

TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE POLICY PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
18500 VON KARMAN AVENUE, SUITE 600
IRVINE, CA 92612
(949) 885-2446

ORDER/FILE NUMBER: NCS-592565-SAI
TITLE OFFICER: BOB LOERA

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 7 OF TRACT NO. 30551, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 784 PAGES 84 AND 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY LINE OF LOT 8 OF SAID TRACT NO. 30551.

ALSO EXCEPT THEREFROM ALL OIL, GAS MINERAL AND OTHER HYDROCARBONS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT OF SURFACE ENTRY THEREOF, AS RESERVED IN THE DEED FROM ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE, FEBRUARY 10, 1969 AS INSTRUMENT NO. 2365 IN BOOK 074275, PAGE 77, OFFICIAL RECORDS.

SAID LAND IS ALSO KNOWN AS PARCEL 2 OF RECORD OF SURVEY, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85, PAGE 31, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

APN: 7152-001-016

EASEMENTS

4 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

5 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 30551 RECORDED APRIL 24, 1969 ON FILE IN BOOK 784, PAGES 84 AND 85, OF TRACT MAPS.
FOR: STORM DRAIN, GAS LINE, WATER LINE AND INCIDENTAL PURPOSES.

6 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 15, 1970 AS INSTRUMENT NO. 3293 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

7 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 30, 1970 AS INSTRUMENT NO. 2838 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

8 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

9 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$3,900,000.00 RECORDED JUNE 23, 2010 AS INSTRUMENT NO. 2010-860514 OF OFFICIAL RECORDS.

DATED: JUNE 10, 2010
TRUSTOR: 4700 CHERRY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: LAWYERS TITLE COMPANY
BENEFICIARY: MEGA BANK

SAID DOCUMENT WAS NOT EXECUTED BY THE PARTIES OF RECORD.

A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED JUNE 23, 2010 AS INSTRUMENT NO. 20107860515 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.

EASEMENTS (continued)

10 AN ALTA/ACSM SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

11 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/ACSM SURVEY.

AND BETWEEN 4700 CHERRY, LLC, AS LESSOR AND NORTHCOTE CONZALES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE AND AGREEMENT TO SELL RECORDED MAY 30, 2013 AS 20130807439 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

6 DENOTES PLOTTED EASEMENT HEREON.

BASIS OF BEARINGS

THE BEARING NORTH 00°40'46" EAST ALONG THE CENTERLINE OF CHERRY AVENUE, REFERENCED TO NAD83 CALIFORNIA COORDINATE SYSTEM, ZONE 5 GRID, EPOCH 2007.0 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

DEFINED LOCALLY BY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS), OPERATED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

BENCHMARK

CITY OF LONG BEACH BENCHMARK NO. 123
ELEVATION = 59.262 FEET NGVD 29 MSL

LOCATED AT THE SOUTHWEST CORNER OF SAN ANTONIO DRIVE AND CHERRY AVENUE.

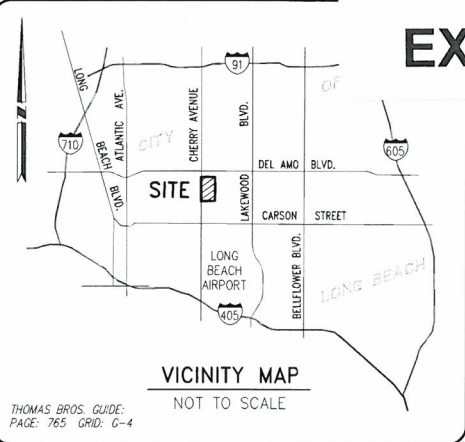
BRASS DISC FLUSH WITH PAVEMENT STAMPED
"CLB BM CLB BM 1979" 6.3'0" S/CURB, 1.1' W/CURB.

