

**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

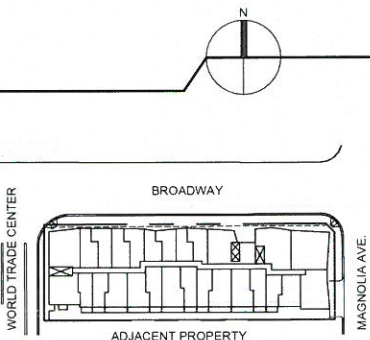
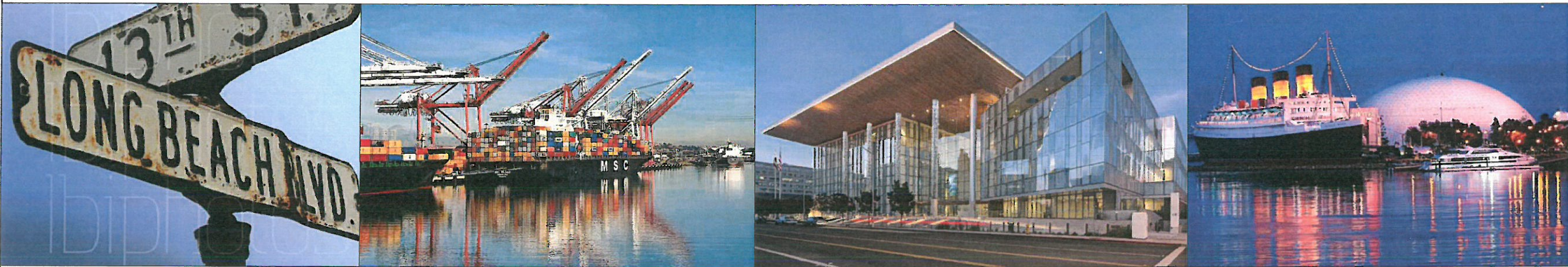
**SITE PLAN REVIEW**

JANUARY 04, 2017  
with APRIL 11, 2017  
EV PARKING REVISIONS

PROJECT NO. 16003

# BROADWAY & MAGNOLIA APARTMENTS

LONG BEACH | CA





# BROADWAY AND MAGNOLIA APARTMENTS

500 W. BROADWAY LONG BEACH, CA

## EXISTING ZONING:

CONSTRUCTION TYPE:

TYPE III

GROSS LOT AREA (DENSITY):

34,654

SF (Pre-dedication)

NET LOT AREA:

32,870

SF (After dedication)

BUILDABLE AREA:

32,507

SF (After 3'-6" Setback)

ALLOWABLE FAR:

8.0

PROPOSED FAR

4.06

PROPOSED DENSITY:

142

UNITS

PROPOSED BUILDABLE AREA:

131,912

SF

ALLOWABLE HEIGHT LIMIT:

240'

PROPOSED BUILDING HEIGHT:

84'

Top of sheathing

ALLOWABLE BUILDING STORIES:

NO LIMIT

BUILDING STORIES:

7

(5 OVER 2)

## SETBACK

REQ

PROVIDED

FRONT 3'-6"

SIDE YARD 0'-0"

REAR YARD 0'-0"

0'-0"

## PROJECT INFORMATION:

UNIT TYPE	QUANTITY	GSF	TOTAL GSF	%
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## Units - Floor 3 - 4

JR1- 1 BEDROOM / 1 BATH	6	566	3,396	4%
S1- 1 BEDROOM / 1 BATH	4	667	2,668	3%
S1a- 1 BEDROOM / 1 BATH	2	743	1,486	1%
S2- 1 BEDROOM / 1 BATH	2	640	1,280	1%
S3- 1 BEDROOM / 1 BATH	2	574	1,148	1%
S4- 1 BEDROOM / 1 BATH	2	606	1,212	1%
S5- 1 BEDROOM / 1 BATH	2	689	1,378	1%
S6- 1 BEDROOM / 1 BATH	2	669	1,338	1%
S7- 1 BEDROOM / 1 BATH	2	688	1,376	1%
S9- 1 BEDROOM / 1 BATH	2	644	1,288	1%
S10- 1 BEDROOM / 1 BATH	2	603	1,206	1%
B1- 1 BEDROOM / 1 BATH	4	822	3,288	3%
B1a- 1 BEDROOM / 1 BATH	2	779	1,558	1%
B5- 1 BEDROOM / 1 BATH	2	737	1,474	1%
B6- 1 BEDROOM / 1 BATH	2	663	1,326	1%
B7- 1 BEDROOM / 1 BATH	2	697	1,394	1%
B8- 1 BEDROOM / 1 BATH	2	729	1,458	1%
B10- 1 BEDROOM / 1 BATH	2	726	1,452	1%
C1- 2 BEDROOM / 2 BATH	2	1245	2,490	1%
C2- 2 BEDROOM / 2 BATH	2	1118	2,236	1%
C3- 2 BEDROOM / 2 BATH	2	1111	2,222	1%
C5- 2 BEDROOM / 2 BATH	6	924	5,544	4%
C6- 2 BEDROOM / 2 BATH	2	1006	2,012	1%
D2- 3 BEDROOM / 2 BATH	2	1255	2,510	1%

## Units - Floor 5 - 6

JR1- 1 BEDROOM / 1 BATH	6	566	3,396	4%
S1- 1 BEDROOM / 1 BATH	4	667	2,668	3%
S1a- 1 BEDROOM / 1 BATH	2	743	1,486	1%
S2- 1 BEDROOM / 1 BATH	2	640	1,280	1%
S3- 1 BEDROOM / 1 BATH	2	574	1,148	1%
S4a- 1 BEDROOM / 1 BATH	2	643	1,286	1%
S5a- 1 BEDROOM / 1 BATH	4	696	2,784	3%
S7a- 1 BEDROOM / 1 BATH	2	694	1,388	1%
S8- 1 BEDROOM / 1 BATH	2	679	1,358	1%
S9a- 1 BEDROOM / 1 BATH	2	678	1,356	1%
S10a- 1 BEDROOM / 1 BATH	2	648	1,296	1%
B1- 1 BEDROOM / 1 BATH	4	822	3,288	3%
B1a- 1 BEDROOM / 1 BATH	2	779	1,558	1%
B5a- 1 BEDROOM / 1 BATH	4	676	2,704	3%
B6a- 1 BEDROOM / 1 BATH	2	744	1,488	1%
B7a- 1 BEDROOM / 1 BATH	2	699	1,398	1%
B10a- 1 BEDROOM / 1 BATH	2	730	1,460	1%
C1a- 2 BEDROOM / 2 BATH	2	1065	2,130	1%
C2a- 2 BEDROOM / 2 BATH (floor 5)	1	1127	1,127	1%
C2b- 2 BEDROOM / 2 BATH (floor 6)	1	1159	1,159	1%
C3a- 2 BEDROOM / 2 BATH (floor 5)	1	1050	1,050	1%
C3b- 2 BEDROOM / 2 BATH (floor 6)	1	1091	1,091	1%
C5- 2 BEDROOM / 2 BATH	6	924	5,544	4%
C6a- 2 BEDROOM / 2 BATH	2	1046	2,092	1%
D2a- 3 BEDROOM / 2 BATH	2	1271	2,542	1%

## Units - Floor 7

JR1- 1 BEDROOM / 1 BATH	3	566	1,698	2%
S4a- 1 BEDROOM / 1 BATH	1	643	643	1%
S5- 1 BEDROOM / 1 BATH	1	689	689	1%
S6- 1 BEDROOM / 1 BATH	1	669	669	1%
S7- 1 BEDROOM / 1 BATH	1	688	688	1%
B1- 1 BEDROOM / 1 BATH	1	822	822	1%
B1a- 1 BEDROOM / 1 BATH	1	779	779	1%
B1b- 1 BEDROOM / 1 BATH	1	950	950	1%
B5- 1 BEDROOM / 1 BATH	1	735	735	1%
B6- 1 BEDROOM / 1 BATH	1	663	663	1%
B7b- 1 BEDROOM / 1 BATH	1	670	670	1%
B8- 1 BEDROOM / 1 BATH	1	729	729	1%
B12- 1 BEDROOM / 1 BATH	1	915	915	1%
B9c- 1 BEDROOM / 1 BATH	1	1006	1,006	1%
C4- 2 BEDROOM / 2 BATH	1	1191	1,191	1%
C5- 2 BEDROOM / 2 BATH	3	924	2,772	2%

	QUANTITY	SF	TOTAL SF	%
TOTAL				
JUNIOR 1 BED / 1 BATH	15	566	8,490	11%
STUDIO 1 BED / 1 BATH	50	662	33,119	35%
1 BEDROOM / 1 BATH	41	759	31,115	29%
2 BEDROOM / 2 BATH	32	1021	32,660	23%
3 BEDROOM / 2 BATH	4	1263	5,052	3%
	142	778	110,436	100%

LOBBY	417
COMMUNITY ROOM (FLOOR 7)	1,500
FITNESS (FLOOR 7)	1,500
LEASE OFFICE (GROUND)	1,168
TRASH VESTIBULE	430
CORRIDORS (FLOOR 1)	0
CORRIDORS (FLOOR 2)	200
CORRIDORS (FLOOR 3-4)	4,203
CORRIDORS (FLOOR 5-6)	3,899
CORRIDORS (FLOOR 7)	1,864
BALCONY (FAR)	2,303
TOTAL COMMON FLOOR AREA	17,464

## TOTAL RESIDENTIAL FLOOR AREA

127,920

COMMERCIAL AREAS (AREA 1 + AREA 2)

1,168

CAFÉ/MARKET

2,267

PATIO (EXTERIOR)

557

## TOTAL COMMERCIAL FLOOR AREA

3,992

## TOTAL FLOOR AREA (RESID+COMMER)

FAR 4.06 131,912

BASEMENT PARKING

27,271

FIRST FLOOR PARKING

17,080

SECOND FLOOR PARKING

25,258

BIKE AMENITY

1,170

## PARKING SF:

70,779

TRASH ROOM

303

TRASH ROOM (COMMERCIAL)

