEED FOR STREET PURPOSES RECORDED IN BOOK 18273 PAGE 116 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN DEED RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. 94-1509856, OF OFFICIAL RECORDS. ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN DEED RECORDED MAY 3, 2004 AS INSTRUMENT NO. 04-1090766, OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED LAND IS ALSO DESCRIBED AS A PORTION OF PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE (L.L.A. 0401), RECORDED MARCH 16, 2004 AS INSTRUMENT 04-0631191 OF OFFICIAL RECORDS.

EXCEPTING ALL URANIUM. THORIUM AND OTHER FISSIONABLE MATERIALS. ALL OIL. GAS. PETROLEUM. ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING, WHICH MAY BE PRODUCED FROM THE HEREINBEFORE DESCRIBED LAND; WHICH LIE BELOW A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID SOUTHERN CALIFORNIA EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF. TO SAID DEPTH OF FIVE HUNDRED (500) FEET. FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, IN DEED RECORDED JUNE 30, 1969 AS INSTRUMENT NO. 1344, IN BOOK D4419 PAGE 542, OF OFFICIAL RECORDS.

THE WESTERLY 791.81 FEET OF THE NORTHERLY 275.07 FEET OF THE SOUTHERLY 645.07 FEET OF LOT 47 OF TRACT NO. 8084, LYING PARTLY IN THE CITY OF LAKEWOOD AND PARTLY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 171 PAGES 24 TO 30 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, FOR THE PURPOSE OF MINING, DRILLING, EXPLORING OR EXTRACTING SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR OTHER USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, BUT WITH THE RIGHT TO DRILL INTO, LOCATE WELLS AND PRODUCE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM ANY PORTION OF SAID LAND WHICH LIES AT A DEPTH BELOW 500 FEET FROM THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM MONTANA LAND COMPANY, RECORDED IN BOOK 32094 PAGE 1, OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED LAND IS ALSO DESCRIBED AS A PORTION OF PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE (L.L.A. 0401), RECORDED MARCH 16, 2004 AS INSTRUMENT 04-0631191 OF OFFICIAL RECORDS.

PARCEL 5: (APN 7149-008-016)

PARCEL 4B: (REMAINDER OF APN 7149-008-012)

PARCEL 1 OF PARCEL MAP NO. 62125, IN THE CITY OF LAKEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP FILED IN BOOK 343 PAGES 95 TO 98 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING AND RESERVING ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, WHICH LIE 500 FEET OR MORE BELOW THE SURFACE OF THE PROPERTY, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR. ITS SUCCESSORS AND ASSIGNS. BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT O DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION SUCCESSOR IN INTEREST BY MERGER TO UNION PACIFIC RAILROAD COMPANY. A UTAH CORPORATION. SUCCESSOR IN INTEREST BY MERGER TO LOS ANGELES & SALT LAKE RAILROAD COMPANY, A UTAH CORPORATION ABOVE IN DEED RECORDED OCTOBER 18, 2006 AS INSTRUMENT NO. 06-2312891 OF OFFICIAL RECORDS.

PARCEL 6: (APN 7149-008-015)

INSTRUMENT NO. 06-2312891 OF OFFICIAL RECORDS.

PARCEL 1 OF PARCEL MAP NO. 62126, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP FILED IN BOOK 343 PAGES 89 AND 90 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING AND RESERVING ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, WHICH LIE 500 FEET OR MORE BELOW THE SURFACE OF THE PROPERTY, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING. OIL AND GAS AND RIGHTS THERETO. TOGETHER WITH THE SOLE. EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR. REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR. ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION (SUCCESSOR IN INTEREST BY MERGER TO UNION PACIFIC RAILROAD COMPANY, A UTAH CORPORATION, SUCCESSOR IN INTEREST BY MERGER TO LOS ANGELES & SALT LAKE RAILROAD COMPANY, A UTAH CORPORATION ABOVE IN DEED RECORDED OCTOBER 18, 2006 AS

TITLE REPORT EXCEPTIONS

EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER. EXAMPLE = (2) SCHEDULE B EXCEPTION NUMBER. A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: TAX IDENTIFICATION NO.: 7149-003-017 FISCAL YEAR: 2020–2021 1ST INSTALLMENT: \$41.284.84. PAID. 2ND INSTALLMENT: \$41,284.82, UNPAID (DELINQUENT AFTER APRIL 10) PENALTY AND COST. \$4,138.48 HOMEOWNERS EXEMPTION:

PORTION OF PARCEL 1 *AFFECTS:* B. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: TAX IDENTIFICATION NO.: 7 149-003-018 FISCAL YEAR: 2020-2021 1ST INSTALLMENT: \$377.880.48. PAID. \$377,880.47, UNPAID (DELINQUENT AFTER APRIL 10) 2ND INSTALLMENT:

PENALTY AND COST: 37,798.04 HOMEOWNERS EXEMPTION: CODE AREA: REMAINDER OF PARCEL *AFFECTS:*

C. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: TAX IDENTIFICATION NO.: 7149-008-004 FISCAL YEAR: 2020-2021 \$22,201.03, PAID. 1ST INSTALLMENT: 2ND INSTALLMENT: \$22,201.01, UNPAID (DELINQUENT AFTER APRIL 10) PENALTY AND COST:

PARCEL 2 D. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: TAX IDENTIFICATION NO.: 7149-008-007 FISCAL YEAR: 1ST INSTALLMENT: \$66.541.19. PAID. \$66,541.17, UNPAID (DELINQUENT AFTER APRIL 10) 2ND INSTALLMENT: PENALTY AND COST: \$6.664.11

CODE AREA: PARCEL 3 PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: TAX IDENTIFICATION NO.: 7149-008-012

1ST INSTALLMENT: 2ND INSTALLMENT: PENALTY AND COST: HOMEOWNERS EXEMPTION: CODE AREA:

TAX IDENTIFICATION NO.:

HOMEOWNERS EXEMPTION:

FISCAL YEAR:

CODE AREA:

1ST INSTALLMENT:

2ND INSTALLMENT:

PENALTY AND COST:

HOMEOWNERS EXEMPTION:

HOMEOWNERS EXEMPTION:

CODE AREA:

CODE AREA:

\$135,268.85, PAID. \$135,268.85, UNPAID (DELINQUENT AFTER APRIL 10) *\$13,536.88* PARCELS 4A AND 4B F. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS

COLLECTED WITH TAXES. ARE AS FOLLOWS: \$15,732.97, PAID. \$15,732.95, UNPAID (DELINQUENT AFTER APRIL 10)

G. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES. ARE AS FOLLOWS: TAX IDENTIFICATION NO.: 7149-008-015 FISCAL YEAR: 1ST INSTALLMENT: \$11,401.33, PAID. 2ND INSTALLMENT: \$11,401.32, UNPAID (DELINQUENT AFTER APRIL 10)

PENALTY AND COST: HOMEOWNERS EXEMPTION: CODE AREA: PARCEL 6 *AFFECTS:* H. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2. CHAPTER 3. ARTICLES 3 AND 4. RESPECTIVELY. OF THE REVENUE AND TAXATION

PARCEL 5

CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. I. A NOTICE OF REASSESSMENT AND OF CONTINUATION OF PRIOR ASSESSMENT (REASSESSMENT DISTRICT 90-2 (AIRPORT AREA)), RECORDED JANUARY 28, 2002 AS

INSTRUMENT NO. 02-0207495 OF OFFICIAL RECORDS. NONE NOW DUE AND PAYABLE.

THE FOLLOWING MATTERS AFFECT PARCEL 1:

CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE

VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW

THE RIGHT TO DRILL FOR WATER, UPON THE TERMS AND CONDITIONS CONTAINED IN THE DEED TO RICHFIELD OIL COMPANY OF CALIFORNIA, RECORDED IN BOOK 7359 PAGE 181, OFFICIAL RECORDS. LOT 1 [NO PLOTTABLE EASEMENTS] *AFFECTS:* .) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED

HEREIN AND INCIDENTAL PURPOSES (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) IN FAVOR OF: RECORDED:

CHEVRON U.S.A. INC., A CORPORATION, SUCCESSOR TO STANDARD OIL COMPANY OF CALIFORNIA FFBRUARY 17, 1940 IN BOOK 17235 PAGE 323. OFFICIAL RECORDS, AS MODIFIED IN DEED RECORDED FEBRUARY 13, 1970 AS INSTRUMENT NO. 3130, OFFICIAL RECORDS A 16.50 FOOT STRIP OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN

AFFECTS: 3.) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) IN FAVOR OF: CHEVRON U.S.A., INC., A CORPORATION, SUCCESSOR TO STANDARD OIL COMPANY OF CALIFORNIA RECORDED: JUNE 19, 1944 IN BOOK 21064 PAGE 1, OFFICIAL

COVENANTS. CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, BASED UPON ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY. OR SOURCE OF INCOME. AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: "IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955. OR ANCESTRY. THAT RESTRICTION VIOLATES STATE AND FÈDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS." AFFECTS: LOT 1 [NO PLOTTABLE EASEMENTS]