LEGEND

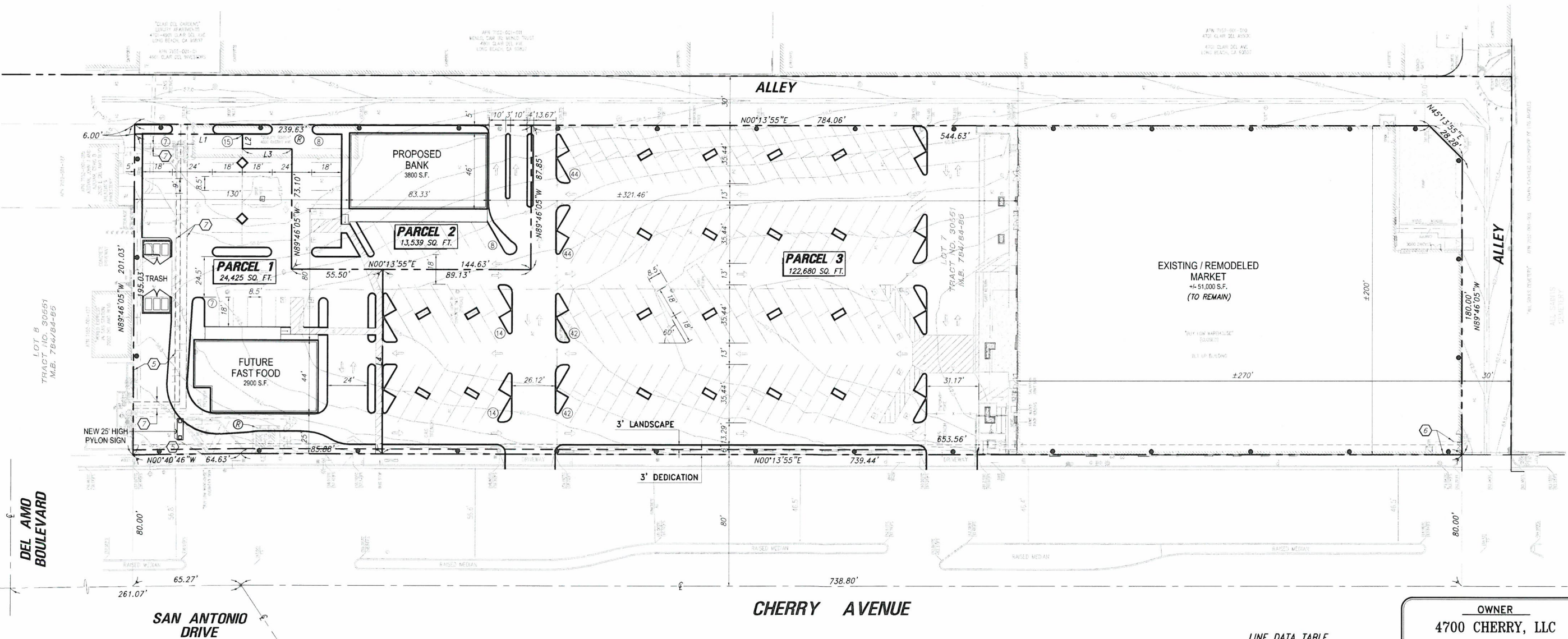
UTILITY/POWER POLE	SIGNAL PULLBOX	GB GRADE BREAK
SEWER MANHOLE	CABLE TV PULLBOX	TR TOP OF RAIL
STORM DRAIN MANHOLE	TELEPHONE PULLBOX	TW TOP OF WALL
TELEPHONE MANHOLE	COMMUNICATIONS PULLBOX	AC ASPHALT PAVEMENT
UNKNOWN MANHOLE	UNKNOWN PULLBOX	TB TOP OF BERM
FIRE HYDRANT	FIRE DEPT CONNECTION	INV INVERT
FLOOD LIGHT	CHAIN LINK FENCE	(12.56) EXISTING ELEVATION
HOSE BIB	WOOD FENCE	6 SLOPE
SEWER CLEANOUT	BLOCK WALL	LANDSCAPING
WATER VALVE	WROUGHT IRON FENCE	CONCRETE
GAS VALVE	TREE	IRRIGATION VALVE
WATER METER	PALM	GUARD POST
GAS METER	BUSH	6 CENTERLINE
WATER VAULT	TE TRASH ENCLOSURE	PROPERTY LINE
GAS VAULT	EP ELECTRICAL TRANSFORMER	FLOW LINE
TELEPHONE VAULT	EP EDGE OF PAVEMENT	UTILITY MARKER
ELECTRIC VAULT	FF FINISHED SURFACE	GRATE
MONITORING WELL	FF FINISHED FLOOR	HANDICAP
STREET LIGHT	TC TOP OF CURB	FLAG POLE
TRAFFIC SIGNAL	FL FLOW LINE	FIRE SPRINKLER RISER
GUY WIRE	TG TOP OF GRATE	SURVEY MONUMENT
RAILROAD SIGNAL	PH PHONE BOOTH	SIGN POST
CAR STOP		

UTILITY PROVIDERS

SEWER.....CITY OF LONG BEACH.....562-570-2381
WATER.....CITY OF LONG BEACH.....562-570-2381
STORM DRAIN.....CITY OF LONG BEACH.....562-570-2381
GAS/OIL.....CITY OF LONG BEACH OIL & GAS.....562-570-2086
CABLE.....CHARTER COMMUNICATIONS.....RICH.SHUMAR@CHARTER.COM
ELECTRIC.....SOUTHERN CALIF. EDISON.....562-981-8209
PHONE.....VERIZON.....714-375-6700



BOUNDARY AND TOPOGRAPHY PROVIDED BY: SALAZAR SURVEYING
DATED: JUNE 2013 JOB NO. S513016



NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SITE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE

Section 4216/4217 of the Government Code requires a Dig Alert identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID Number call Underground Service Alert TOLL FREE 1-800-422-4133 Two working days before you dig.

SAN ANTONIO DRIVE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SITE ZONING

CHW (REGIONAL HIGHWAY COMMERCIAL)

LAND USE

EXISTING: COMMERCIAL
PROPOSED: COMMERCIAL

SITE AREA (proposed development)

DISTINCTIVE BORDER: 160,644 SQ. FT. OR 3.688 ACRES
PARCEL 1: 24,425 SQ. FT. OR 0.561 ACRES
PARCEL 2: 13,539 SQ. FT. OR 0.311 ACRES
PARCEL 3: 122,680 SQ. FT. OR 2.816 ACRES

SETBACKS

FRONT STREET: 10 FEET
SIDE STREET: 10 FEET
ADJACENT TO SIDE YARD OF RESIDENTIAL DISTRICT: 10 FEET
ADJACENT TO REAR YARD OF RESIDENTIAL DISTRICT: 20 FEET
ADJACENT TO NON RESIDENTIAL DISTRICT: 5 FEET

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT 28 FEET, 2-STORIES.

PROPOSED PARKING

235 REGULAR STALLS
10 HANDICAP STALLS

FLOOD ZONE

COMMUNITY NUMBER: 0037C1960F, EFFECTIVE DATE: SEPTEMBER 26, 2008
ZONE X (UNSHADED)
PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 4/23/14

NOTE

FOR ADDITIONAL INFORMATION, SEE ARCHITECT'S SITE PLANS.



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N00°13'55"E	65.00'
L2	N89°46'05"W	8.75'
L3	N00°13'55"E	30.00'
L4	N89°46'05"W	112.14'

THIS TENTATIVE PARCEL MAP WAS PREPARED UNDER MY DIRECTION MAY 1, 2014.