185

RESIDENTIAL SELF-STORAGE #1

364

RESIDENTIAL SELF-STORAGE #2

713

RESIDENTIAL SELF-STORAGE #3

640

MECHANICAL, UTILITY, OTHER STORAGE

1,149

ELECTRICAL SWITCH GEAR

374

ELECTRICAL VAULT ROOM

876

## TOTAL UTILITY AREA:

4,604

## GROSS PROJECT SF:

207,295

## REQUIRED OPEN SPACE

REQUIRED COMMON OPEN SPACE

20 % of 0.79 ACRE SITE

6,882

REQUIRED PRIVATE OPEN SPACE

# UNITS MIN SF

71 36 2,556

## TOTAL REQUIRED OPEN SPACE =

9,438

## PROVIDED COMMON OPEN SPACE

INTERIOR

COMMUNITY ROOM (FLOOR 7)

1,500

FITNESS (FLOOR 7)

1,500

TOTAL INTERIOR

3,000

EXTERIOR

ROOF DECK (7 FLOOR)

4,569

TOTAL PROVIDED COMMON OPEN SPACE

7,569

PRIVATE OPEN SPACE

UNIT WITH QUALIFYING BALCONY (36 SF MIN) =

71 2,556

TOTAL PROPOSED OPEN SPACE

10,125

## PARKING:

PARKING REQUIRED	RATIO	# UNITS	REQUIRED
1 PER UNIT	1.00	142	142
1 GUEST FOR EVERY 4 UNITS	0.25	142	36
TOTAL RESIDENTIAL PARKING REQUIRED =			178

## PARKING PROVIDED:

### BASEMENT PARKING GARAGE (RESIDENTIAL SPACES ONLY)

STANDARD RESIDENTIAL	61
STANDARD RESIDENTIAL (TADAM)	8
*COMPACT (2ND SPACE IN TANDEM CONFIG/ NON-UNIQUE SPACES)	8
COMPACT (RESIDENTIAL)	3
TOTAL BASEMENT SPACES	80

### FIRST FLOOR PARKING GARAGE (GUEST + RESIDENTIAL SPACES)

STANDARD SPACES (GUEST)	23
ACCESSIBLE (GUEST) - 5%	2
STANDARD EVCS SPACES (GUEST)	2
STANDARD EVS (FUTURE) SPACES (GUEST)	8
ACCESSIBLE EVCS (GUEST)	1
EV SPACES (RESIDENTIAL)	0
STANDARD (RESIDENTIAL)	4
COMPACT (RESIDENTIAL)	0
ACCESSIBLE (RESIDENTIAL)	3
TOTAL FIRST FLOOR SPACES	43

### SECOND FLOOR PARKING GARAGE (RESIDENTIAL SPACES ONLY)

STANDARD RESIDENTIAL	45
STANDARD RESIDENTIAL (TADAM)	4
*COMPACT (2ND SPACE IN TANDEM CONFIG/ NON-UNIQUE SPACES)	4
ACCESSIBLE (RESIDENTIAL)	0
EVCS SPACES (RESIDENTIAL)	5
EVS (FUTURE) SPACES (RESIDENTIAL)	5
ACCESSIBLE EVCS SPACES (RESIDENTIAL)	1
COMPACT (RESIDENTIAL)	4
TOTAL SECOND FLOOR SPACES	68

## TOTAL UNIQUE SPACES PROVIDED=

179

TOTAL SPACES PROVIDED=

191

## PARKING SUMMARY

TOTAL STANDARD (GUEST)	23
TOTAL ACCESSIBLE (GUEST) = 6% OF TOTAL GUEST PARKING	2
TOTAL EVCS SPACES (GUEST)	3
TOTAL EVS (FUTURE) SPACES (GUEST)	8
TOTAL STANDARD (RESIDENTIAL)	122
TOTAL ACCESSIBLE (RESIDENTIAL) = 2% OF TOTAL RESIDENTIAL PARK.	3
TOTAL COMPACT (RESIDENTIAL)	7
TOTAL EVCS SPACES (RESIDENTIAL) = 6% TOTAL RESIDENTIAL PARKING	6
TOTAL EVS (FUTURE) SPACES (RESIDENTIAL)	5
TOTAL *COMPACT (2ND SPACE IN TANDEM CONFIG/ NON-UNIQUE SPACES)	12

## TOTAL UNIQUE SPACES

179

## TOTAL SPACES

191

## BICYCLE PARKING:

COMMERCIAL BICYCLE PARKING REQUIRED: RATIO COMMERCIAL REQUIRED

1 PER 7500 SF OF COMMERCIAL SPACE 1.0 3,992 0

RESIDENTIAL BICYCLE PARKING REQUIRED: RATIO # UNITS REQUIRED

LONG/SHORT 1 BIKE PER EVERT 5 UNITS 1.0 28 28

Allowed 50% Long-term and 50% Short-term

## TOTAL BICYCLE SPACES REQUIRED=

28

## BICYCLE PARKING PROVIDED

LONG-TERM (COVERED)

80

SHORT-TERM (AT SIDEWALK)

14

## TOTAL BICYCLE SPACES PROVIDED=

94

## NOTE

- \* GROSS SQUARE FOOTAGE (GSF) / RENTABLE AREA IS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS, CENTERLINE OF DEMISING WALLS AND OUTSIDE FACE OF CORRIDOR WALLS. EXTERIOR BALCONY AREAS ARE INCLUDED AND LISTED AS A SEPARATE LINE ITEM. BUILDING GSF INCLUDES SHAFT AT LOWEST LEVEL.
- \*\* ZONING CODE FLOOR AREA (FAR) PER LAMC IS MEASURED FROM WITHIN THE EXTERIOR WALLS OF THE BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATED EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS, RAMPS AND BASEMENT STORAGE AREAS. REFER TO SHEET GO 01.
- \*\*\* EXTERIOR NON-COVERED AREA (COURTYARD, PAOS & TERRACES) NOT INCLUDED IN OVERALL BUILDING GSF.

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500 W. BROADWAY.  
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# ENSEMBLE REAL ESTATE INVESTMENTS

444 W OCEAN BLVD #





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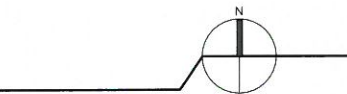
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PROJECT NO. 16003



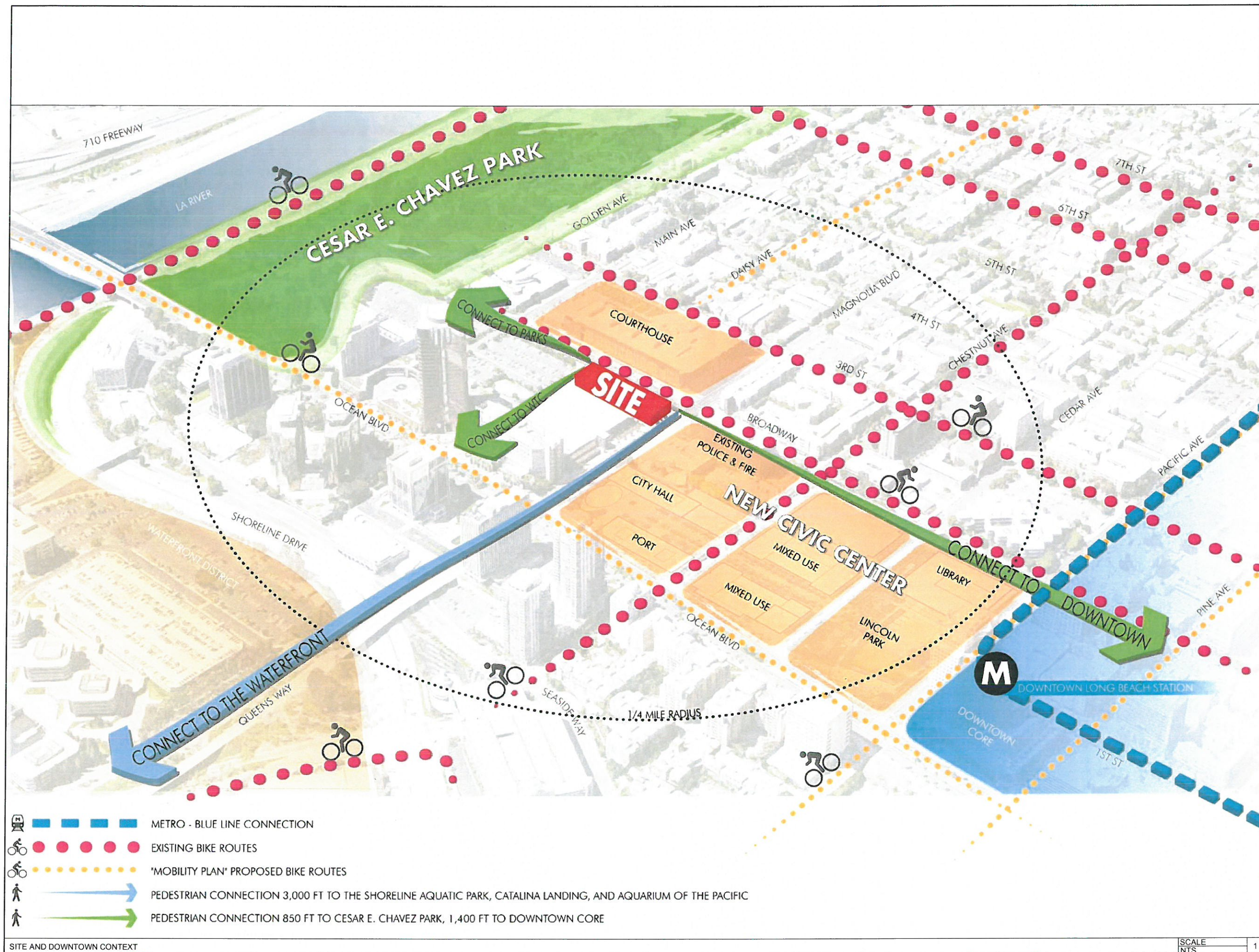
**GO.01**

SITE ANALYSIS



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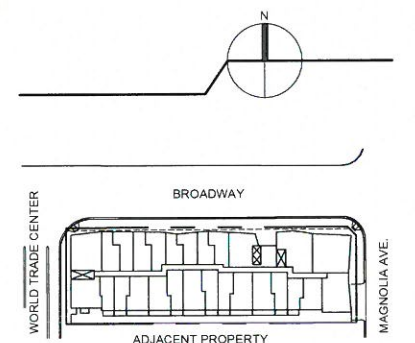
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## SITE PLAN REVIEW