(5.) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) IN FAVOR OF: ATLANTIC RICHFIELD COMPANY, A CORPORATION. SUCCESSOR TO RICHFIELD OIL COMPANY MARCH 5. 1953 AS INSTRUMENT NO. 508 IN BOOK RECORDED: 41130 PAGE 122, OFFICIAL RECORDS AFFECTS:

AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) IN FAVOR OF: STANDARD OIL COMPANY OF CALIFORNIA RECORDED: NOVEMBER 7. 1969 AS INSTRUMENT NO. 2739 IN BOOK D-4549 PAGE 930, OFFICIAL RECORDS AFFECTS:

) RECITALS SHOWN ON SHEET 3 ON THE TRACT OR PARCEL MAP PROVISIONS: 40 FOOT EASEMENT TO BE RESERVED IN DOCUMENTS FOR INGRESS AND EGRESS, DRAINAGE AND UTILITIES FOR THE USE OF LOT 2 AFFECTS: THE EASTERLY 40 FEET OF LOT 3

TITLE REPORT EXCEPTIONS

EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER. EXAMPLE = (2) SCHEDULE B EXCEPTION NUMBER. B.) PROVISIONS OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW, WHICH OFFER THE LAND FOR FUTURE STREET AND RESTRICT THE USE THEREOF. SUBDIVISION: TRACT NO. 29579 AFFECTS: A TEN (10) FOOT AND VARIABLE STRIP OF LAND AFFECTING THE WESTERLY PORTIONS OF LOTS 2

9.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW: TRACT NO. 29579 WATER LINES **PURPOSE**

O) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW: PUBLIC UTILITIES A 20 FOOT STRIP OF LAND IN LOTS 2 AND 3

), EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS

RESERVED IN A DOCUMENT; DECEMBER 24, 1981 AS INSTRUMENT NO. 81-1260432 RECORDED: AND INSTRUMENT NO. 81-1260433, BOTH OF OFFICIAL

SAID DOCUMENTS, AMONG OTHER THINGS, PROVIDE FOR CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS THEREIN PROVIDED. [SAID EASEMENT IS BLANKET] AS AFFECTED BY THE PROVISIONS OF THAT CERTAIN WAIVER OF RIGHTS OF FIRST REFUSAL AND USE RESTRICTIONS: TERMINATION OF ACCESS EASEMENT. EXECUTED BY THE CITY OF LONG BEACH AND THE BOARD OF WATER COMMISSIONERS OF THE CITY OF LONG BEACH. RECORDED JANUARY 31, 2019 AS INSTRUMENT NO. 20190093896, OF OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCELS 2, 3, 4A, & 4B: 12) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF LOS ANGELES, A MUNICIPAL CORPORATION IN BOOK 12753 PAGE 396 OF OFFICIAL RECORDS RECORDED: PARCELS 3, 4A AND 4B 13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT: MONTANA LAND COMPANY, A CALIFORNIA PURPOSE: STREET AND HIGHWAY, PUBLIC UTILITIES, SEWAGE AND

RECORDING NO:

(14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: CITY OF LONG BEACH AND THE UNION OIL COMPANY GRANTED TO: OF CALIFORNIA PIPE LINES RECORDING NO: BOOK 17844, PAGE 93, OF OFFICIAL RECORDS

BOOK 17844, PAGE 93, OF OFFICIAL RECORDS

15. 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 PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DEED RECORDED IN BOOK 17844, PAGE 93, OF OFFICIAL RECORDS.

NOTE: IF A COUNTY RECORDER, TITLE INSURANCE COMPANY, ESCROW COMPANY, REAL ESTATE BROKER, REAL ESTATE AGENT OR ASSOCIATION PROVIDES A COPY OF A DECLARATION, GOVERNING DOCUMENT OR DEED TO ANY PERSON, CALIFORNIA LAW REQUIRES THAT THE DOCUMENT PROVIDED SHALL INCLUDE A STATEMENT REGARDING ANY UNLAWFUL RESTRICTIONS. SAID STATEMENT IS TO BE IN AT LEAST 14-POINT BOLD FACE TYPE AND MAY BE STAMPED ON THE FIRST PAGE OF ANY DOCUMENT PROVIDED OR INCLUDED AS A COVER PAGE ATTACHED TO THE REQUESTED DOCUMENT. SHOULD A PARTY TO THIS TRANSACTION REQUEST A COPY OF ANY DOCUMENT REPORTED HEREIN THAT FITS THIS CATEGORY, THE STATEMENT IS TO BE INCLUDED IN THE MANNER DESCRIBED. [NO PLOTTABLE EASEMENTS]

(16) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF LONG BEACH, A MUNICIPAL CORPORATION PUBLIC STREET AND HIGHWAY PURPOSE: RECORDING NO: 18273, PAGE 116, OFFICIAL RECORDS

17), AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: PIPE LINES, TOGETHER WITH THE RIGHT OF INGRESS, RECORDED: APRIL 28, 1944, IN BOOK 20854 PAGE 167 OF OFFICIAL RECORDS PARCELS 4A AND 4B

[SAID EASEMENT IS BLANKET IN NATURE] (18) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: SOUTHERN CALIFORNIA EDISON COMPANY GRANTED TO: ELECTRIC LINES RECORDING DATED: APRIL 9. 1951

RECORDING NO: BOOK 35998, PAGE 361, OFFICIAL RECORDS (19) A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED **ENTITLED:** AGREEMENT MAY 14. 1951 TAKEWOOD PARK. A CORPORATION, AND LAKEWOOD EXECUTED BY. WATER & POWER COMPANY. A CORPORATION MAY 25, 1951 IN BOOK 36382 PAGE 314, OF OFFICIAL RECORDED:

20) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PUBLIC UTILITIES RECORDING DATE: OCTOBER 15, 1951 2893, IN BOOK 37416, PAGE 99, OF OFFICIAL RECORDING NO:

PARCEL 2 21. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS RECORDED: MAY 21. 1959 AS INSTRUMENT NO. 4196 IN BOOK M283 PAGE 934, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. *PARCELS 4B*

[NO PLOTTABLE EASEMENTS] 22. A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDING DATE:

REDEVELOPMENT AGENCY: CITY OF LAKEWOOD [NO PLOTTABLE EASEMENTS] 23. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ENTITLED: CERTIFICATE OF COMPLIANCE REQUEST FOR CERTIFICATE OF COMPLIANCE CITY OF LAKEWOOD (L.L.A. 04–01)

OFFICIAL RECORDS

PARCELS 4A AND 4B

89-1039203, OF OFFICIAL RECORDS

MARCH 16. 2004 AS INSTRUMENT NO. 04-0631191. OF

AFFECTS: PARCELS 4A AND 4B [NO PLOTTABLE EASEMENTS] 24. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. ENTITLED: PARTICIPATION AGREEMENT RECORDED: MAY 3, 2004 AS INSTRUMENT NO. 04-1090767, OF OFFICIAL RECORDS

AFFECTS: [NO PLOTTABLE EASEMENTS]

AFFECTS:

RECORDING NO:

RECORDED:

25. AN INSTRUMENT ENTITLED "MAINTENANCE COVENANT FOR STANDARD URBAN STORMWATER MITIGATION (SUSMP) REQUIREMENTS **EXECUTED** BY: MCDONNELL DOUGLAS CORP. CITY OF LONG BEACH IN FAVOR OF: RECORDING DATE: AUGUST 8, 2005 RECORDING NO: 05-1885577, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

PARCELS 2 AND 3

20072761690, OF OFFICIAL RECORDS

[NO PLOTTABLE EASEMENTS] 26. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE LAKEWOOD REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED. DECEMBER 17. 2007 AS INSTRUMENT NO.

TITLE REPORT EXCEPTIONS

EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER. EXAMPLE = (2) SCHEDULE B EXCEPTION NUMBER. THE FOLLOWING MATTERS AFFECT PARCELS 5 & 6:

27. AN AGREEMENT BY AND BETWEEN THE CITY OF LONG BEACH AND MONTANA LAND COMPANY, DATED FEBRUARY 4, 1931, CONCERNING TO DEVELOPMENT AND TRANSPORTATION OF WATER ON THE HEREIN DESCRIBED AND OTHER LANDS RECORDED MARCH 13, 1935 AS INSTRUMENT NO. 824 IN BOOK 13353 PAGE 37, OF OFFICIAL RECORDS. [NO PLOTTABLE EASEMENTS]

(28) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SHELL OIL COMPANY, A CALIFORNIA CORPORATION PURPOSE: ONE PIPE LINE NOT EXCEEDING TEN INCHES IN INTERNAL DIAMETER FOR THE TRANSPORTATION OF OIL GAS. WATER AND/OR OTHER SUBSTANCES.

WITH THE RIGHT OF INGRESS AND EGRESS TO AND

RECORDING DATE:

MAP NO. 62126.