STEPHEN M. HAGER, P.L.S. 6161

OWNER
4700 CHERRY, LLC
1000 N. WESTERN AVENUE
SUITE 200
SAN PEDRO, CA 90732
(562) 547-3326

SUBDIVIDER
RICH DEVELOPMENT
1000 N. WESTERN AVENUE
SUITE 200
SAN PEDRO, CA 90732
(562) 547-3326

TENTATIVE PARCEL MAP NO. 72905

4700 CHERRY AVENUE

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

DATE
5/1/14

DRAWN BY
CL

CHECKED BY
SMH

JOB NO.
RDC13051

SHEET NO.

1

OF 1 SHEETS

Prepared by:

Joseph C. Truxaw and Associates, Inc.

Civil Engineers and Land Surveyors

265 S. Anita Dr., Suite 111, Orange, CA 92668 (714)935-0265 Fax: (714)935-0106

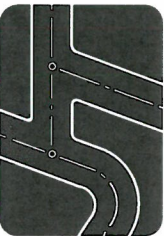
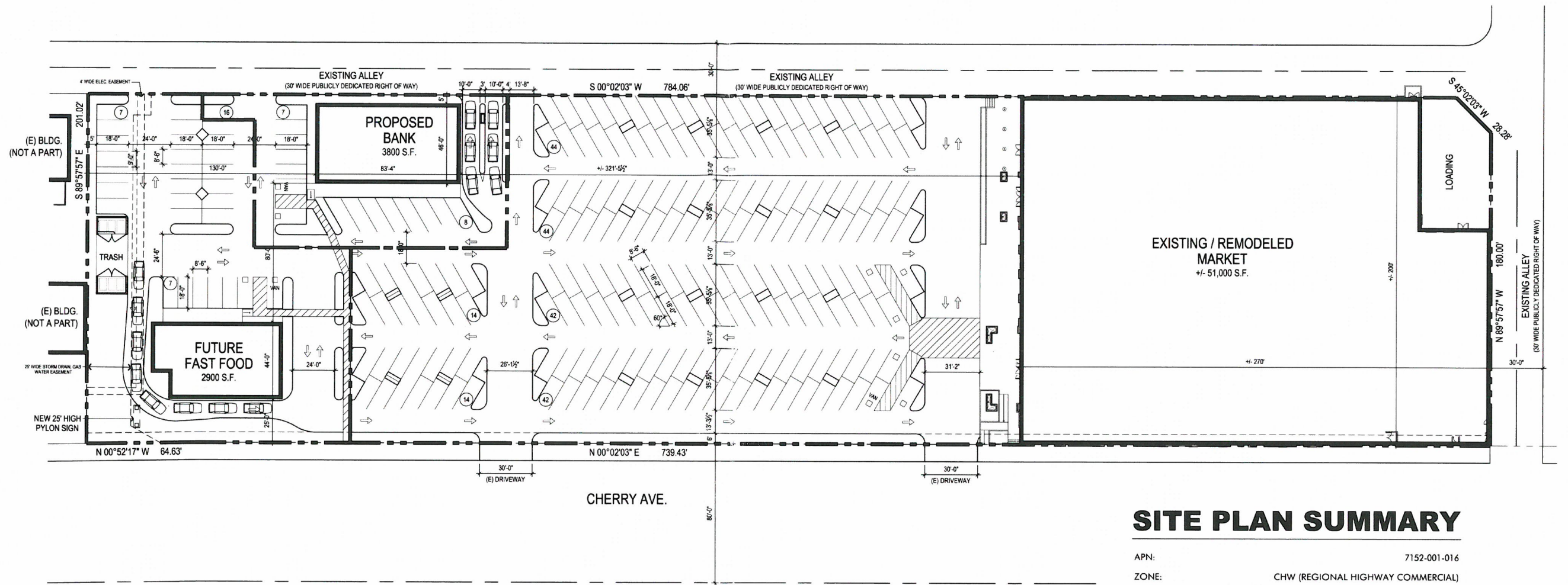


EXHIBIT B



SITE PLAN SUMMARY

APN: 7152-001-016

ZONE: CHW (REGIONAL HIGHWAY COMMERCIAL)

LAND AREA (GROSS):	
PROPOSED MARKET PARCEL	122,675 S.F. (2.82 AC)
PROPOSED BANK PARCEL	13,147 S.F. (.30 AC)
PROPOSED RESTAURANT PARCEL	24,820 S.F. (.57 AC)
TOTAL	3.68 AC. (160,642 S.F.)

BUILDING AREA:	
REMODELED MARKET	51,000 S.F.
PROPOSED BANK	3800 S.F.
PROPOSED RESTAURANT	2,875 S.F.
TOTAL	57,675 S.F.

COVERAGE:	
PROPOSED MARKET PARCEL	42%
PROPOSED BANK PARCEL	30%
PROPOSED RESTAURANT PARCEL	11.5%
TOTAL	36.1%

PARKING:	REQUIRED	PROVIDED
REMODELED MARKET (51,000 S.F.)	1/250 204 SPACES	200 SPACES
PROPOSED BANK (3800 S.F.)	1/250 16 SPACES	16 SPACES
PROPOSED RESTAURANT (2900 S.F.)	1/100 29 SPACES	29 SPACES
TOTAL PARKING	249 SPACES	245 SPACES
		(10 ACCESSIBLE)

PARKING RATIO: 4.3/1000

PARKING SIZES: (SIZES VARY. SEE PLANS.)
 8'-6" X 18'-0" @ 60"
 8'-6" X 18'-0" @ 90"
 9'-0" X 18'-0" @ 90"

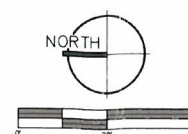
*** ALL ACCESSIBLE PARKING SPACES = 9'-0" X 18'-0"
 DRIVE AISLE WIDTHS: 13'-0" @ ONE WAY DRIVE W/ 60" PARK'G
 18'-0" @ TWO WAY DRIVE W/ 60" PARK'G
 24' MIN. @ TWO WAY DRIVE W/ 90" PARK'G