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## GO.02

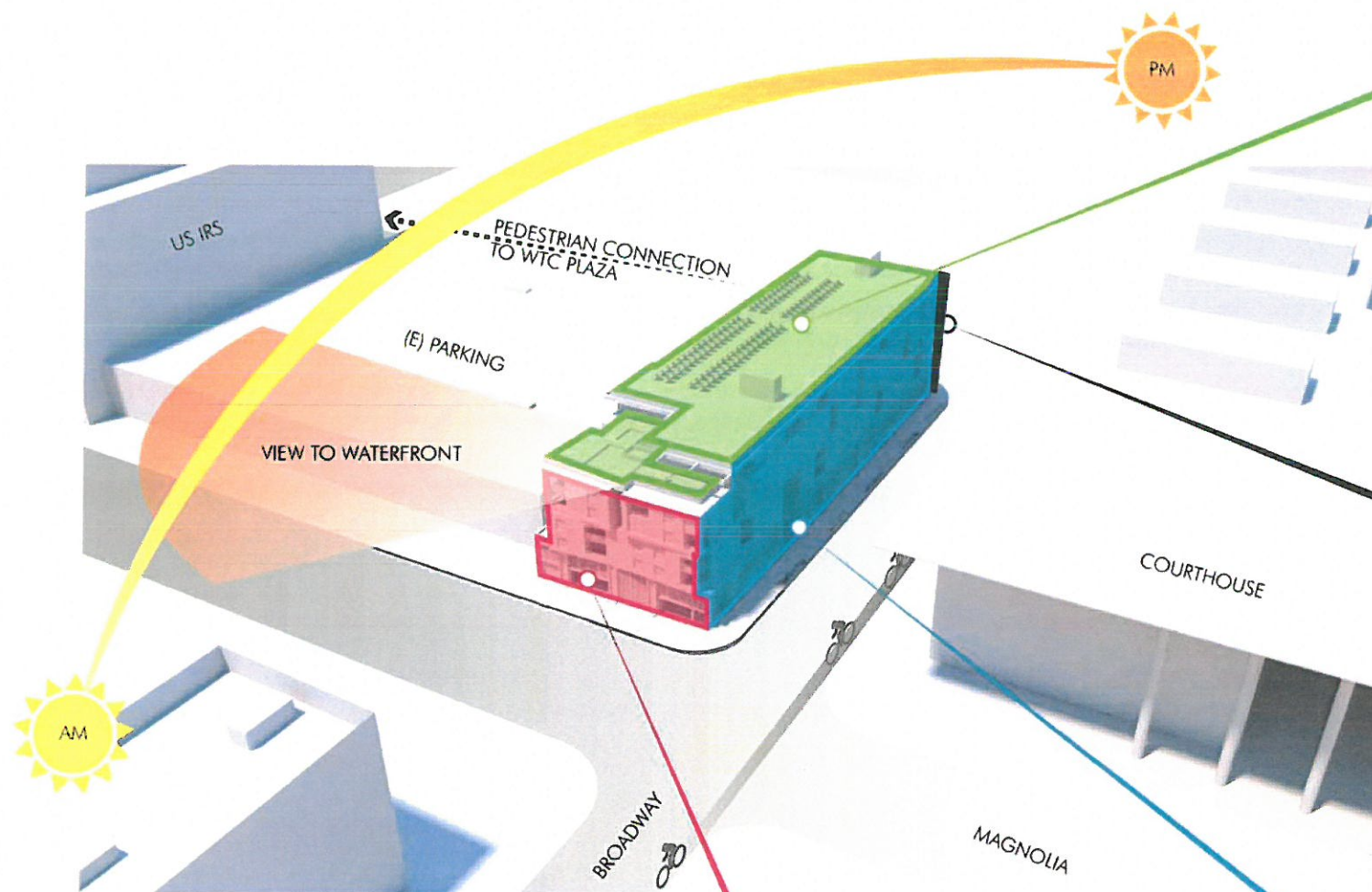
SITE ANALYSIS 2



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SCALE  
NTS 1





SOUTHERN FACE

ROOFTOP POOL DECK, VIEWS TO WATERFRONT, SUN EXPOSURE, DEEP BALCONIES AND SOLAR ENERGY COLLECTION VIA PHOTOVOLTAIC PANELS.



WTC CONNECTION AND DOG ZONE

PEDESTRIAN CONNECTION TO WTC PLAZA AND INTEGRATED DOG ZONE ON SITE.



MAGNOLIA FRONTAGE

PARKING ENTRANCE, VIEWS TOWARDS NEW CIVIC CENTER AND THE WATERFRONT.



BROADWAY FRONTAGE

BIKE PARKING, MARKET & SIDEWALK CAFE, LOFT ENTRY, GREEN WALL, AND MORE.

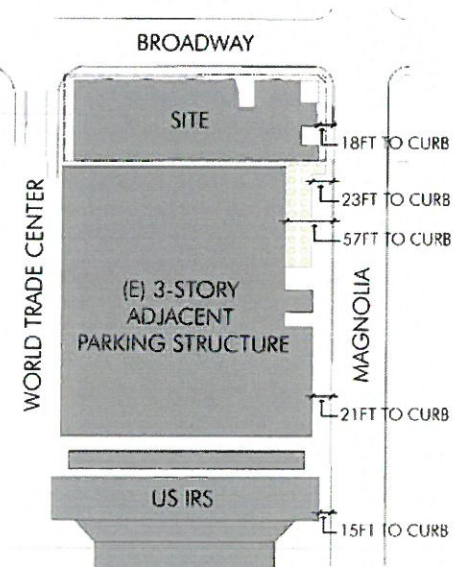


FIGURE GROUND

## BROADWAY AND MAGNOLIA APARTMENTS

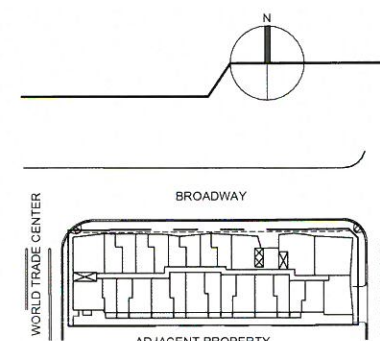
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## ENSEMBLE REAL ESTATE INVESTMENTS

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## SITE PLAN REVIEW

JANUARY 04, 2017  
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# GO.03

SITE ANALYSIS 3



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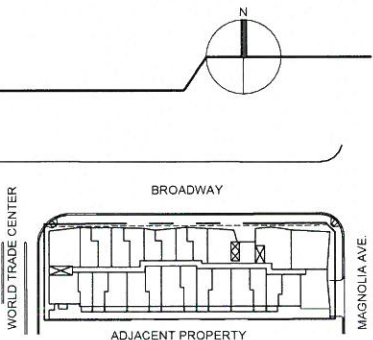
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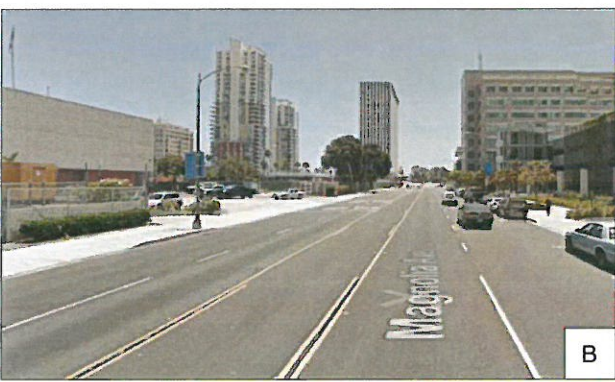
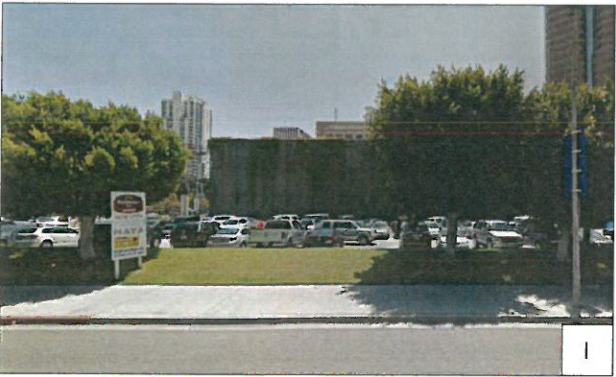


