



CIVIL ENGINEERING
SURVEYING-MAPPING
LAND DEVELOPMENT

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LOS ANGELES, CALIFORNIA 90012
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BY	REVISION	DATE

VESTING TENTATIVE TRACT MAP
SHOWING
LOT 8 OF TRACT NO. 70974-01 AS PER MAP
FILED IN BOOK 1363, PAGES 89 TO 99 INCLUSIVE, OF MAPS
CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

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SCALE: CAD FILE:
1" = 30' VTM 73900.dwg
DRAFTED: MK CHECKED: MKD

SURVEY PREPARED FOR:
CENTURY AFFORDABLE
DEVELOPMENT INC
1000 CORPORATE POINTE
CULVER CITY CA 90230

PROJECT ADDRESS:
LONG BEACH BEACON HOUSING
12TH ST. & LONG BEACH BLVD
LONG BEACH CA 90813

SHEET NO. 1 OF 1 SHEETS
SURVEY DATE: JULY 20, 2015 JOB NO. LA20910

VESTING TENTATIVE TRACT MAP NO. 73900

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR AIRSPACE SUBDIVISION PURPOSES

PREPARED BY:

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SUBDIVIDER:

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CULVER CITY CA 90230
CONTACT: OSCAR ALVARADO
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OWNERS:

CENTURY AFFORDABLE DEVELOPMENT INC
1000 CORPORATE POINTE
CULVER CITY CA 90230
CONTACT: OSCAR ALVARADO
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LEGEND:

- AIR VALVE
- CURB DRAIN
- FIRE HYDRANT
- GAS METER
- GUARD POST
- GUY POLE
- GAS VALVE
- IRRIGATION VALVE
- STORM DRAIN MAN HOLE
- ELECTRICAL MAN HOLE
- SEWER MAN HOLE
- ELECTRICAL PULL BOX
- STREET LIGHT PULL BOX
- TRAFFIC SIGNAL PULL BOX
- POWER POLE
- PALM TREE
- STREET LIGHT
- TRAFFIC SIGNAL SIGN
- WATER METER
- WATER VALVE
- RECORDED BLACKTOP
- EXISTING BUILDING LINE
- CHAINLINK FENCE
- WALL LINE
- WROUGHT IRON FENCE
- WOOD FENCE
- OVERHEAD WIRES
- GROUND LEVEL PARKING LINE
- PROPOSED BUILDING FOOTPRINT
- SURFACE PARKING
- PROPERTY LINE
- DEDICATION LINE

LEGAL DESCRIPTION

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

LOT 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 70974-01", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ON OCTOBER 19, 2010, IN BOOK 1363, PAGES 89-99 OF MAPS.

EXCEPTING THEREFROM ALL OIL, GAS, MINERAL, HYDROCARBON AND OTHER KINDRED SUBSTANCES AS DESCRIBED IN THE DOCUMENT RECORDED SEPTEMBER 2, 1969 AS INSTRUMENT NO. 742 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERAL, AND OTHER HYDROCARBON SUBSTANCES AS DESCRIBED IN THE DOCUMENT RECORDED NOVEMBER 12, 1971 AS INSTRUMENT NO. 287 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

BASIS OF BEARINGS:

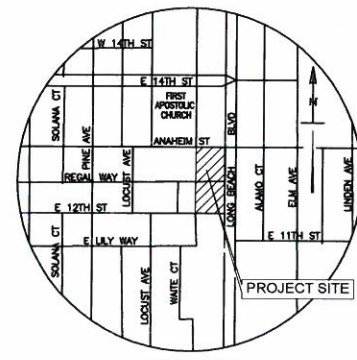
THE BEARING N 0°00'00" E, OF THE CENTERLINE OF LONG BEACH BLVD, AS SHOWN ON TRACT MAP NO. 50216, M.B. 1192 PAGES 19-21, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY.