PYLON SIGN

NOTE: ALL COLORS AND MATERIALS TO MATCH BLDG. - SEE BLDG. ELEVATIONS

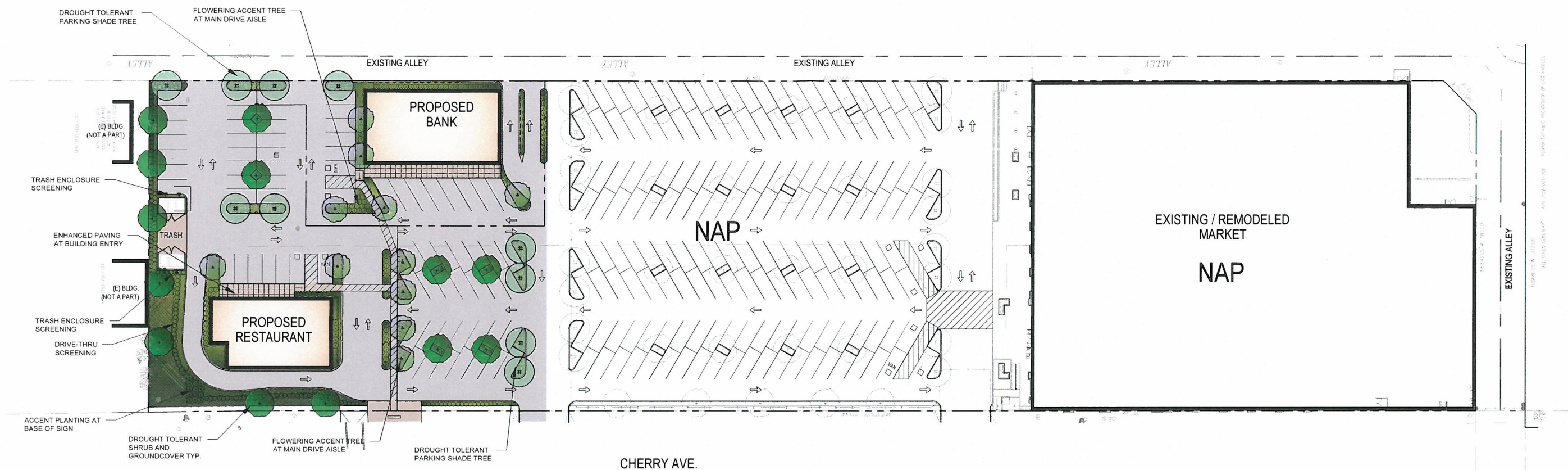
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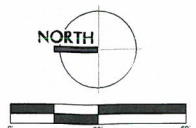
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 LONG BEACH, CA

by
RICH DEVELOPMENT CO., LLC



CONCEPTUAL LANDSCAPE PLAN



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LONG BEACH, CA

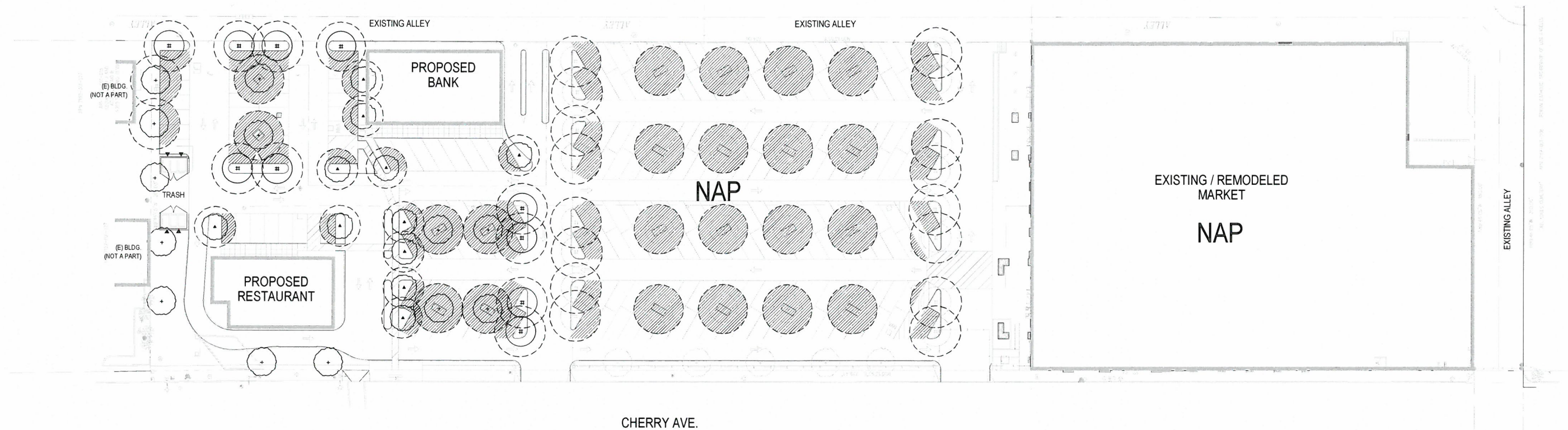
RICH
DEVELOPMENT
1000 N. Western Ave., Suite 200
San Pedro, CA 90732
(310) 547-3326
www.richdevelopment.com