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SITE PHOTOS



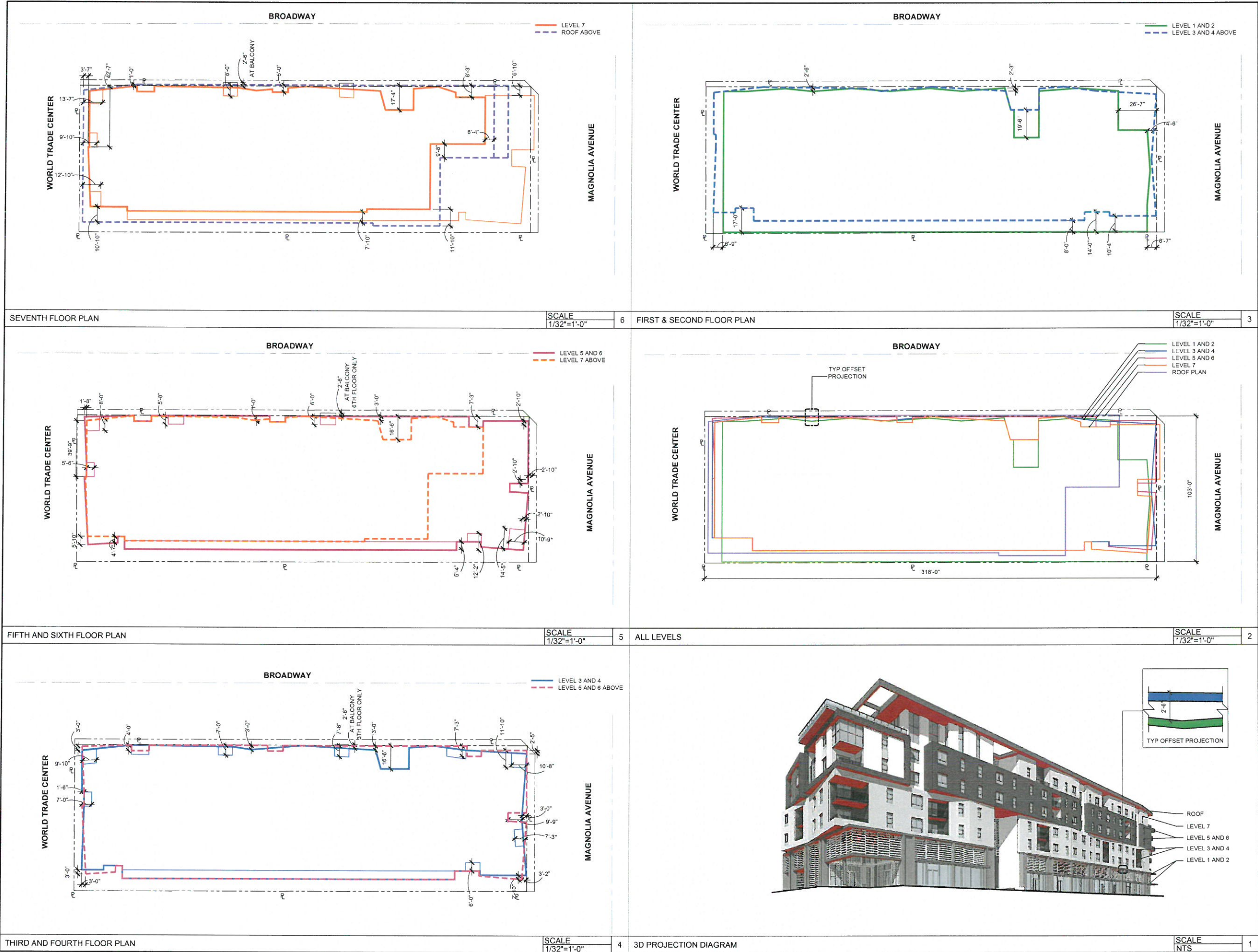
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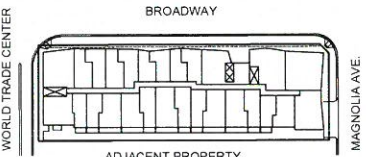
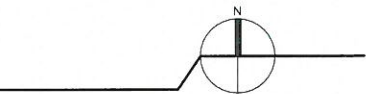
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**GO.06**

PROJECTION DIAGRAM



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PARCEL 3 OF PARCEL MAP NO. 17897, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 194 PAGES 39 THROUGH 41 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN LOTS 17, 18, 19 AND 20 IN BLOCK 129, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 5, 7 THROUGH 9, INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OIL, GAS AND MINERAL SUBSTANCES, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND EXTRACT SUCH SUBSTANCES, PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF EXPLORING FOR, REACHING OR EXTRACTING SUCH SUBSTANCES LOCATED WITHIN THE CITY OF LONG BEACH WORLD TRADE CENTER PROJECT SITE, SHALL NOT PENETRATE THE SURFACE OF ANY OF THE SURFACE AREA WITHIN 200 FEET OF THE SURFACE THEREOF, AS PROVIDED IN DECREE AND FINAL ORDER OF CONDEMNATION, RECORDED OCTOBER 23, 1985 AS INSTRUMENT NO. 85-1252171 OFFICIAL RECORDS.

EXCEPT THEREIN THAT PORTION OF SAID LAND LYING WITHIN THE WEST 100 FEET OF LOTS 2, 4, 6 AND 8 IN BLOCK 132, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OIL, GAS AND OTHER HYDROCARBON RESOURCES, INCLUDING BUT NOT LIMITED TO OIL, GAS AND OTHER HYDROCARBON RESOURCES, HEREIN-ABOVE DESCRIBED LAND LOCATED 100 FEET OR MORE BELOW THE SURFACE THEREOF, TOGETHER WITH ALL RIGHT OF EVERY KIND AND DESCRIPTION WHATSOEVER TO DRILL FOR OR THROUGH, DEVELOP OR PRODUCE OIL, GAS AND OTHER HYDROCARBON RESOURCES, INCLUDING BUT NOT LIMITED TO OIL, GAS AND OTHER HYDROCARBON RESOURCES, FROM SAID LANDS, OR ANY PORTION THEREOF, DEEPER THAN 100 FEET BELOW THE SURFACE IN CONNECTION WITH THE DEVELOPMENT OR REMOVAL OF OIL, GAS AND OTHER HYDROCARBON RESOURCES, AS RESERVED IN DEED RECORDED AUGUST 13, 1965 AS INSTRUMENT NO. 1362 OF PUBLIC RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE EAST 50 FEET OF LOTS 2, 4, 5 AND 6, IN A BLOCK 132, IN THE TOWNSHIP OF LONG BEACH, AS BEST MAP RECORDED IN BOOK 18, PAGES 9 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OIL, GAS AND MINERAL SUBSTANCES, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND EXTRACT SUCH SUBSTANCES, PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT, OR OTHER MEANS OF EXPLORING FOR, REACHING OR EXTRACTING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE CITY OF LONG BEACH WORLD TRADE CENTER PROJECT SITE, AS PROPOSED BY THE CITY OF LONG BEACH, AND THE COUNTY OF LONG BEACH, WITHIN 200 FEET OF THE SURFACE THEREOF, AS PROVIDED IN ADDENDUM AND FINAL ORDER OF CONDEMNATION, RECORDED JUNE 13, 1985 AS INSTRUMENT NO. 95-655843 OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE WEST 50 FEET OF LOTS 1, 3, 5 AND 7 IN BLOCK 132, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 9, PAGES 9<sup>1</sup> THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OIL, GAS AND MINERAL SUBSTANCES TOGETHER WITH THE RIGHT TO EXPLORE FOR AND EXTRACT SUCH SUBSTANCES, PROVIDED THAT THE SURFACE POSSESSIONS OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF EXPLORING FOR, REACHING OR EXTRACTING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE CITY OF LONG BEACH WORLD TRADE CENTER PROJECT SITE, HEREINAFTER REFERRED TO AS "THE PROJECT SITE," WHICH AREA IS AN AREA WITHIN 200 FEET OF THE SURFACE THEREOF, AS PROVIDED IN JUDGMENT AND FINAL ORDER OF CONDEMNATION RECORDED JANUARY 6, 1988 AS INSTRUMENT NO. 86-14788 OFFICIAL RECORDS.

DECEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE WEST 50 FEET OF THE EAST 100 FEET OF LOTS 1, 3, 5 AND 7 IN BLOCK 15.2, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 91 THROUGH 98 INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OIL, GAS AND MINERAL RIGHTS, INCLUDING BUT NOT LIMITED TO, ARE HEREBY CONVEYED TO THE CITY OF LONG BEACH, AS PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF EXPLORING FOR, READING FOR OR EXTRACTING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE CITY OF LONG BEACH.

THE CITY OF LONG BEACH, BY ITS CITY CLERK, HEREBY ACCEPTS THE CONVEYANCE OF THE ABOVE DESCRIBED WORLD TRADE CENTER PROJECT SITE AND SHALL NOT PENETRATE ANY PART OF PORTION OF SAID PROJECT AREA WITHIN 200 FEET OF THE SURFACE THEREOF, AS PROVIDED IN THE JUDGMENT AND FINAL ORDER OF CONDEMNATION, RECORDED AUGUST 28, 1985 AS INSTRUMENT NO. 85-999337 OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE EAST 50 FEET OF LOTS 1 AND 3 IN BLOCK 132, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 91 THROUGH 98 INCLUSIVE, OF MISCELLANEOUS RECORDS, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LOCATED IN OR UNDER SAID LAND AND OIL, GAS, MINERALS AND OTHER HYDROCARBON SURFACE ENTRY AS GRANTED TO CHARLES M. JOHNSON, A MARRIED MAN, RECORDED APRIL 15, 1964 AS INSTRUMENT NO. 1197 IN BOOK D-2434 PAGE 328 OF OFFICIAL RECORDS,

DECEASED THEREFROM THAT THE PORTION OF SAID LAND LAY WITHIN THE EAST 50 FEET OF LOTS 5 AND 7 IN BLOCK 132, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 91 THROUGH 98 INCLUSIVE, OF MISCELLANEOUS RECORDS, AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, HYDROCARBON, SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH ANY RIGHT TO USE THERE-THROUGH AND TO USE AND OCCUPY ALL PORTIONS OF SAID LAND LOWER THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF FOR ANY PURPOSE.

ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON, SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID LAND, OR ANY PORTION OF SAID LAND WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE OF SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY LELA MAE BIERE, EXECUTRIX OF THE ESTATE OF HER HUSBAND, LELA MAE BIERE, DECEASED, IN A DEED RECORDED JULY 27, 1983 AS INSTRUMENT NO. 83-94429, ORIGINAL RECORDS.