BENCHMARK:

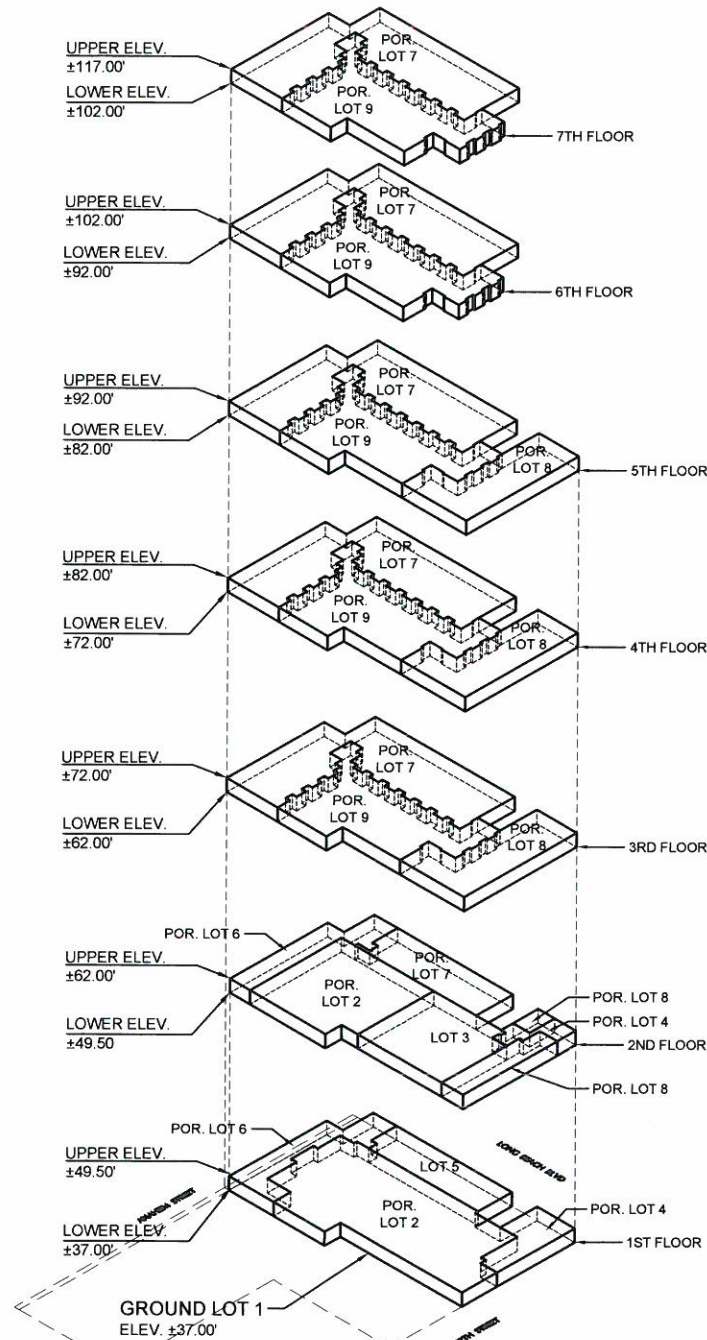
CITY OF LONG BEACH BM NO. 567
LONG BEACH AND ANAHEIM STREET
BRASS DISC FLUSH WITH P.W.M.T. STAMPED "CLB BM R.E. 3111 1968" 20.5' E/CURB,
1.1' N/CURB
EL=38.029 NGVD 29, 1985 ADJ.