PLANTING LEGEND

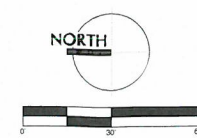
SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE / SPACING	COMMENT	WUCOLS
TREES:				
#	CUPANIOPSIS ANACARDIODES / CARROT WOOD	24" BOX STD.	PARKING LOT CANOPY TREE	MOD. (0.4-0.6)
▲	LAGERSTROEMIA INDICA / GRAPE MYRTLE	24" BOX STD.	FLOWERING ACCENT	MOD. (0.4-0.6)
+	LOPHOSTEMON CONFERTUS / BRISBANE BOX	24" BOX	CANOPY TREE IN DRIVE-THRU LANE	MOD. (0.4-0.6)
SHRUBS, VINES & GROUNDCOVERS:				
■	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL. / 30" O.C.	FLOWERING SHRUB	LOW (0.1-0.3)
■	HEMEROCALLIS HYBRID / DAYLILY	1 GAL. / 24" O.C.	FLOWERING ACCENT	MOD. (0.4-0.6)
●	LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET	5 GAL. / 30" O.C.	EVERGREEN HEDGE	MOD. (0.4-0.6)
■	LIRIOPE MUSCARI / BIG BLUE LILY TURF	1 GAL. / 24" O.C.	STRAPPY ACCENT	MOD. (0.4-0.6)
●	PHORMIUM TENAX / NEW ZEALAND FLAX	5 GAL. / 42" O.C.	MIDGROUND	MOD. (0.4-0.6)
●	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL. / 36" O.C.	BACKGROUND	MOD. (0.4-0.6)
■	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	FLATS / 12" O.C.	EVERGREEN GROUNDCOVER	LOW (0.1-0.3)
■	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL. / 18" O.C.	EVERGREEN GROUNDCOVER	MOD. (0.4-0.6)
▼	FICUS REPENS / CREEPING FIG	5 GAL. / PER PLAN	SCREENING VINE	MOD.

RIDGE
LANDSCAPE
ARCHITECTS
8841 Research Drive, Suite 200
Irvine, CA 92618
Tel: 949 387 1323
www.ridgela.com

Chipman Architects
20361 Irvine Avenue
Studio B2
Newport Beach, CA 92660
(949) 759-1492
www.chipmanarchitects.com



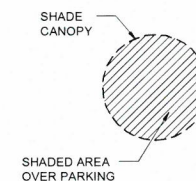
PARKING SHADE STUDY



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San Pedro, CA 90732
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PLANTING PALETTE - SHADE STUDY

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE CANOPY SIZE	SHADE CANOPY AT 10 YEARS GROWTH
TREES				
#	CUPANIOPSIS ANACARDIODES	CARROT WOOD	25' - 35'	30'
▲	LAGERSTROEMIA INDICA	GRAPE MYRTLE	15' - 25'	25'
+	LOPHOSTEMON CONFERTUS	BRISBANE BOX	20' - 50'	30'

