

VESTING TENTATIVE  
TRACT NO. 74416  
FOR CONDOMINIUM PURPOSES

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

BEING ALL OF LOTS 1 THROUGH 8 INCLUSIVE, AND PORTIONS OF LOTS 9 AND 10, IN BLOCK 87 WITH  
THE ABUTTING STREET AND ALLEY, OF TOWN SITE OF LONG BEACH THE NEW SEA SIDE RESORT ON  
THE AMERICAN COLONY TRACT, AS PER MAP RECORDED IN BOOK 19, PAGE 91 THROUGH 96 INCLUSIVE  
OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P. NO.: 7280-022-914  
AREA: 0.89 ACRES  
JANUARY 2017

OWNER:  
DTLB PACIFIC, LLC  
18825 BARDEEN AVENUE  
IRVINE, CA 92612

DEVELOPER:  
DTLB PACIFIC, LLC  
18825 BARDEEN AVENUE  
IRVINE, CA 92612  
JOHN PINNELL  
949-809-2507

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

- EASEMENT NOTES:
- (A) AN EASEMENT RESERVED BY THE CITY OF LONG BEACH FOR PUBLIC UTILITIES BY RESOLUTION NO. C-22705, RECORDED MAY 4, 1979 AS INSTRUMENT NO. 79-487013 OF OFFICIAL RECORDS. TO BE QUITCLAIMED BY SEPARATE DOCUMENT.
  - (B) AN EASEMENT RESERVED BY THE CITY OF LONG BEACH FOR STORM DRAINS AND APPURTANCES, BY RESOLUTION NO. C-22705, RECORDED MAY 4, 1979 AS INSTRUMENT NO. 79-487013 OF OFFICIAL RECORDS. TO BE QUITCLAIMED BY SEPARATE DOCUMENT.

BENCHMARK  
BM #523 ELEV. 28.79 YR. ADJ. 1985  
NGVD 29 MSL  
PACIFIC AVENUE AT BROADWAY BRASS DISC FLUSH WITH PAVEMENT  
27.5' E / CURB 2.5' S / CURB

SITE INFORMATION  
AREA: 0.89 ACRES  
NUMBER OF STORIES: 2 SUBTERRANEAN PARKING LEVELS  
7 CONDOMINIUM LEVELS WITH 1 LOFT LEVEL  
NUMBER OF CONDOMINIUM UNITS: 163 UNITS  
RESIDENTIAL  
PARKING COUNT: 245 SPACES  
RESIDENTIAL

UTILITY PROVIDERS  
WATER AND SEWER: CITY OF LONG BEACH WATER DEPARTMENT  
STORM DRAIN: CITY OF LONG BEACH PUBLIC WORKS  
GAS: CITY OF LONG BEACH GAS & OIL DEPARTMENT  
STREET LIGHTS: CITY LIGHT & POWER, INC.  
ELECTRICAL: SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE: CHARTER COMMUNICATIONS