RECORDING NO:

RECORDING DATE:

OCTOBER 8. 1938 753 IN BOOK 16162, PAGE 46, OF OFFICIAL RECORDS RECORDING NO: (29). EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: CENTER LAND COMPANY, INC., A CALIFORNIA GRANTED TO: CORPORATION

FROM THE SAME

PIPELINE AND UTILITIES RECORDING DATE: MAY 24, 1996 96-824508, OF OFFICIAL RECORDS RECORDING NO: SAID EASEMENT DESIGNATED AS '3' AND DELINEATED UPON THE MAP OF SAID PARCEL MAP NO. 62125 AND DESIGNATED AS '3' AND DELINEATED UPON THE MAPS OF SAID PARCEL

(30) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: CENTER LAND COMPANY, INC., A CALIFORNIA PIPELINES AND UTILITIES RECORDING DATE: SEPTEMBER 21. 1999

SAID EASEMENT DESIGNATED AS '2' AND DELINEATED UPON THE MAP OF SAID PARCEL MAP 1) PROVISIONS OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN

99-1804877. OF OFFICIAL RECORDS

BELOW, WHICH OFFER THE LAND FOR FUTURE STREET OR ALLEY AND RESTRICT THE USE PARCEL MAP NO. 62125, AS PER MAP FILED IN BOOK SUBDIVISION: 343. PAGES 95 THROUGH 98 OF PARCEL MAPS THE NORTHEASTERLY 30 FEET OF SAID LAND DESIGNATED AS "36TH STREET PRIVATE AND FUTURE STREET" ON THE MAP SAID PARCEL MAP. 32. THE FOLLOWING RECITAL AS SHOWN ON THE MAP OF PARCEL MAP NO. 62125, AS PER

MAP FILED IN BOOK 343, PAGES 95 THROUGH 98 OF PARCEL MAPS: WE DO HEREBY, AND FOR OUR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS. JOINTLY AND SEVERALLY AGREE THAT ALL PRIVATE AND FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET. WHETHER IT BE A PUBLIC STREET. OR A PRIVATE AND FUTURE STREET. AND FURTHER AGREE THAT THE COUNTY OF LOS ANGELES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGE ARISING FROM SAID DRAINAGE. [NO PLOTTABLE EASEMENTS]

2006 EXECUTED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 18, 2006 AS INSTRUMENT NO. 06-2312890 OF OFFICIAL RECORDS. [NO PLOTTABLE EASEMENTS]

33. A DOCUMENT ENTITLED "ENVIRONMENTAL RESTRICTION NOTIFICATION". DATED OCTOBER 17.

THE FOLLOWING MATTERS AFFECT ALL PARCELS, UNLESS OTHERWISE INDICATED: 34. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY MAY 24, 2019 RECORDING DATE: 2019-0528881 OF OFFICIAL RECORDS RECORDING NO: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

PARCELS 1, 2, 3, 4A AND 4B. [NO PLOTTABLE EASEMENTS] 35. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

DECLARATION OF SPECIAL LAND USE RESTRICTIONS AND ENVIRONMENTAL RESTRICTIONS RECORDING DATE: RECORDING NO: 2019-0624378 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. FIRST AMENDMENT OF SPECIAL LAND USE RESTRICTIONS AND ENVIRONMENTAL RESTRICTIONS

RECORDING NO.: 20200051514, OFFICIAL RECORDS [NO PLOTTABLE EASEMENTS] (36) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO:

JANUARY 14. 2020

THE BOEING COMPANY. A DELAWARE CORPORATION ENVIRONMENTAL UTILITY FACILITIES AS DEFINED PURPOSE: RECORDING DATE RECORDING NO: 2019-0624380 OF OFFICIAL RECORDS

SUBJECT TO THE TERMS, COVENANTS AND PROVISIONS CONTAINED THEREIN. 37. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION. PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER EVIEW PRIOR TO CLOSING. 38. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC

39. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY. AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. 40. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING

TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND

ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

41. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE. FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE

GENERAL NOTES

1. AREA - BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN ON HEREON, SAID LAND CONTAINS 1,758,246 SQ. FT., 40.363 ACRES GROSS; 1736564 SQ. FT., 39.866

2. TITLE SEARCH — THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PBLA SURVEYING, INC. OR THE SURVEYOR TO DETERMINE OWNERSHIP OF THIS PROPERTY OR TO VERIFY THE DESCRIPTIONS PROVIDED. THE COMPATIBILITY OF THESE DESCRIPTIONS WITH THAT OF ADJACENT PROPERTIES; NOR EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD. PBLA SURVEYING, INC. RELIED UPON A PRELIMINARY TITLE REPORT, ORDER NO. 00141976-994-LT2-DB, PREPARED BY CHICAGO TITLE COMPANY, DATED NOVEMBER 13

3. OCCUPATION LINES, ENCROACHMENTS AND RECOVERED SURVEY MONUMENTS ARE SHOWN AS FOUND DURING A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING DECEMBER, 2020.

4. PARCEL AREA SHOWN IS DETERMINED BASED UPON FIELD MEASUREMENTS MADE DURING A FIELD SURVEY PERFORMED IN DECEMBER, 2020.

5. THE PROPERTIES ARE ZONED AS FOLLOWS:

PER THE CITY OF LONG BEACH PLANNING BUREAU SITE LINK: http://www.longbeach.gov/lbds/planning/advance/maps/zoning/ PARCEL 1 (PTR): "PD-19" - PLANNED DEVELOPMENT ZONE PARCEL 2 (PTR): "IG" — GENERAL INDUSTRIAL ZONE PARCEL 3 (PTR): "IG" - GENERAL INDUSTRIAL ZONE PARCEL 6 (PTR): "IG" — GENERAL INDUSTRIAL ZONE

PER THE CITY OF LAKEWOOD PLANNING DEPT. MAP LINK: https://www.lakewoodcity.org/civicax/filebank/blobdload.aspx?BlobID=22800 PARCEL 4A (PTR): "M2" - HEAVY MANUFACTURING ZONE PARCEL 4B (PTR): "M2" - HEAVY MANUFACTURING ZONE PARCEL 5 (PTR): "M2" - HEAVY MANUFACTURING ZONE

6. THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS FOR CONSTRUCTION PURPOSES.

7. LINES, MEASURED FROM THE BUILDING WALL TO THE PROPERTY LINE.

8. OTHER THAN THOSE IDENTIFIED SPECIFICALLY ON THE SURVEY, THERE ARE NO POTENTIAL ENCROACHMENTS IDENTIFIED ON SUBJECT PROPERTY. 9. THERE IS NO VISIBLE EVIDENCE OR PRIOR KNOWLEDGE OF CEMETERIES WITHIN 100 FEET OF THE PROPERTY.

10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR WETLANDS. 11. PARCELS 2 AND 4A CURRENTLY DO NOT HAVE ANY BUILDINGS ON-SITE.

12. THERE WAS NO FIELD DELINEATION OF WETLANDS PERFORMED ON SITE; THE SURVEYOR DID NOT LOCATE OR OBSERVE ANY DELINEATION MARKERS IN THE PROCESS OF CONDUCTING

13. ALL WALLS SHOWN WITHIN PROPERTY LIMITS ARE PLUMB. 14. THE PROPERTY IS ADJACENT AND HAS ACCESS TO WARDLOW ROAD, CHERRY AVE., AND 36TH ST., ALL BEING PUBLICLY DEDICATED ROADS.

15. THERE ARE A TOTAL OF 1457 REGULAR PARKING SPACES AND 31 HANDICAP PARKING SPACES ON THE PROPERTY.

16. THE SITE ADDRESSES ARE 2019 AND 2401 E. WARDLOW RD.

ZONING SETBACKS

<u>CITY OF LONG BEACH DEVELOPMENT STANDARDS</u> ZONE 1: GENERAL INDUSTRIAL ZONING DISTRICT "IG" MINIMUM LOT SIZE 20,000 SQ. FT. MAXIMUM LOT COVERAGE

65 FEET MAXIMUM BUILDING HEIGHT MAXIMUM NON-BUILDING NO RESTRICTION STRUCTURE HEIGHT

MAXIMUM ACCESSORY SPACE 25% OF GROSS FLOOR AREA 45% OF GROSS FLOOR AREA FOR TENANT SPACES

LESS THAN 5000 SQ. FT.