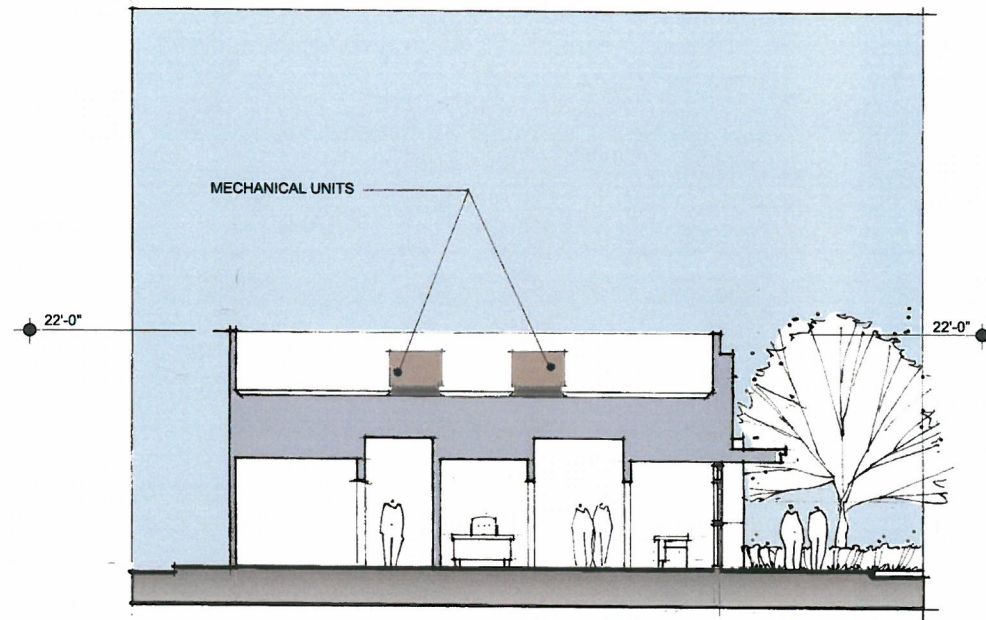
SHADE TABULATIONS

REQUIRED - 50% SHADE CANOPY AT 10 YRS. GROWTH

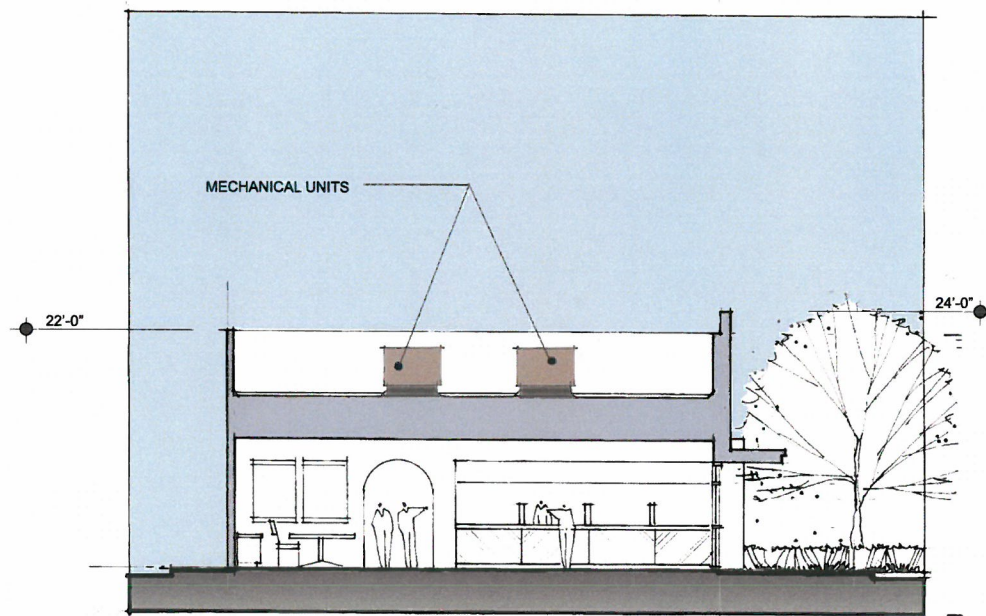
TOTAL PARKING LOT STALL AREA	= 41,837 S.F.
50% OF PARKING AREA TO BE COVERED BY TREE CANOPY REQUIRED	= 20,918 S.F.
TOTAL TREE CANOPY AREA PROVIDED	= 21,905 S.F.
% TREE CANOPY AREA PROVIDED	= 52%

RIDGE
LANDSCAPE
ARCHITECTS
8841 Research Drive, Suite 200
Irvine, CA 92618
Tel 949 387 1323
www.ridgela.com

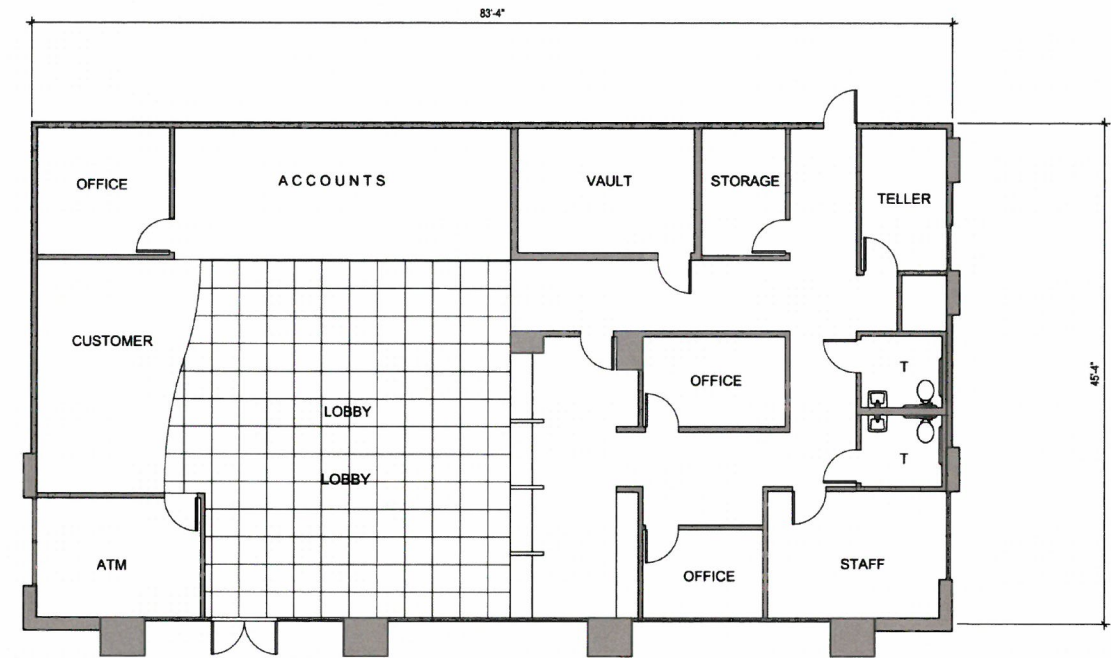
Chipman Architects
20361 Irvine Avenue
Studio B2
Newport Beach, CA 92660
(949) 750-1492
www.chipmanarchitects.com