ALSO EXCEPT THEREFROM UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID LAND FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION OR PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, BUT NOT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS HEREBY RESERVED TO SAID GRANTORS, IN A DEED RECORDED JULY 27, 1983 AS INSTRUMENT NO. 82-854827, OFFICIAL RECORD.

EXCEPT THEREFROM THAT THE PORTION OF SAID LAND LYING WITHIN LOTS 9 TO 12, INCLUSIVE, IN BLOCK 132, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 9 PAGES 81-87 OF THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, TOGETHER WITH THE INTEREST OF SAID PARTIES IN SAID LOTS 9 TO 12, INCLUSIVE, IN BLOCK 132, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 9 PAGES 81-87 OF THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OIL, GAS AND MINERAL SUBSTANCES, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND EXTRACT SUCH SUBSTANCES, PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF EXPLORING FOR, REACHING OR EXTRACTING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE CITY OF LONG BEACH WORLD TRADE CENTER PROJECT AREA AND SAID CITY OF LONG BEACH PROJECT AREA SHALL BE THE PROJECT AREA WITHIN 200 FEET OF THE SURFACE THEREOF, AS PROVIDED IN THE ADJUDICATE AND FINAL ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, IN CONNECTION WITH THE CONDEMNATION, RECORDED JUNE 16, 1985 AS INSTRUMENT NO. 85-817108 OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN LOTS 15 TO 20 INCLUSIVE, IN BLOCK 132, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 97 THROUGH 98 INCLUSIVE, MISCELLANEOUS RESOURCES, ALL OIL GAS, MINERALS, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE THEREOF, HERETOFORE RESERVED IN THE DEED FROM CLEONE LUTMAN SMITH, A MARRIED WOMAN, RECORDED MARCH 31, 1953 IN BOOK 41390 PAGE 21 AS INSTRUMENT NO. 1430, OFFICIAL RECORDS.

DECEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN LOTS 1 AND 3 IN BLOCK 133, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 91 THROUGH 98 INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND QUANTITY, INCLUDING BUT NOT LIMITED TO PETROLEUM, NATURAL GAS, COAL, AND ALL OTHER SUBSTANCES WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCLUDING BUT NOT LIMITED TO THE PRODUCTION OF SUCH SUBSTANCES, AND TO THE MINING OF SUCH MINERALS FROM SAID OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE THEREOF FOR ANY PURPOSES WHATSOEVER, WHATSOEVER, AND THAT CARLSON IN A DEED RECORDED JANUARY 31, 1983 AS INSTRUMENT NO. 83-122289, OFFICIAL RECORDS,

ALSO EXCEPT THEREFROM OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCLUDING BUT NOT LIMITED TO THE PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID LAND OR OTHER LANDS, BUT WITHOUT ANY INTERFERENCE WITH ANY RIGHTS OR INTERESTS OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE, FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY ORVILLE E. SEWELL, JR., OF SAID LAND, IN A DEED RECORDED JANUARY 31, 1963 AS INSTRUMENT NO. 83--122298 OFFICIAL RECORDS.

EXCEPT THEREAFTER THAT NO PORTION OF SAID LAND LYING WITHIN LOTS 5 AND 7 IN BLOCK 133, IN THE TOWNSHIP OF LONG BEACH, AS PER MAP RECORDED IN BOOK 19 PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER ARE HEREBY RESERVED TO THE UNITED STATES OF AMERICA BY VIRTUE OF THE ACT OF MARCH 3, 1879, UNDER THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND FOR DEEPER THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCLUDING BUT NOT LIMITED TO THE PRODUCTION OF OIL, GAS, HYDROCARBONS OR OTHER ORE OR MINERALS FROM SAID OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE THEREOF FOR ANY PURPOSES WHATSOEVER; AND WHEREAS SAID LAND WAS OWNED BY SAID GRANTOR AND WIFE, IN DEED RECORDED JANUARY 21, 1983 AS INSTRUMENT NO. 83-80982 OFFICIAL RECORDS.

EXCEPT THEREFROM THAT A PORTION OF SAID LAND LYING WITHIN THE NORTH 50 FEET OF LOTS 18, 19 AND 20 IN BLOCK 133, IN THE TOWNSHIP OF LONGVIEW, 4TH, 5TH AND 6TH RANGES, RECORDED IN BOOK 19, PAGE 100, OF THE PUBLIC RECORDS OF THE COUNTY OF CLATSOP, OREGON, IS NOT INCLUDED IN THE RECORDS OF THE COUNTY THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS, ALL OF GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET FROM THE SURFACE THEREOF BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY WESTSIDE INVESTMENT CO., A PARTNERSHIP, IN THE DEED RECORDED JUNE 15, 1971 AS INSTRUMENT NO. 150 OFFICIAL RECORDS.

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS CHICAGO TITLE COMPANY, ORDER NO. 601022506-X48, DATED JANUARY 2, 2008.

SITE RESTRICTIONS:

SETBACK:

FRONT	-	PER APPROVED SITE PLAN
SIDE	-	PER APPROVED SITE PLAN
REAR	-	PER APPROVED SITE PLAN
PARKING	-	PER APPROVED SITE PLAN
HEIGHT	-	NONE
BULK	-	NONE
ZONE	-	PD-30 (DOWNTOWN PLANNED DEVELOPMENT)

ALL SITE RESTRICTIONS WERE OBTAINED PER  
THE CITY OF LONG BEACH (PLANNING DEPARTMENT)

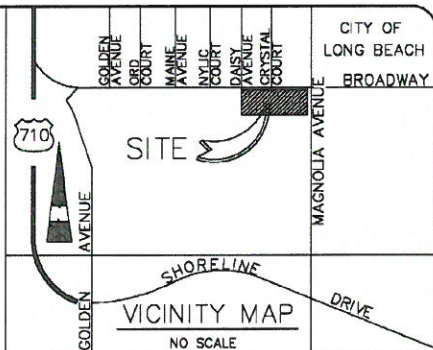
CONTACT: RON CRUISE (562) 570-8194

THE BEARING NORTH 89°32'58" EAST BEING THE CENTERLINE OF BROADWAY AS SHOWN ON PARCEL MAP NO. 21915 FILED IN BOOK 237 PAGES 84 TO 87 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE  
"X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL  
NO. 060136-0020-C, WHICH BEARS AN EFFECTIVE DATE OF  
7-6-98 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

THIS DESCRIPTION DESCRIBES ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS:  
CHICAGO TITLE COMPANY, ORDER NO. 601022506-X48, DATED JANUARY 2, 2005.



THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY  
LINE CORNERS UNLESS OTHERWISE NOTED.

THE INFORMATION COURSES AND DISTANCES SHOWN ON  
THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY  
REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.  
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT  
PROPERTY.  
ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME

AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING  
WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.  
NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED  
AT THE TIME OF SURVEY.

NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

\* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES.  
STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

(A) — BACK OF WALK 1.0' WEST OF PROPERTY LINE

34,738 SQUARE FEET  
0.797 ACRES

85 STANDARD PARKING STALLS  
4 HANDICAPPED PARKING STALLS



- (18) COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED NOVEMBER 19, 1988 AS INSTRUMENT NO. 86-1603660, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE IT REFLECTS THE VACATION OF VARIOUS STREETS AS NAMED IN THE DOCUMENT OF RECORD.
- (19) A RESERVATION OF ALL AIR RIGHTS AS RESERVED IN DEED RECORDED NOVEMBER 26, 1986 AS INSTRUMENT NO. 86-1646943, OFFICIAL RECORDS. THIS ITEM NOT IS PLOTTED HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- (20) AN EASEMENT FOR SURFACE EASEMENT FOR INGRESS AND EGRESS PURPOSES AND A SUBSURFACE EASEMENT FOR UTILITY AND DRAINAGE. THIS ITEM IS NOT PLOTTED HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- (21) AN EASEMENT TO COUNTY OF LOS ANGELES FOR SEWER LINE, RECORDED NOVEMBER 28, 1986 AS INSTRUMENT NO. 86-1646844, OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- (22) AN EASEMENT TO COUNTY OF LOS ANGELES FOR DRAIN LINE, RECORDED NOVEMBER 28, 1986 AS INSTRUMENT NO. 86-1646945, OFFICIAL RECORDS. THIS ITEM IS NOT PLOTTED HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- (23) AN EASEMENT FOR SIDEWALK, PEDESTRIAN INGRESS AND EGRESS AS SHOWN ON PARCEL MAP NO. 17997. THIS ITEM IS NOT PLOTTED HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
- (24) COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JULY 27, 1987 AS INSTRUMENT NO. 8108440, OFFICIAL RECORDS. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SLANKET IN NATURE.

TO: MAGNOLIA ENSEMBLE PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND CHICAGO TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS AND ACSM IN 2003, AND INCLUDES ITEMS 2, 3, 4, 8, 7(c), 7(d)(1), 7(c), 8, 9, 10, 11(c), 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY AND THE SURVEY MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DAVID J. MAC ARTHUR  
R.C.E. 12502

DATE OF SURVEY: 2-17-08  
DATE OF LAST REVISION:

SHEET NO.	SHEET TITLE	DATE		PROJECT ENGINEER: <b>O.K.O. ENGINEERING INC.</b> CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/ & CAD SPECIALISTS 23871 BIRCHOR DRIVE LAKE FOREST, CALIFORNIA 92630 <b>949/597-3577</b> FAX 949/597-3579	REVISIONS		ACCEPTED AND APPROVED FOR CONSTRUCTION				
		2-17-06			NO.	DESCRIPTION	DATE	AP'D	OWNER	DATE	
1	SITE: WORLD TRADE CENTER LONG BEACH, CALIFORNIA	SCALE			1	UPDATED SURVEY	3/26	S.E.O.	TEMAN	BY	DATE
		DRAWN B.J.M. CHECKED D.J.M.							CONTRACTOR	DATE	
2									THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.		