YARD FRONTING ON MINOR *10 FEET* ARTERIAL OR GREATER STREET CLASSIFICATION YARD FRONTING ON LOCAL OR

DISTRICTS

O FEET COLLECTOR STREET PARKING LOT SETBACK FOR YARD FRONTING ON A STREET YARDS ABUTTING NONRESIDENTIAL

1.) https://library.municode.com/ca/long_beach/codes/municipal_code 2.) NO ZONING REPORT WAS PROVIDED

ZONE 2: PLANNED DEVELOPMENT DISTRICT (DOUGLAS AIRCRAFT) "PD-19" SHALL BE SPECIFIED BY THE IG (GENERAL *MINIMUM SETBACKS* INDUSTRIAL ZONING DISTRICTS OF LONG BEACH

ZONING REGULATIONS

MAXIMUM BUILDING HEIGHT: NO HEIGHT LIMITS APPLY EXCEPT THOSE MANDATED BY THE FEDERAL AVIATION ADMINISTRATION

1.) http://www.longbeach.gov/lbds/planning/current/zoning/ 2.) NO ZONING REPORT WAS PROVIDED <u>CITY OF LAKEWOOD DEVELOPMENT STANDARDS</u>

BUILDING HEIGHT 4 STORIES/55 FEET; WHICHEVER IS LESS NO AREA WITHIN 50 FEET OF ANY PROPERTY IN A BUILDING LOCATION RESIDENTIAL ZONE SHALL BE USED FOR M-2 USES. NON SPECIFIED FOR NON-RESIDENTIAL USES

POLICY OF PREPARER

AS A MATTER OF POLICY, ONLY OFFICIALLY RELEASED COPIES OF THIS SURVEY HAVE A "WET" SIGNATURE ALONG WITH THE RELEASE/ REVISION DATE(S) SHOWN. ANY MODIFICATIONS, UPDATES, OR REVISIONS WITH THEIR EFFECTIVE RELEASE DATES WILL BE SHOWN THEREON. ANY PARTIES REQUIRING INFORMATION WHICH MAY BE DERIVED FROM THIS SURVEY AFTER THE INITIAL RELEASE DATE ARE ADVISED TO CONTACT THE OFFICE OF THE PREPARER TO INQUIRE ON THE PRESENT STATUS OF THE SURVEY AND IF LATER VERSIONS HAVE BEEN RELEASED. COPIES OF THIS SURVEY LACKING THE HEREIN ABOVE MENTIONED SIGNATURE ARE TO BE CONSIDERED NON NOR OFFICIALLY RELEASED VERSIONS OF THIS

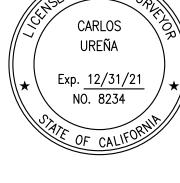
NON SPECIFIED FOR NON—RESIDENTIAL USES

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY TO GCC LONG BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CHICAGO TITLE COMPANY.

I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2. 3. 4. 6(A)(B). 8. 9. 10(A). 11. 13. 14. 16. 17. 18. 19. AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 18, 2020. PBLA SURVEYING, INC. RELIED UPON A PRELIMINARY TITLE REPORT, ORDER NO.

EXPIRES 12-31-21

00141976-994-LT2-DB, PREPARED BY CHICAGO TITLE COMPANY, DATED NOVEMBER 13, 2020.





FIRST RELEASE SECOND RELEASE — ALTA CERTIFICATE 03/09/21 DH | THIRD RELEASE - CITY BOUNDARY

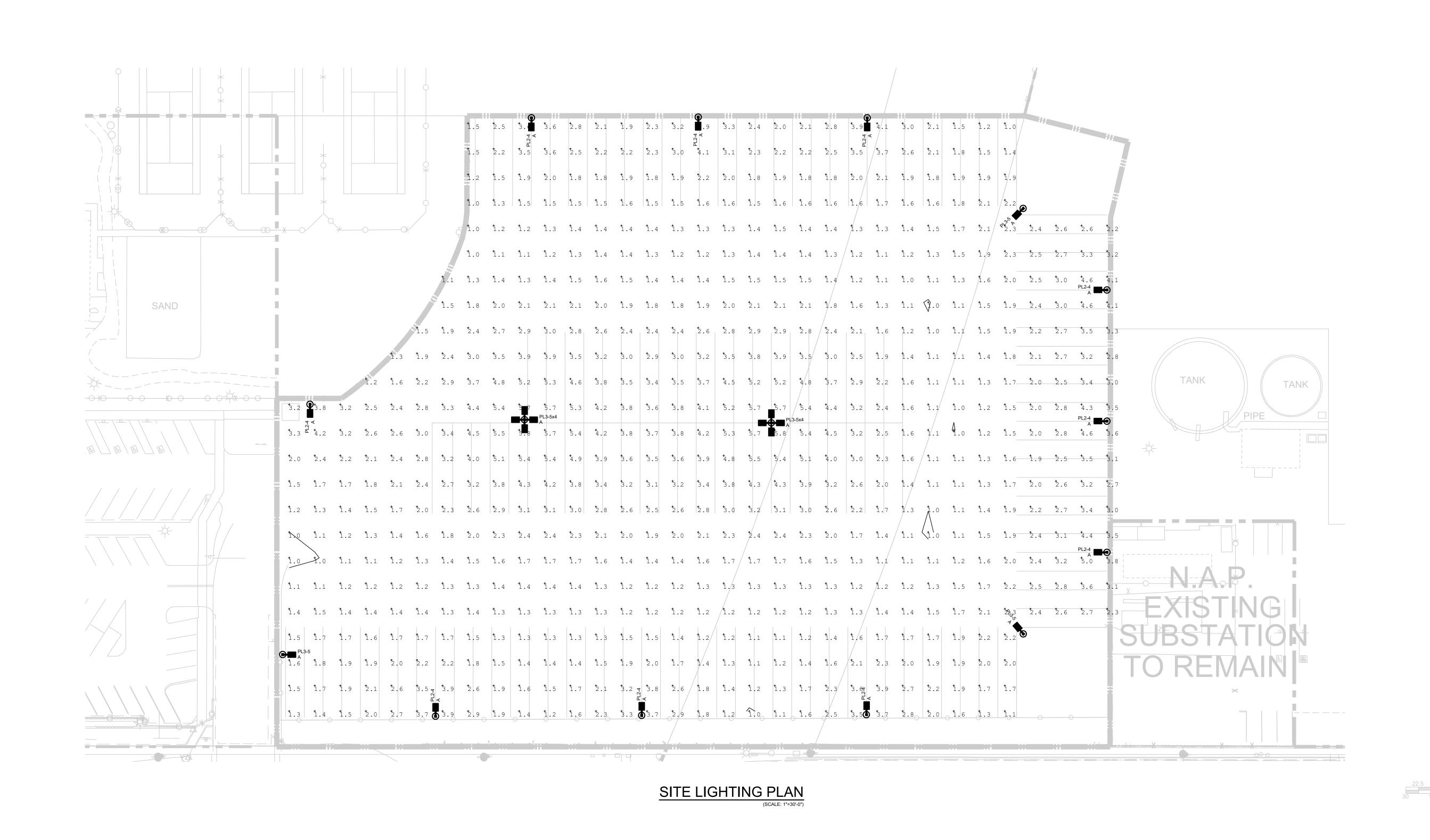
[NO PLOTTABLE EASEMENTS]