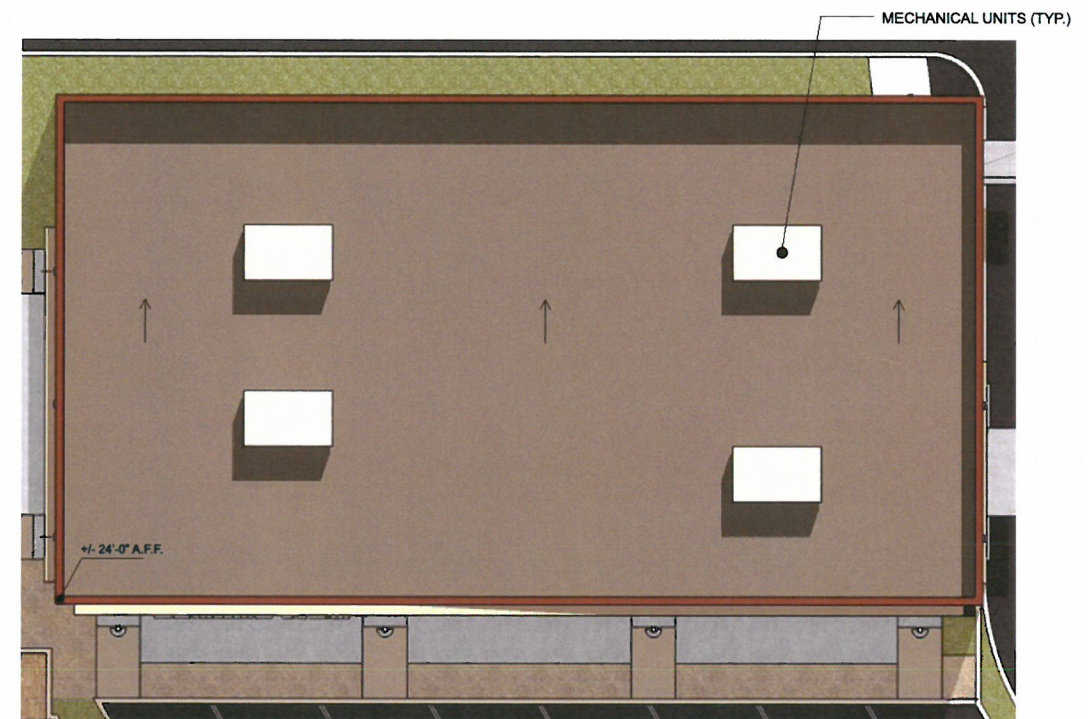
SECTION @ ENTRY



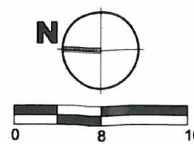
E-W SECTION



FLOOR PLAN



ROOF PLAN



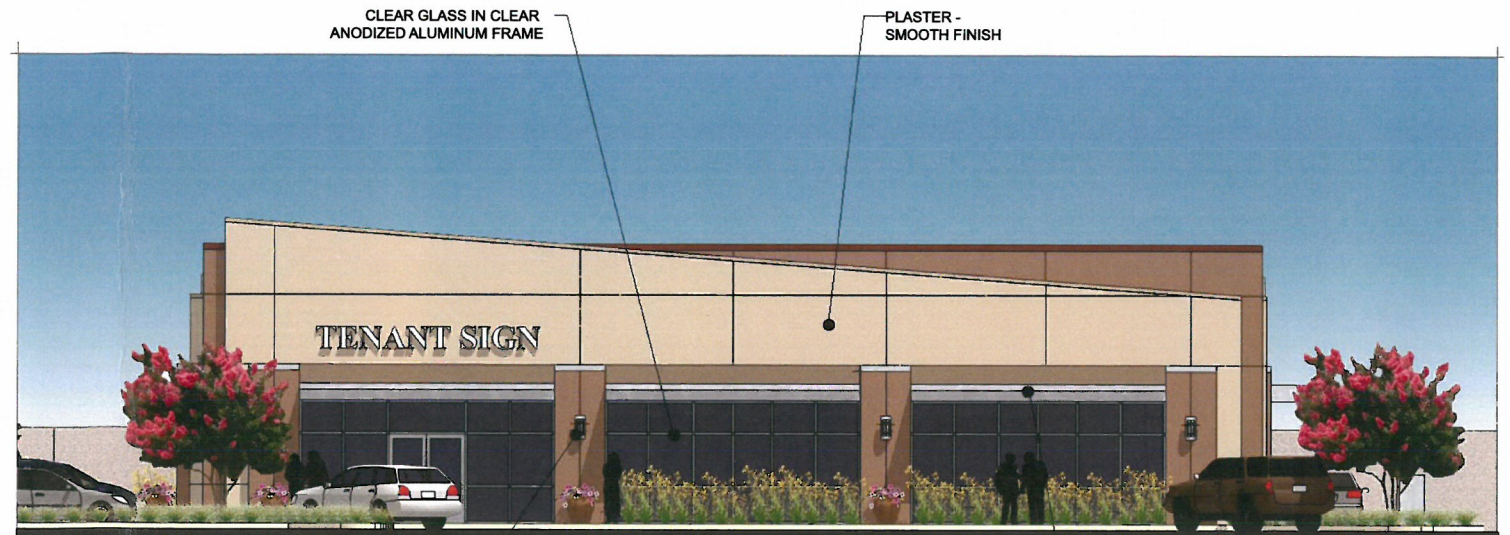
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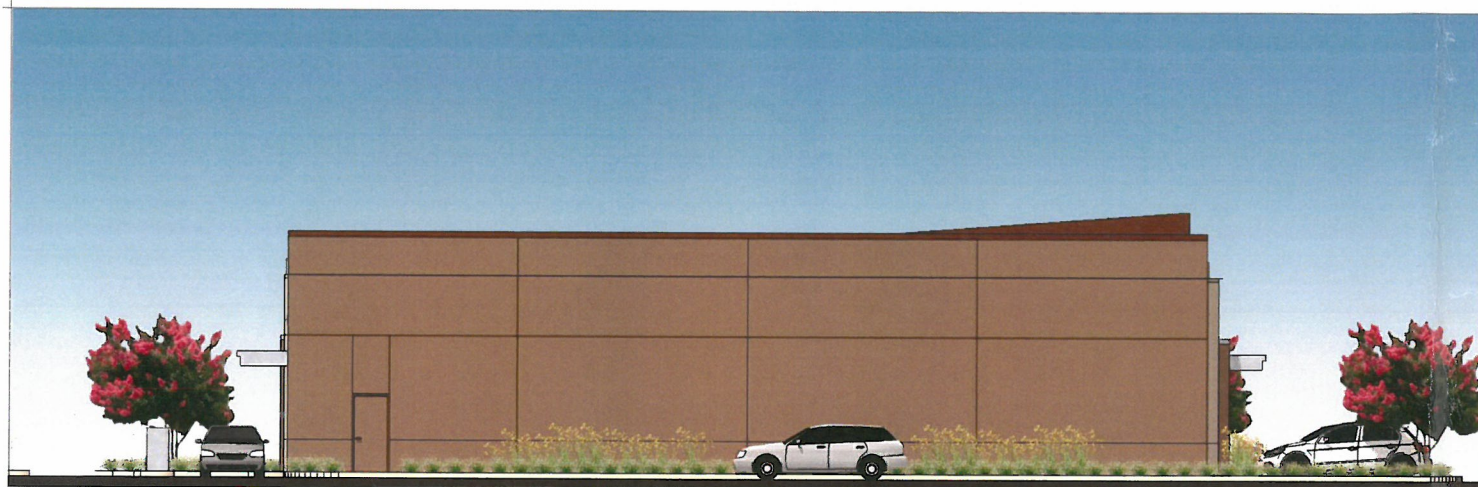
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SOUTH ELEVATION