LINE DATA:

L1-S 45°05'24" E  
14.14'

LONG BEACH, CALIFORNIA

BROADWAY  
(80' WIDE PUBLIC RIGHT OF WAY)

LEGEND:

N.	---	NORTH
S.	---	SOUTH
E.	---	EAST
W.	---	WEST
W.P.	---	TYPICAL
D.I.A.	---	DIAMETER
P.L.	---	PROPERTY LINE
N.	---	NUMBER
A.C.	---	ASPHALT CONCRETE
R.	---	RECORD
M.	---	MEASURED
C.L.	---	CENTER LINE
P.O.B.	---	POINT OF BEGINNING
CONC.	---	CONCRETE
FD.	---	FOUND
W/	---	WITH
ECLY	---	EASTERLY
WCLY	---	WESTERLY
S.L.P.B	---	STREET LIGHT PULLBOX
RF	---	BACKFLOW DEVICE
KCB	---	KIT CONTROL BOX
KP	---	KEY PAD
U	---	CLIMATE INLET
CA	---	CLIMATE ARM
SMH	---	SEWER MANHOLE
G.B	---	GATE BOX
TB	---	TICKET BOX
EDP	---	EDISON PULLBOX
V	---	VENT
EDMH	---	EDISON MANHOLE
GV	---	GAS VALVE
EDV	---	EDISON VAULT
H	---	HANDICAP SIGN
CS	---	CATCH BASIN W/
	---	STRUCTURE DRAIN
	---	TD LEAD AND TAG
□	---	"LS 985"

MAGNOLIA AVENUE

**PROJECT ENGINEER:**  
**O.K.O. ENGINEERING INC.**  
CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/  
& CAD SPECIALISTS

DATE	2-17-06
SCALE	1" = 30'
DRAWN	B. J. M.
CHECKED	D. J. M.

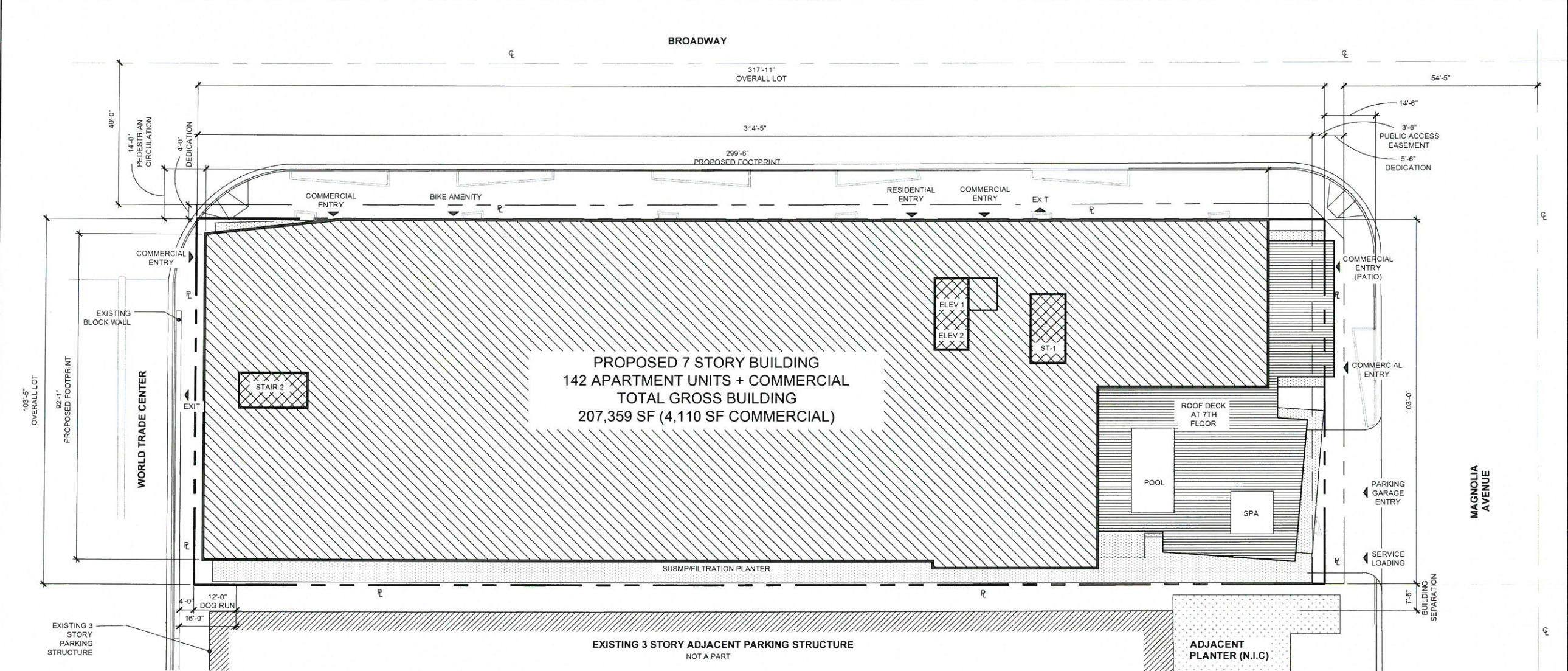
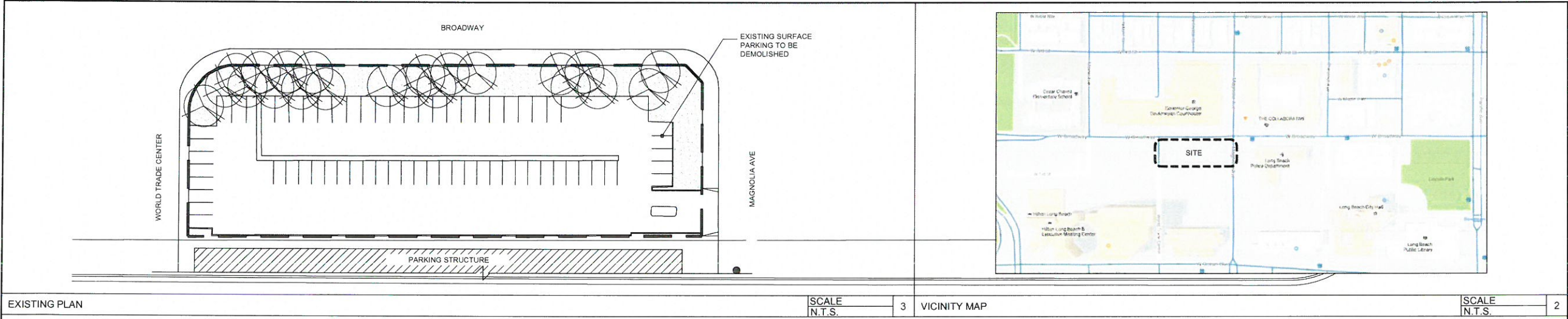
SHEET NO.	SHEET TITLE
	ALTA/ACSM LAND TITLE SURVEY
	SITE: WORLD TRADE CENTER
	LONG BEACH, CALIFORNIA

$$\begin{pmatrix} 2 & 2 \end{pmatrix}$$

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.





PROJECT SUMMARY		
GROSS LOT AREA (DENSITY)	34,654 SF (Pre-dedication)	
NET LOT AREA	32,870 SF (After dedication)	
BUILDABLE AREA	32,507 SF (After 3'-6" Setback)	
PROPOSED FAR	4.09	
PROPOSED BUILDABLE AREA	132,909 SF	
PROPOSED BUILDING HEIGHT	84' Top of sheathing	
BUILDING STORIES	7 (5 OVER 2)	
SETBACK	REQ	PROVIDED
	3'-6"	0'-0"
	0'-0"	0'-0"
	0'-0"	0'-0"

UNIT MIX	QUANTITY	SF	TOTAL SF	%
JUNIOR 1 BED / 1 BATH	15	556	8,490	11%
STUDIO 1 BED / 1 BATH	50	662	33,119	35%
1 BEDROOM / 1 BATH	41	758	31,091	29%
2 BEDROOM / 2 BATH	32	1,020	32,634	23%
3 BEDROOM / 2 BATH	4	1,253	5,052	3%
	142	777	110,386	100%
TOTAL REQUIRED OPEN SPACE =				9,438 SF
TOTAL PROPOSED OPEN SPACE				11,669 SF

AREA PER FLOOR	AREA
BASEMENT	29,418 SF
FLOOR 1	30,258 SF
FLOOR 2	30,258 SF
FLOOR 3	28,309 SF
FLOOR 4	28,309 SF
FLOOR 5	28,896 SF
FLOOR 6	28,896 SF
FLOOR 7	26,579 SF
TOTAL	230,920 SF

RESIDENTIAL PARKING REQUIRED	142
GUEST PARKING REQUIRED	36
TOTAL RESIDENTIAL PARKING REQUIRED -	178
TOTAL PARKING PROVIDED	34
TOTAL STANDARD (GUEST)	2
TOTAL ACCESSIBLE (GUEST) = 2% OF TOTAL GUEST PARKING	
TOTAL STANDARD (RESIDENTIAL)	124
TOTAL ACCESSIBLE (RESIDENTIAL) = 5% OF TOTAL RESIDENTIAL PAR	4
TOTAL COMPACT (RESIDENTIAL)	14
TOTAL *COMPACT (2ND SPACE IN TANDEM CONFIG/ NON-UNIQUE SPA	12
TOTAL UNIQUE SPACES	178
TOTAL SPACES	190

TOTAL BICYCLE SPACES REQUIRED =	28
TOTAL BICYCLE PROVIDED	80
LONG-TERM (COVERED)	14
SHORT-TERM (AT SIDEWALK)	