NOTES:

- PROPERTY ADDRESS: VACANT LAND, LONG BEACH CA 90813
A.P.N.: 7273-003-050
THOMAS GUIDE PAGE: 795-D6
- EXISTING ZONE: PD-30 (DOWNTOWN PLANNED DEVELOPMENT DISTRICT, EFFECTIVE JANUARY 2012)
PREVIOUSLY PD-29
PROPOSED ZONE: SAME
- PROPOSED DEVELOPMENT IS A 9 LOT SUBDIVISION, 1 GROUND LOT AND 8 AIRSPACE LOTS.
THIS MIXED USE DEVELOPMENT CONSISTS OF 2 LEVELS OF GROUND PARKING, AS WELL AS RETAIL SPACE, RESIDENTIAL CONDOMINIUM UNITS ABOVE THE PARKING AND THE RETAIL SPACES.
THERE ARE 100 RESIDENTIAL UNITS, 100,000 SQ. FT. OF RETAIL SPACE AND 40 RETAIL PARKING SPACES AND 162 RESIDENTIAL PARKING SPACES IN THIS PROJECT.
GROUND LOT 1
AIRSPACE LOT 2: RETAIL & RESIDENTIAL PARKING
AIRSPACE LOT 3: PARKING
AIRSPACE LOT 4: COMMON AREA
AIRSPACE LOT 5: RETAIL SPACE
AIRSPACE LOT 6: COMMON AREA
AIRSPACE LOT 7: 100% AFFORDABLE RESIDENTIAL UNITS
AIRSPACE LOT 8: 100% AFFORDABLE RESIDENTIAL UNITS
AIRSPACE LOT 9: COMMON AREA
- EXISTING PROJECT AREA: 69,861.205 SQ. FT. OR 1.604 ACRES GROSS (ABOVE ELEVATION 53.00 FT)
68,500.281 SQ.FT. OR 1.568 ACRES NET
- EASTERLY 298.00 FEET OF REGAL WAY WAS VACATED BY THE CITY OF LONG BEACH, RESOLUTION OF INTENTION TO VACATE NO. RES-09-0130, RECORDED ON DECEMBER 17, 2009 AS DOCUMENT NO. 20091225089.
- BOUNDARY ESTABLISHED FROM CITY ENGINEER MONUMENTED STREETS (AS SHOWN PER SURVEY PROVIDED BY MOLLENHAUER GROUP).
- PROPERTY IS RELATIVELY LEVEL
- MAJORITY OF THE PROPERTY IS VACANT
- THERE ARE NO POTENTIALLY DANGEROUS HAZARDOUS AREA, TO THE BEST OF MY KNOWLEDGE
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AS PLOTTED ON FEMA FIRM MAP NUMBER 06037C19862 F, DATED SEPTEMBER 28, 2008, COMMUNITY PANEL NUMBER 060136 1962 F, AND BASED THEREON, NO PART OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA DESIGNATED AS FLOOD PRONE AREA. SPECIAL FLOOD HAZARD AREA - OR 100-YEAR FLOOD PLAN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE UNITED STATES ARMY CORPS OF ENGINEERS, THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, THE CITY OF LONG BEACH OR ANY OTHER GOVERNMENTAL AGENCY OR AUTHORITY HAVING JURISDICTION OVER THE SUBJECT PROPERTY NOR IS ANY PORTION OF THE SUBJECT PROPERTY LOCATED WITHIN ANY LAKE OR ANY CREEK, STREAM, RIVER OR OTHER WATERCOURSE REQUIRED TO BE UNDISTURBED BY AN APPROPRIATE GOVERNMENTAL AGENCY OR AUTHORITY.
- EASEMENTS OF RECORD ON SUBJECT PROPERTY, AS SHOWN PER TITLE REPORT NO. NCS-647630-LA2 DATED NOVEMBER 5, 2015 AND ISSUED BY FIRST AMERICAN TITLE COMPANY.
- NEAREST FIRE HYDRANTS ARE LOCATED AT THE CORNER OF LOCUST AVENUE AND REGAL WAY, AND AT THE CORNER OF REGAL WAY AND LONG BEACH BOULEVARD.



VICINITY MAP
THOMAS GUIDE PG 795-D6



3-D
SW ISOMETRIC VIEW
NOT TO SCALE

GRAPHIC SCALE
SCALE: 1" = 30'