WEST ELEVATION

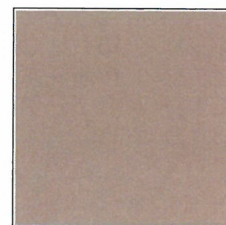


ALLEY ELEVATION

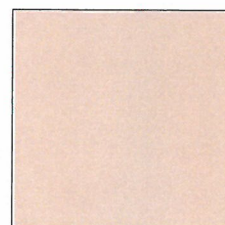


NORTH ELEVATION

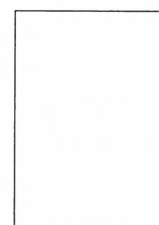
COLORS & MATERIALS:



PAINT:
DUNN EDWARDS
DE 6215 WOODEN PEG



PAINT:
DUNN EDWARDS
DE 6199 PALE BEACH

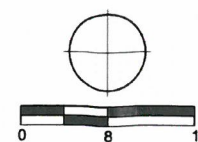


METAL CANOPY:
PAINTED METAL
METALLIC METAL

NOTE: SIGNAGE FOR REFERENCE ONLY. SIGNAGE TO BE REVIED FOR SEPARATE APPROVAL BY CITY.



PERSPECTIVE VIEW



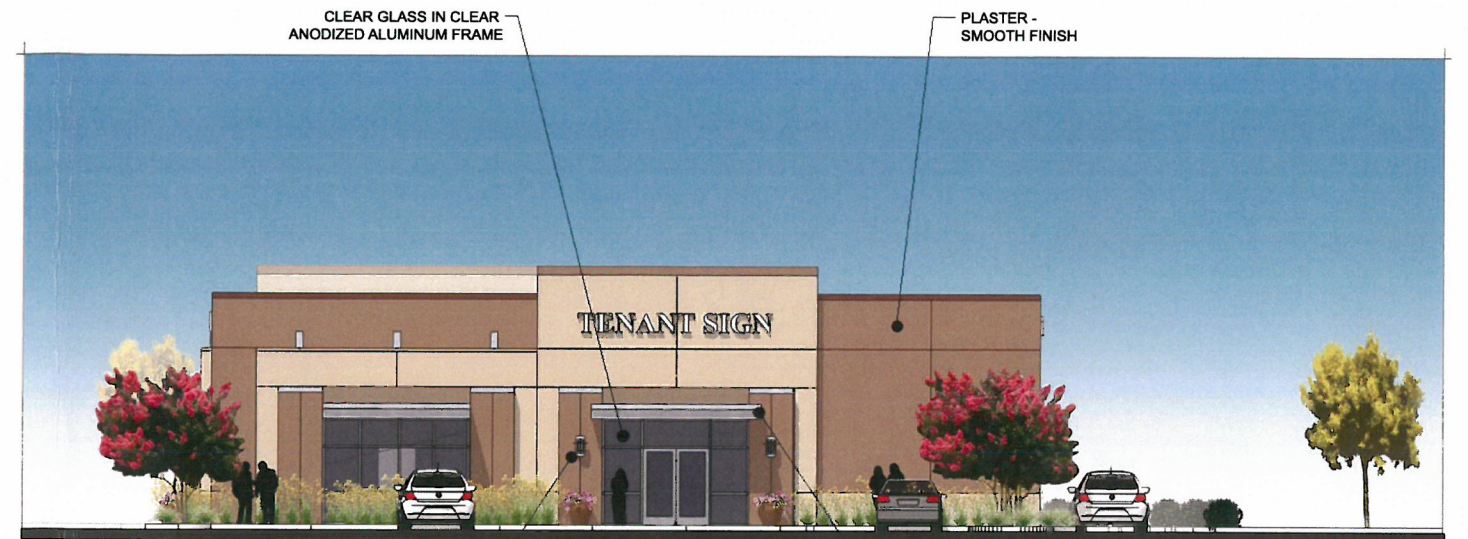
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SOUTH ELEVATION



EAST ELEVATION

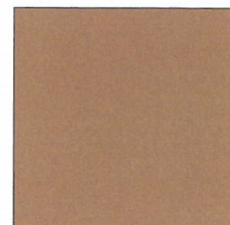


WEST ELEVATION

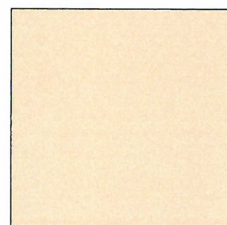


NORTH ELEVATION

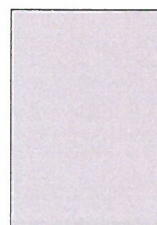
COLORS & MATERIALS:



PAINT:
DUNN EDWARDS
DE 6215 WOODEN PEG



PAINT:
DUNN EDWARDS
DE 6199 PALE BEACH

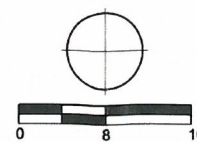


METAL CANOPY:
PAINTED METAL
METALLIC METAL

NOTE: SIGNAGE FOR REFERENCE ONLY. SIGNAGE TO BE REVIEWED FOR SEPARATE APPROVAL BY CITY.



PERSPECTIVE VIEW



COMMERCIAL CENTER

4700 CHERRY AVENUE
LONG BEACH, CA

by
RICH DEVELOPMENT CO., LLC