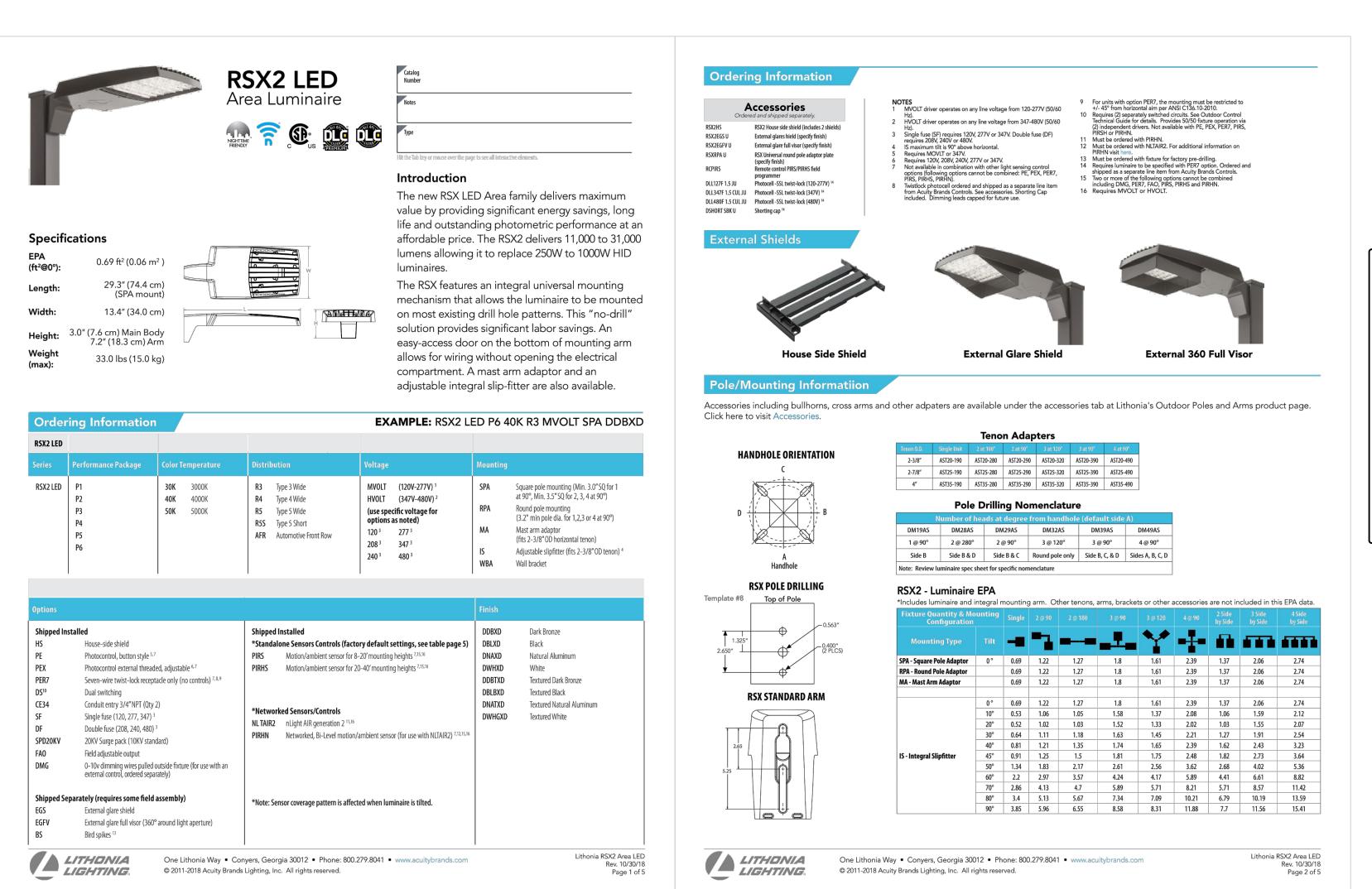
ORDER NO.: 00141976-994-LT2-DB

PRELIMINARY TITLE REPORT CHICAGO TITLE COMPANY 128-3

CITY OF LONG BEACH AND LAKEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA LEGEND N – NORTH LINE TABLE E WILLOW ST LINE | BEARING | LENGTH | CURVE | RADIUS | LENGTH | DELTA N'LY - NORTHERLY VICINITY MAP NLY LINE OF S. 1075.75 FEET OF LOT 47, TR. 8084, M.B. W'LY - WESTERLY C2 | 5699.32' | 47.02' | 0°28'22" | (M) (47.04' R7) —R=200.00' COUNTY LINE L=205.95' - CENTERLINE NOT TO SCALE L2 | N89°56'37"W | 31.12' | (M) (30.89' R C3 | 5699.32' | 46.34' | 0°27'57" 7 PARKING COUNTER TYP – TYPICAL C4 | 5699.32' | 31.51' | 0°19'00" | (M) (31.51' R7) APN — ASSESSORS PARCE C5 | 230.00' | 41.24' | 10°16'22" | (M) (40.21' R7) L4 | N89°57'07"W | 30.00' | (M&R7) MISC - MISCELLANEOUS PORTION OF LAND GRANTED TO THE CITY OF LONG BEACH

PER GRANT DEED RECORDED AUGUST 16, 1994 AS C6 | 3000.00' | 101.18' | 1°55'57" | (M) (101.19' R6) L5 | N89°57'07"W | 37.48' | (M&R7) N89°56'37"W 770.39' (M) (770.34' R3, R4) REC — RECORD INSTRUMENT NO. 94-1509856. OF OFFICIAL RECORDS. L6 | N89°57'07"W | 82.73' | (M) (82.74' R3, R4) C7 | 5779.32' | 96.19' | 0°57'13" M&R - MEASURED AND RECORDED N89°56'37"W 380.14' (M) 379.96' R 7 | N89°48'42"W | 44.04' | (M) (44.03' R1) C8 | 3000.00' | 153.07' | 2°55'24" | (M) (153.06' R6) - PROPERTY LINE C9 | 170.00' | 133.72' | 45°04'11" | (M&R7) PTR - PRELIMINARY TITLE REPORT L8 | N78°42'14"E | 43.88' | (M&R1) L9 | N04°55'22"E | 79.34' | (M&R6) (RAD) - RADIAL BEARING SCE - SO-CAL EDISON PUE - PUBLIC UTILITY EASEMENT L10 | N04°55'22"E | 20.66' | (M&R7) L11 | N30°56'37"W | 53.82' | (M) (53.50' R7) PARCEL 1 MONITORING WELL ESMT. ESMT - EASEMENT L12 | N00°04'01"E | 9.98' | (M) (10.00' R6) SEE DETAIL "B" LLA 04-01 HC - HANDICAP STALL L13 | S89°57'07"E | 40.00' | (M&R6) INST NO. L14 N44°56'34"W 38.21' (M) (38.18' R6) (31) PRIVATE & FUTURE STREET 04-0631191 O.R. MONUMENT AND BOUNDARY ESTABLISHMENT NOTES D=58°46'06" INDICATES FOUND MONUMENT AS NOTED. HJC HOLDINGS INC 3500 CHERRY AVE CITY OF LONG BEACH 2745 E WARDLOW RD APN :7149-003-919 FD. SPIKE AND WASHER, "L.S. 4866", FLUSH IN ASPH PER P.M. NO. 17545, P.M.B. 196/34-39, HELD AND ACCEPTED AS A POINT ON THE C/L OF WARDLOW RD. APN:7149-008-013 2 FD. 1-1/2" IRON PIPE W/DISK FLUSH IN ASPH, NO. REF., HELD AND ACCEPTED AS A POINT ON THE C/L OF WARDLOW RD. PER P.M. NO. 17545, P.M.B. 196/34-39, -7[3] FD. BRASS CAP, STAMPED "CLB RE 3111" IN MONUMENT WELL PER TRACT NO. 29579, M.B. 935/37-40, ACCEPTED AS A POINT ON THE C/L OF WARDLOW RD. PORTION OF LAND PER GRANT DEED RECORDED AUGUST 16, 1994 AS INSTRUMENT NO. FD. 2-1/2" BRASS CAP, STAMPED "CLB RCE 9785 1980" IN MONUMENT WELL PER TRACT APN :7149-008-012 (POR.) 94-1509856, OF OFFICIAL RECORDS. NO. 29579, M.B. 935/37-40, AND PARCEL MAP NO. 62126, P.M.B. 343/89-90, ACCEPTED AS THE C/L INT. OF CHERRY AVE. & WARDLOW RD. <u>CITY OF LAKEWOOD BOUNDARY</u> FD. 2-1/2" BRASS CAP, STAMPED "CLB RCE 9785 1980" IN MONUMENT WELL PER P.W.F.B. 0423/1322-1323. ACCEPTED AS THE C/L INT. OF CHERRY AVE. & 36TH ST. (CITY OF LAKEWOOD) FD. 2-1/2" BRASS CAP, STAMPED "CLB RCE 9785 1980" IN LIEU OF 2-1/2" BRASS CAP STAMPED "CLB RCE 24233 1966" IN MONUMENT WELL PER PARCEL MAP NO. 62125. N0°04'01"E P.M.B. 343/95-98, ACCEPTED AS THE BC/EC C/L OF 36TH ST. 7 FD. 2-1/2" BRASS CAP, STAMPED "CLB RCE 24233 1966" IN MONUMENT WELL PER PARCEL MAP NO. 62125, P.M.B. 343/95-98, ACCEPTED AS THE BC/EC C/L OF 36TH ST. 802.93' (2) OIL LINE ESMT. 8 FD. SPIKE AND WASHER, STAMPED "RCE 21687" FLUSH IN ASPH PER PARCEL MAP NO. N89°57'07"W 791.81' (M&R7) 62125, P.M.B. 343/95-98, ACCEPTED AS THE MOST NLY CORNER. 9 FD. SPIKE AND WASHER, STAMPED "RCE 21687" FLUSH IN ASPH PER PARCEL MAP NO. 62125, P.M.B. 343/95-98, ACCEPTED AS THE NELY CORNER. PARCEL 4B LLA 04-01 10 FD. PUNCHED RR SPIKE AND WASHER, FLUSH IN ASPH PER TRACT NO. 29579, M.B. 935/37-40, HELD AND ACCEPTED AS THE SE CORNER OF SAID TRACT. CITY OF LAKEWOOD BOUNDARY 1 NOTHING FD., ESTAB. BY REC. ANGLE AND DIST. PER TRACT NO. 29579, M.B. 04-0631191-0.R. LINE ESMT. (6) 16.50' (CITY OF LAKEWOOD) 12 NOTHING FD., ESTAB. BY HOLDING REC. RADIUS BETWEEN PER PARCEL MAP NO. 62125, <u> MONITORING WELL ESMŢ.</u> \$\rightarrow \phi 25' (36) MONITORING WELL ESMT. LONG, BEACH BOUNDARY <u>CITY OF LONG BEACH BOUNDARY</u> 13 NOTHING FD., ESTAB. BY REC. ANGLE AND DIST. PER PARCEL MAP NO. 62126, P.M.B. ** -6" SOV ABOVE GRADE 14 NOTHING FD., ESTAB. BY REC. ANGLE AND DIST. PER R.S. BK. 84, PG. 7. APN :7149-008-012 (POR.) | 10-1 | | ------ | 9. 71/ - 15 NOTHING FD., ESTAB. BY REC. ANGLE AND DIST. PER CERTIFICATE OF COMPLIANCE (L.L.A. 7149-003-017 & 7149-003-018 CITY OF LAKEWOOD BOUNDARY 0401), RECORDED MARCH 16, 2004 AS INSTRUMENT 04-0631191 OF OFFICIAL RECORDS. 14,883.18 S.F. N89°57'07"W 791.59' (M) 791.62' R7) 16 NOTHING FD., ESTAB. BY INT. RECORD REFERENCES STREET & HIGHWAY (13) 20' + + PARCEL 1 (P.T.R.) OIL PIPELINE ESMT. (14) R1 PER TRACT NO. 29579, M.B. 935, PGS. 37-40. 2401 E WARDLOW RD. (CITY OF LONG 468,448.69 S.F. R2 PER TRACT NO. 8084, M.B. 171, PGS. 24-30. 16,478.43 S.F. R3 PER PARCEL MAP NO. 62126, P.M. BK. 343, PGS. 89-90. R4 PER PARCEL MAP NO. 62125, P.M. BK. 343, PGS. 95-98. 2019 E WARDLOW RD R5 PER PARCEL MAP NO. 17545, P.M. BK. 196, PGS. 34-39. R6 PER RECORD OF SURVEY, R.S. BK. 84, PG. 7. __N87°00'35"W_(RAD) ## ELY LINE OF WLY 179.84 FT. OF LOT 47 R7 PER CERTIFICATE OF COMPLIANCE (L.L.A. 0401), RECORDED MARCH 16, 2004 AS INSTRUMENT 04—0631191 OF OFFICIAL RECORDS. R8 PER P.W.F.B. 0423/1322-1323 APN:7149-008-008 NLY LINE OF SLY 130.00 FT. OF LOT 47 POINT OF BEGINNING __ PARCEL 3 (PTR) ELEFTHERIOU FAMILY TRUST &= / ELEFTHERIOU TR NO EXISTING _____ BUILDINGS/ ELEFTHERIOU ELIAS CO TR STREET & HIGHWAY (13) 20' OIL PIPELINE ESMT. (14) APN : 7149-008-003 SW COR, LOT 47-______ *──R=5699.32*' L=47.02' CITY BOUNDARY NOTE SURVEYOR'S NOTES CITY BOUNDARY LINE BETWEEN LONG BEACH AND LAKEWOOD WAS ESTABLISHED PER THE BEARING OF NORTH 00°04'01" WEST ALONG THE CENTERLINE OF CHERRY AVE., AS DOCUMENT ENTITLED "INCREMENT 211", DATED OCTOBER 10, 1968, AND LONGE BEACH SHOWN ON A MAP FILED IN BOOK 221, PAGES 27 THROUGH 33, RECORDS OF SURVEY, IN N81°03'59"W (RAD) ANNEXATION "LB0029", DATED APRIL 12, 1940. THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. CITY OF LONG BEACH BENCHMARK: 93A PARCEL 5 (P.T.R.) ELEVATION: 53.706 (NGVD 29 DATUM) DESCRIBED AS: BRASS DISC FLUSH W/ PVMT 23.0' W / CURB; 1.1' S / CURB AT THE SW PARCEL 4A CORNER OF CHERRY AVE. AND WARDLOW RD. FLOOD ZONE R=2840.55THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE *---R=5779.33*° RATE MAP IDENTIFIED AS COMMUNITY PANEL 1960 OF 2350, PER MAP NO. 06037C1960F, GRAPHIC SCALE L=41.15° BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. UTILITY NOTE (IN FEET) 1 inch = 60 ft.UTILITIES ON SITE ARE SHOWN PER A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING S89°57'07"E DECEMBER OF 2020. THIS SURVEY DOES NOT CONSTITUTE A COMPLETE "AS-CONSTRUCTED" SURVEY OF ALL D=9°52'24" UTILITIES. ALL ABOVE GROUND VISIBLE OR REASON— ABLY DISCOVERABLE IMPROVEMENTS, WITHIN 5 FEET OF R=230.00'THE PROPERTY LINES, ARE SHOWN HEREON. $L=39.63'_{.0}$ R=5779.32' L=10.48'— D=0°06'14" PARCEL 6 (P.T.R.) FIRST RELEASE PBLA ENGINEERING, INC. 128-3 DETAIL "B" Planning Engineering Surveying SECOND RELEASE — ALTA CERTIFICATE 1809 E. DYER ROAD, STE. 301 PRELIMINARY TITLE REPORT 03/09/21 DH THIRD RELEASE — CITY BOUNDARY CHICAGO TITLE COMPANY (888) 714-9642 (714)389-9191 FAX ORDER NO.: 00141976-994-LT2-DB