# BROADWAY AND MAGNOLIA APARTMENTS

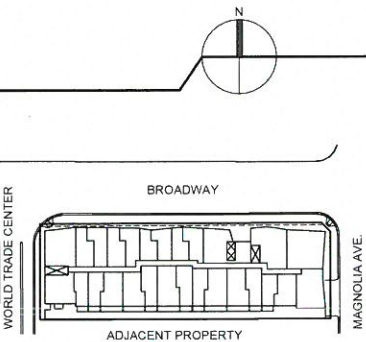
500 W. BROADWAY,  
LONG BEACH | CA 90802

## ENSEMBLE REAL ESTATE INVESTMENTS

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

## SITE PLAN REVIEW

JANUARY 04, 2017  
PROJECT NO. 16003



# A0.00

SITE PLAN



1657 alvira street second floor los angeles, ca 90035  
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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

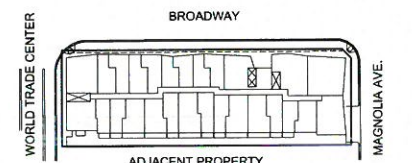
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

**SITE PLAN REVIEW**

APRIL 11, 2017  
PROJECT NO. 16003

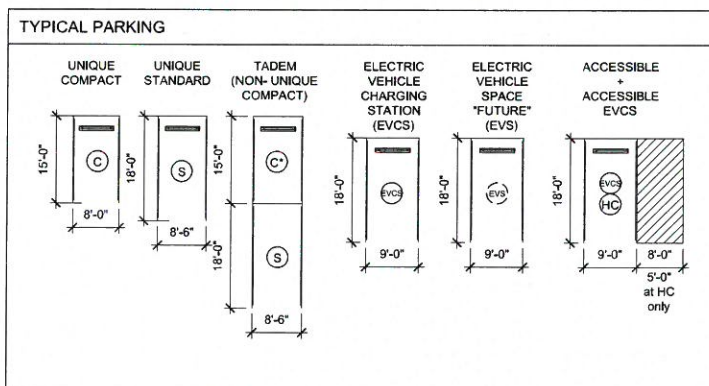
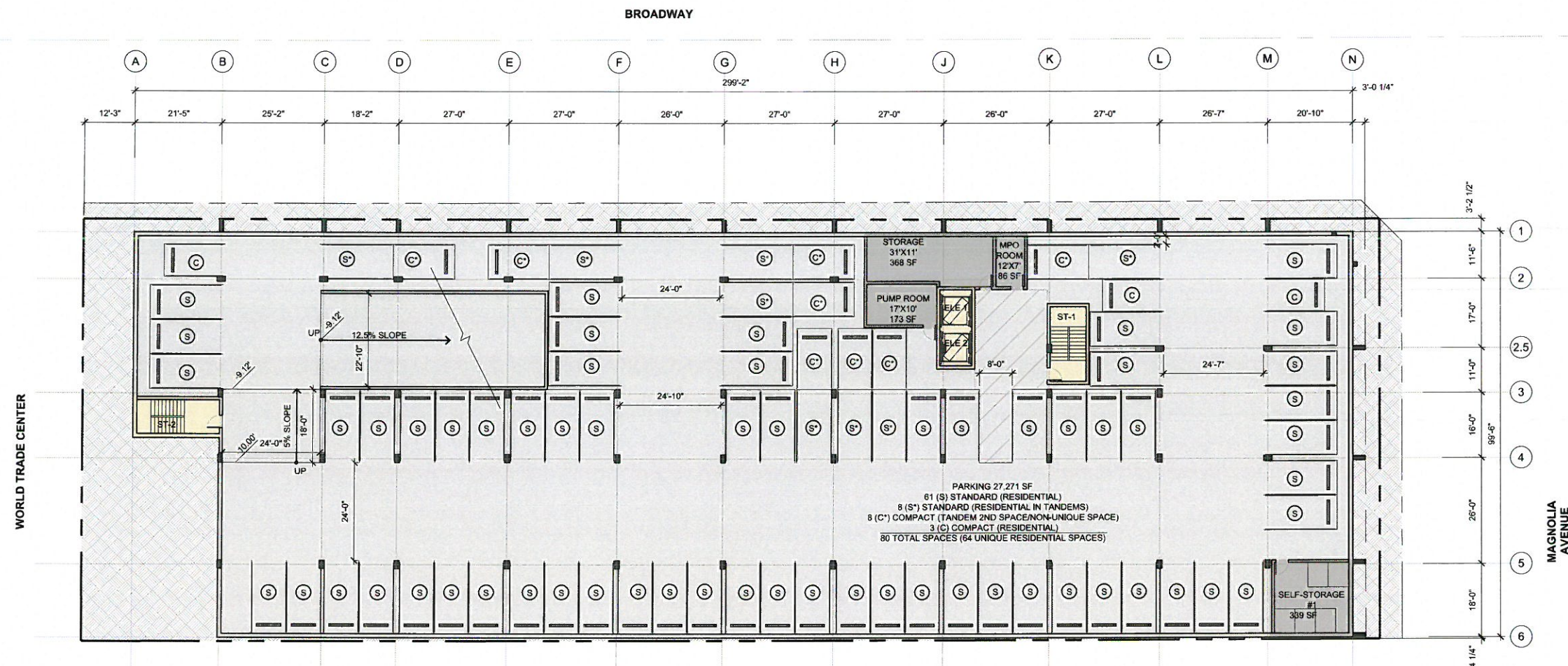


**A1.00**

**BASEMENT FLOOR PLAN**



1657 alvira street second floor los angeles, ca 90035  
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PARKING REQUIRED	EV PARKING REQUIRED
RESIDENTIAL 1 PER UNIT (143 UNITS) = 143	RESIDENTIAL 3% CAL GREEN HC EVCS = 1 PER 25 (1 MIN.) = 5 + 1 HC ACCESSIBLE
GUEST / COMMERCIAL 1 PER EVERY 4 UNITS = 36	GUEST / COMMERCIAL 25% PER LBMC HC EVCS = 1 PER 25 (1 MIN.) = 9 + 1 HC ACCESSIBLE
<b>TOTAL PARKING REQUIRED = 179 SPACES</b>	

RESIDENTIAL PARKING PROVIDED			ELECTRIC VEHICLE PROVIDED				
	TOTAL SPACES	UNIQUE SPACES	EVCS	EVCS HC	EVS	EVS HC	EV TOTAL
BASEMENT LEVEL	80	72	0	0	0	0	0
GROUND LEVEL	7	7	0	0	0	0	0
SECOND LEVEL	68	64	5	1	5	0	11
TOTAL #	155	143	5	1	5	0	11
TOTAL %	100%	85%	3%	1%	3%	0%	7%

GUEST PARKING PROVIDED			ELECTRIC VEHICLE PROVIDED				
	TOTAL SPACES	UNIQUE SPACES	EVCS	EVCS HC	EVS	EVS HC	EV TOTAL
GROUND LEVEL	36	36	2	1	7	0	10
TOTAL %	100%	100%	6%	3%	19%	0%	28%

TOTAL RESIDENTIAL + GUEST PROVIDED			ELECTRIC VEHICLE PROVIDED				
	TOTAL SPACES	UNIQUE SPACES	EVCS	EVCS HC	EVS	EVS HC	EV TOTAL
TOTAL #	191	179	7	2	12	0	21
TOTAL %	100%	87%	3%	1%	6%	0%	11%



**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

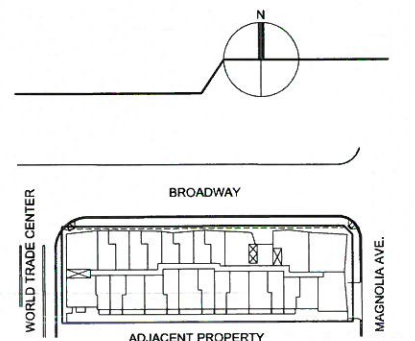
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

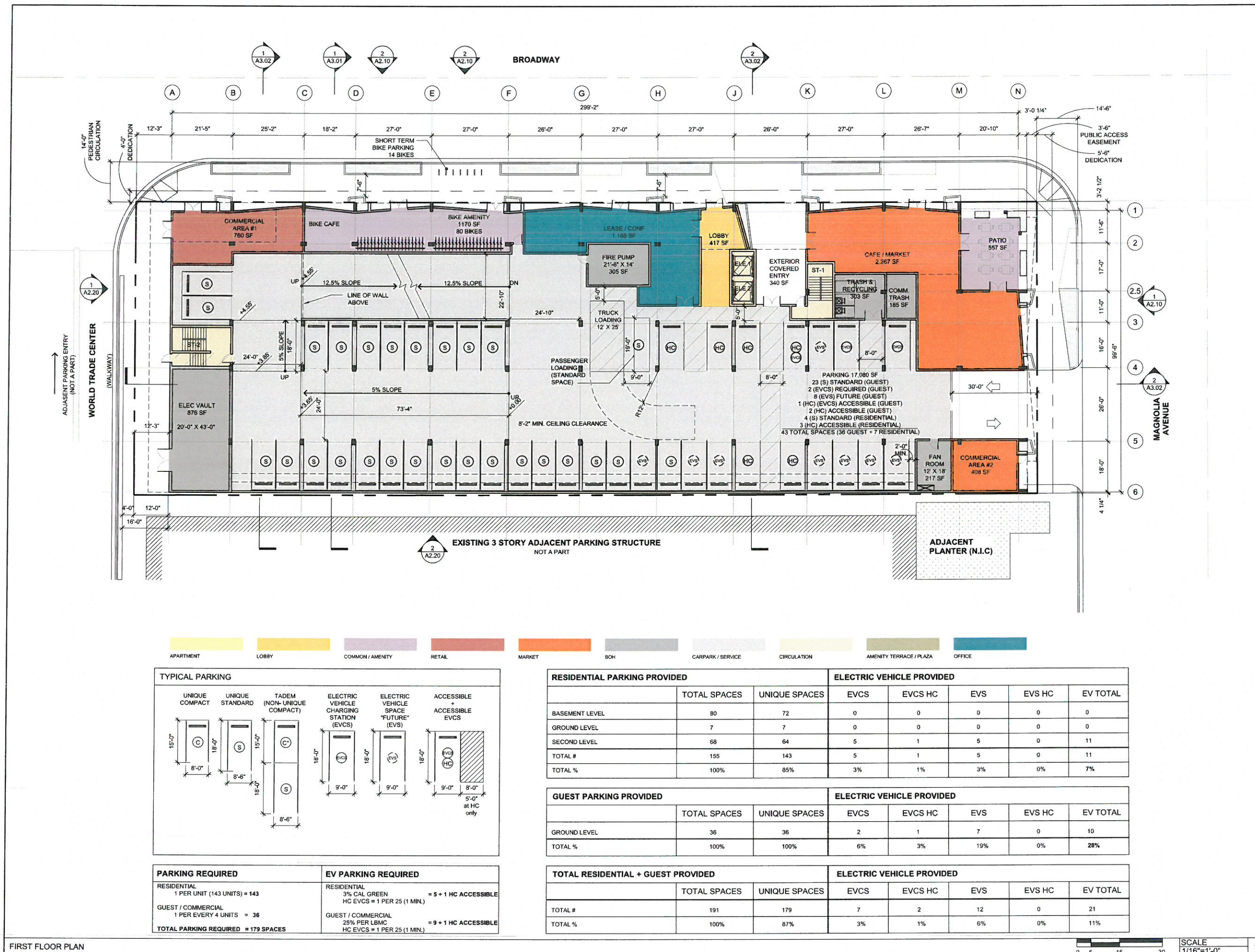
444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