SYMBOL	DESCRIPTION	BUG RATING	COMPLIES WITH CAL GREEN 5.106.8
PL2-4	TYPE 4 (RSX2-LED-P2-50K-R4) LED CUT-OFF ON 25' SQUARE STEEL POLE ON 2'-6" HIGH CONC BASE IN AUTO PARKING & 4' HIGH CONC BASE IN TRUCK YARD AND NO UPTILT*	B2-UO-G3	YES
PL3-5	TYPE 5 (RSX2-LED-P3-50K-R5) LED CUT-OFF ON 25' SQUARE STEEL POLE ON 2'-6" HIGH CONC BASE IN AUTO PARKING & 4' HIGH CONC BASE IN TRUCK YARD AND NO UPTILT*	B5-UO-G3	YES
PL3-5x2	QUAD TYPE 5 (RSX2-LED-P3-50K-R5) LED CUT-OFF ON 25' SQUARE STEEL POLE ON 2'-6" HIGH CONC BASE IN AUTO PARKING & 4' HIGH CONC BASE IN TRUCK YARD AND NO UPTILT*	B5-UO-G3	YES

TABL MAXIMUM ALLOWABLE BACKLIGH	.E 5.106.8 [N] T, UPLIGHT A	ND GLARE (BL	JG) RATINGS ^{1,}		
ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
Maximum Allowable Backlight Rating (B)					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limi
Luminaire back hemisphere is 1 – 2 MH from property line	N/A	B2	В3	B4	B4
Luminaire back hemisphere is 0.5 – 1 MH from property line	N/A	B1	B2	В3	В3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	В0	В0	B1	B2
Maximum Allowable Uplight Rating (U)					
For area lighting ³	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	U4
Maximum Allowable Glare Rating (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1 – 2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 – 1 MH from property line	N/A	G0	G0	G1	G1
Luminaire front hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1
 IESNA Lighting Zones 0 are not applicable; refer to Lighting Zones as de Code. For property lines that abut public walkways, bikeways, plazas and park line for purpose of determining compliance with this section. For proper be considered to be the centerline of the public roadway or public transit General lighting luminaires in areas such as outdoor parking, sales or s areas shall meet U-value limits for "all other outdoor lighting." 	ing lots, the prop ty lines that abut corridor for the p	perty line may be public roadways purpose of determ	considered to be and public trans nining compliance	5 feet beyond th it corridors, the p e with this section	e actual properoperty line r

CAL	GREEN	N BUG	TABLE

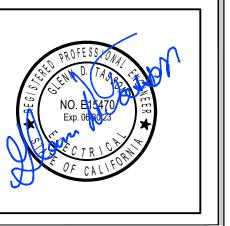
	SITE LIGHT	ING STATIS	1105				
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	2.26	5.8	1.0	2.26	5.80



CONTRACTORS ENGINEERS Lic No. 201042

> Gregg Electric Inc.

608 W. EMPORIA ST. ONTARIO, CA 91762 (909) 983-1794



These drawings must not until approved by Gregg Electric. These drawings are the exclusive property of Gregg Electric. Its acceptance constitutes an agreement that it shall be treated as a strictly confidential document and is to be returned upon request and is not to be communicated, disclosed or copied except as expressly authorized in writing by Gregg Electric.

PROJECT:

GCC LONG BEACH TRAILER PARKING CUP PHOTOMETRIC STUDY

WARDLOW RD AND CHERRY AVE LONG BEACH,CA

TITLE:
SITE LIGHTING PLAN

DRAWN BY: GT/SL/AH

DATE: 09/06/22

SCALE: 1"=30'-0"

 REVISION:
 BY
 DATE

 A:

 B:

 C:

 D:

 E:

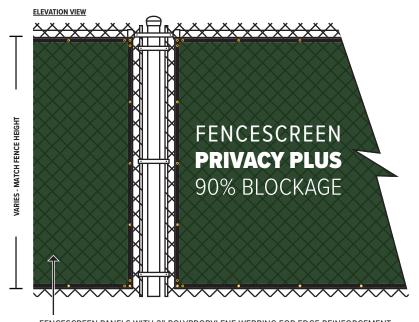
 F:

 H:

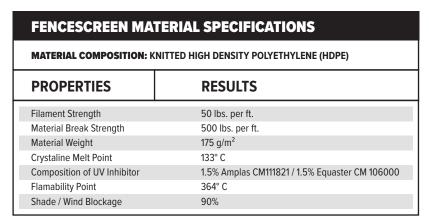
 K:

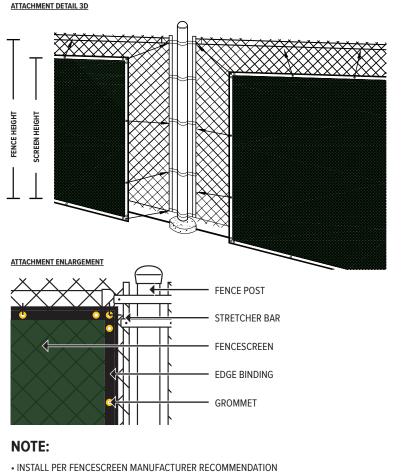
ов NO: 2116C

ESL1



- FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT.
- 3/8" BRASS GROMMETS AT 24" ON CENTER ATTACH TO FENCE WITH FENCESCREEN FASTENERS OR GALVANIZED HOG RINGS.





• REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZE

AVAILABLE COLORS:





















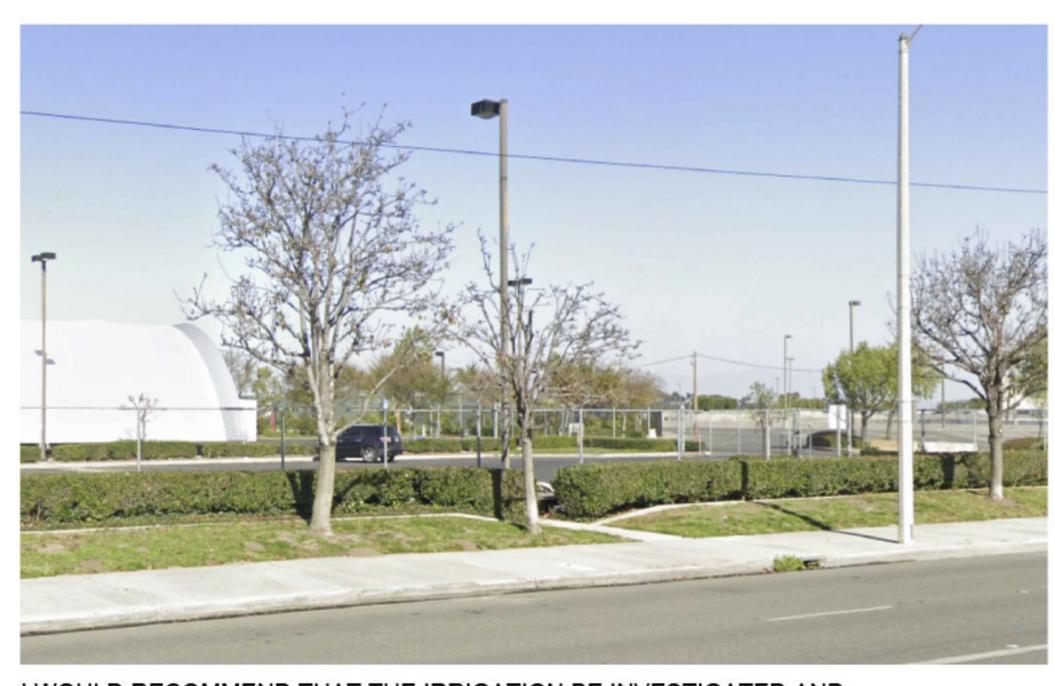
200 **SERIES**

PRIVACY PLUS SCREEN

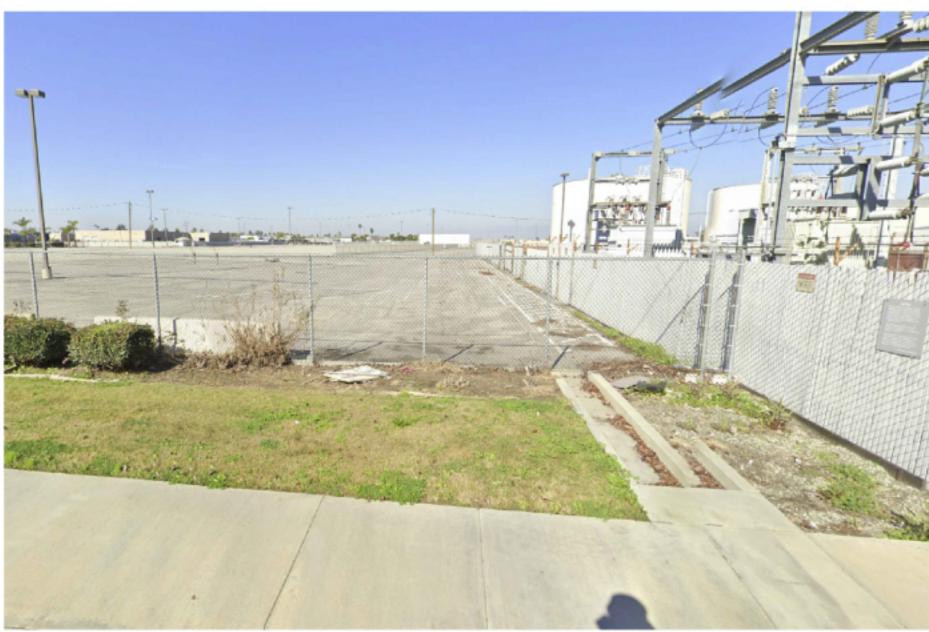


PS200 Privacy Plus

888-313-6313 **WWW.FENCESCREEN.COM**



I WOULD RECOMMEND THAT THE IRRIGATION BE INVESTIGATED AND ANY NONFUNCTIONING EQUIPMENT BE REPLACED.

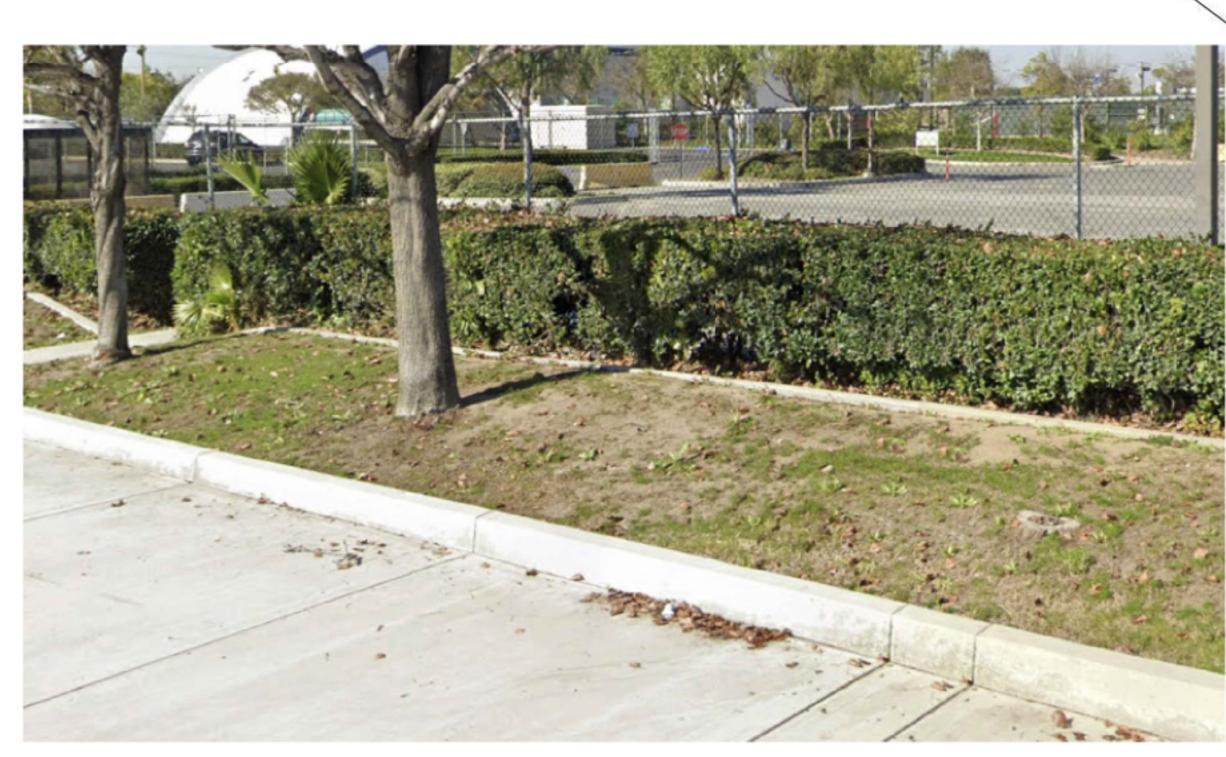


THE CUP AREA HAS BARE AREAS ALONG THE STREET FRONTAGE. PLEASE FILL WITH RHAPHIOLEPIS TO MATCH.

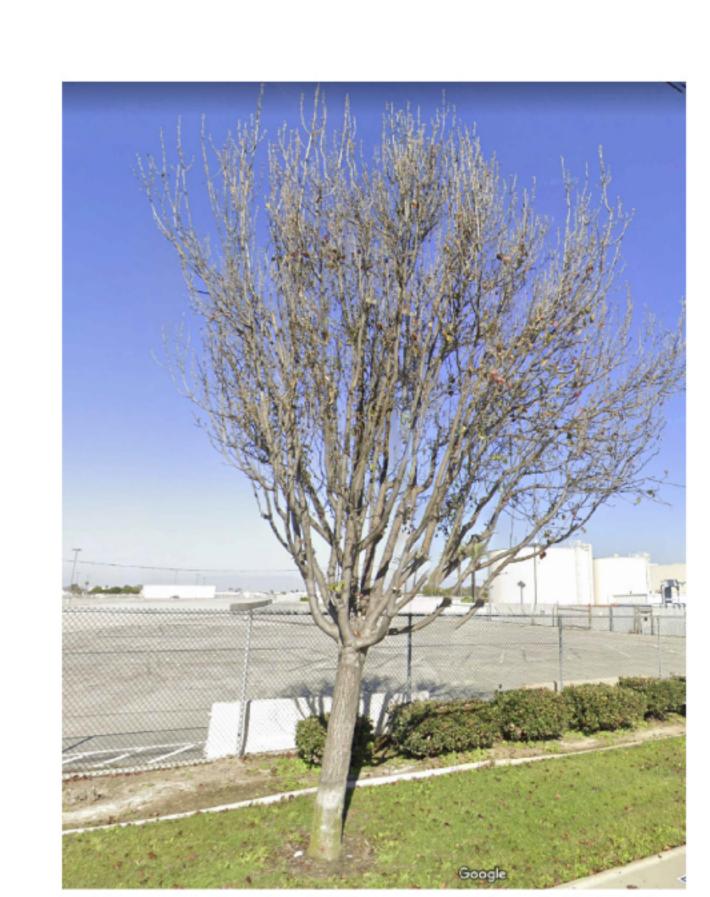
PROPOSED PROPERTY CUP FRONTAGE AREA

12"W EXISTING SUB STATION

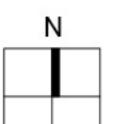
— UPRR ENVIRONMENTAL EASEMENT



THE TURF AREAS ALONG THE CUP FRONTAGE SHOULD BE OVER-SEEDED DURING THE WINTER MONTHS AS RAINS WILL ASSIST IN RECOVERY.



TREES APPEAR TO BE IN GOOD OVERALL HEALTH AND IN AN ADEQUATE QUANTITY ALONG THE FRONTAGE.



1" = 40'

0 10' 40' 80' 160'

Goodman Commerce Center

Goodman



TREES APPEAR TO BE IN GOOD OVERALL HEALTH AND IN AN ADEQUATE QUANTITY ALONG THE FRONTAGE. EXISTING SHRUBS APPEAR TO BE IN MODERATE CONDITION. THERE ARE NO GAPS OR BARE AREAS FOR SHRUBS WITHIN THIS AREA OF FRONTAGE, CAPPED AREA THIS AREA TO BE MAINTAINED WITH CLAY, ASPHALT, OR CONCRETE COVERAGE PROPOSED CUP FRONTAGE PROPERTY **AREA** CUP FRONTAGE LINE **EXISTING TREES AREA** TURF AREA DEAD TURF AREA
EXISTING SHRUBS THERE ARE VARIOUS AREAS WITHIN THE FRONTAGE THAT HAVE PATCHES OF DEAD TURF. THESE AREAS SHOULD BE OVER-SEEDED DURING THE WINTER MONTHS AS RAINS WILL ASSIST IN RECOVERY.

N

1" = 20'

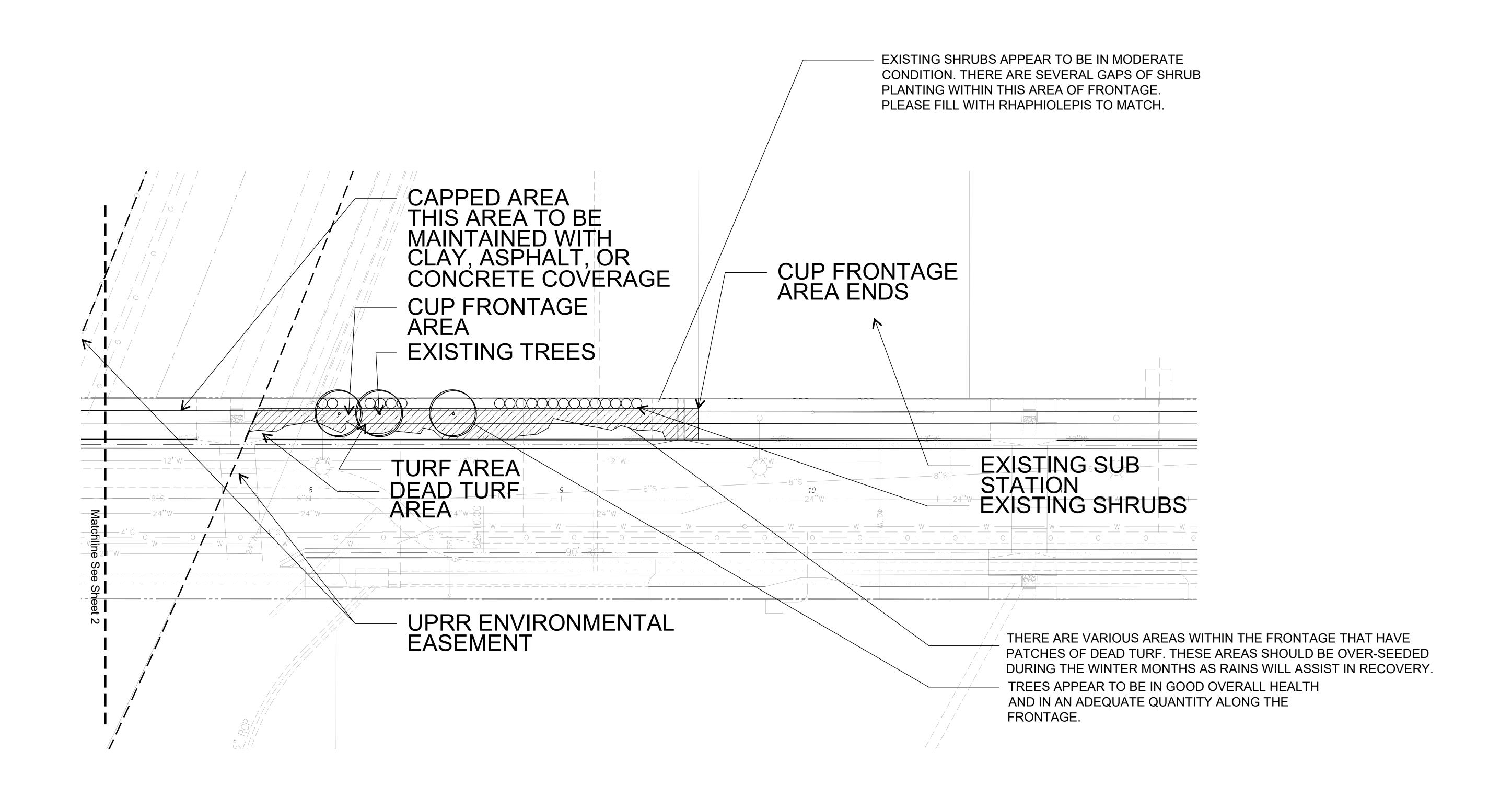
0 10' 20' 40' 80'

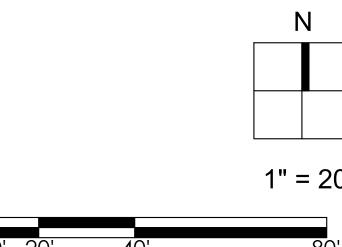
SHEET 2

Goodman Commerce Center

Goodman







SHEET 3

Goodman Commerce Center

Goodman





Memorandum

То:	Whom it May Concern	From:	Tom Hayes		
Fax:		Pages:	1		
Phone:		Date:	12/5/2022		
Re:	GCC Long Beach	CC:			
	CUP for Truck Trailer Parking				
Job No:	20-095				
□ Urge	ent □For Review ☑ For Your In	formation	☐ For Your use	☐ Please Reply	
condition recommended function within to quantity	ence to the landscape in the CUP area along on. With some modest repairs and addition nend the irrigation be investigated and any notal and adjusted to eliminated overspray. Then the same planter. This would include shrubs of the turf areas should be overseeded during fifer any other assistance.	s, the area onfunctioning re are some only. The t	can be brought up to a range equipment be replaced. bare areas which should be rees seem to be in good or	more ideal condition. I The irrigation should be infilled with similar vegon verall health and in an acception.	would be fully getation dequate
Thank y	you,				
Tom Ha	ayes				