**SITE PLAN REVIEW**

APRIL 11, 2017  
PROJECT NO. 16003



**A1.10**  
FIRST FLOOR/GROUND PLAN



TYPICAL PARKING					
UNIQUE COMPACT	UNIQUE STANDARD	TADAM (NON-UNIQUE COMPACT)	ELECTRIC VEHICLE CHARGING STATION (EVCS)	ELECTRIC VEHICLE SPACE "FUTURE" (EVS)	ACCESSIBLE ACCESSIBLE EVCS
15'-0"	18'-0"	15'-0"	18'-0"	18'-0"	18'-0"
8'-0"	8'-6"	8'-0"	9'-0"	9'-0"	9'-0"
					5'-0" at HC only

PARKING REQUIRED		EV PARKING REQUIRED	
RESIDENTIAL	1 PER UNIT (143 UNITS) = 143	RESIDENTIAL	3% CAL GREEN HC EVCS = 1 PER 25 (1 MIN.) = 5 + 1 HC ACCESSIBLE
GUEST / COMMERCIAL	1 PER EVERY 4 UNITS = 36	GUEST / COMMERCIAL	25% PER LBMC HC EVCS = 1 PER 25 (1 MIN.) = 9 + 1 HC ACCESSIBLE
TOTAL PARKING REQUIRED = 179 SPACES			

RESIDENTIAL PARKING PROVIDED			ELECTRIC VEHICLE PROVIDED				
	TOTAL SPACES	UNIQUE SPACES	EVCS	EVCS HC	EVS	EVS HC	EV TOTAL
BASEMENT LEVEL	80	72	0	0	0	0	0
GROUND LEVEL	7	7	0	0	0	0	0
SECOND LEVEL	68	64	5	1	5	0	11
TOTAL #	155	143	5	1	5	0	11
TOTAL %	100%	85%	3%	1%	3%	0%	7%

GUEST PARKING PROVIDED			ELECTRIC VEHICLE PROVIDED				
	TOTAL SPACES	UNIQUE SPACES	EVCS	EVCS HC	EVS	EVS HC	EV TOTAL
GROUND LEVEL	36	36	2	1	7	0	10
TOTAL %	100%	100%	6%	3%	19%	0%	28%

TOTAL RESIDENTIAL + GUEST PROVIDED			ELECTRIC VEHICLE PROVIDED				
	TOTAL SPACES	UNIQUE SPACES	EVCS	EVCS HC	EVS	EVS HC	EV TOTAL
TOTAL #	191	179	7	2	12	0	21
TOTAL %	100%	87%	3%	1%	6%	0%	11%



**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

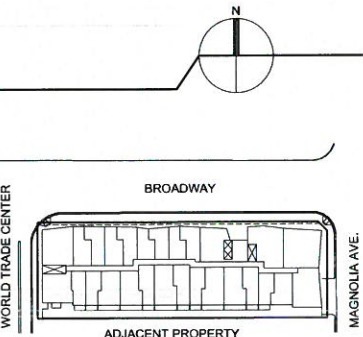
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

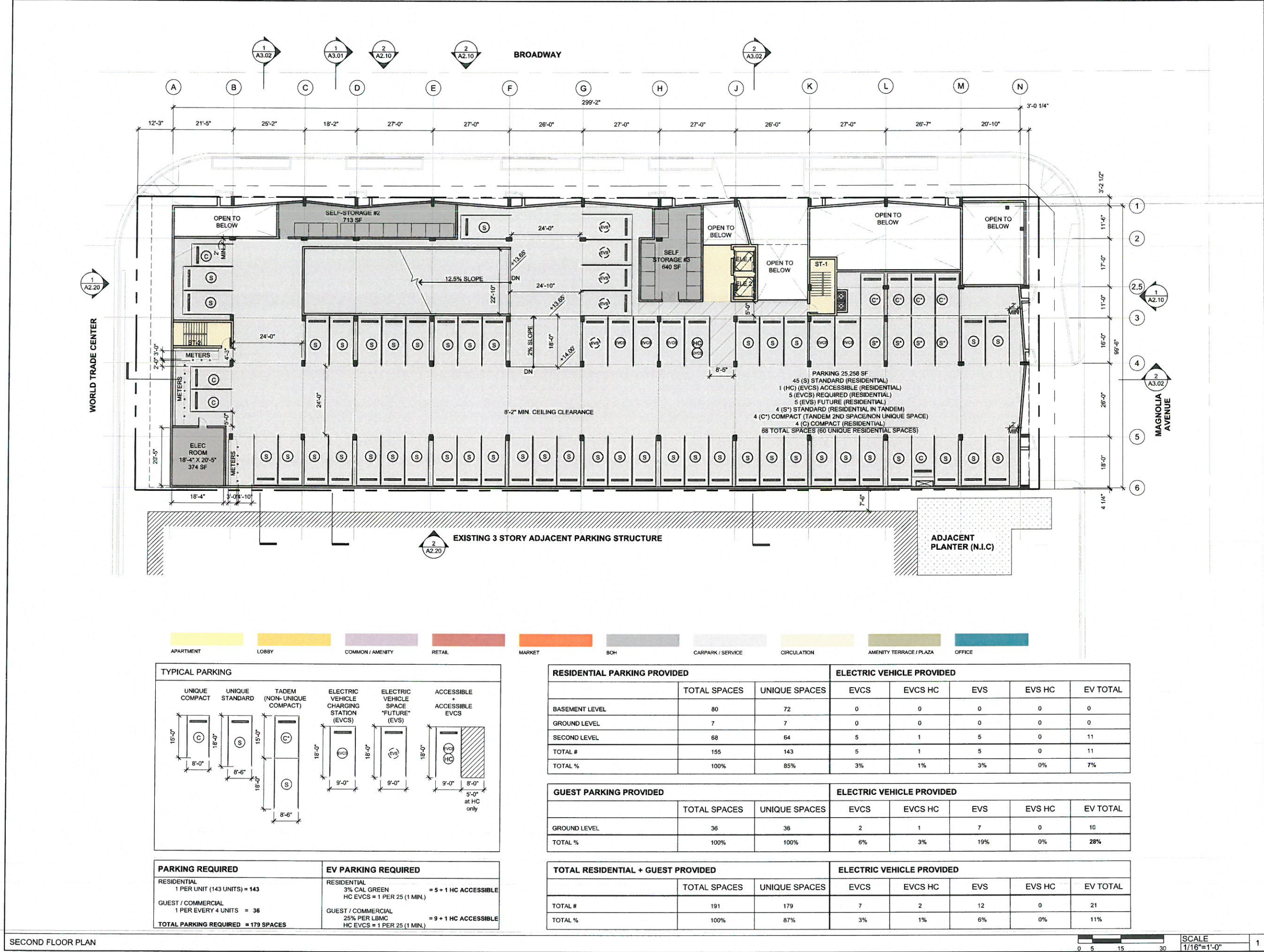
444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

**SITE PLAN REVIEW**

APRIL 11, 2017  
PROJECT NO. 16003



**A1.20**  
SECOND FLOOR PLAN





**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

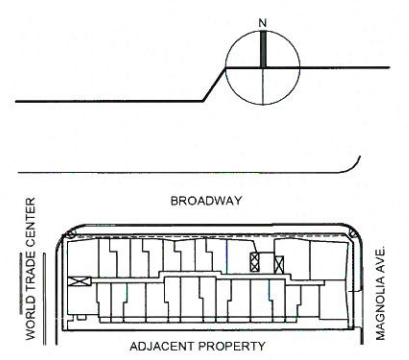
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
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**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**A1.30**

THIRD FLOOR PLAN



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# BROADWAY AND MAGNOLIA APARTMENTS

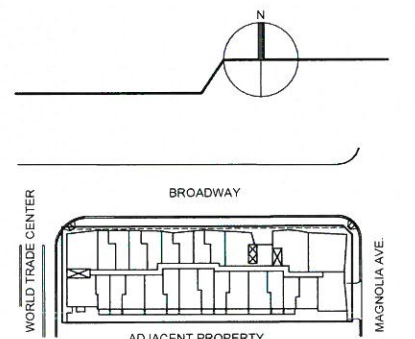
500 W. BROADWAY.  
LONG BEACH | CA 90802

## ENSEMBLE REAL ESTATE INVESTMENTS

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

## SITE PLAN REVIEW

JANUARY 04, 2017  
PROJECT NO. 16003

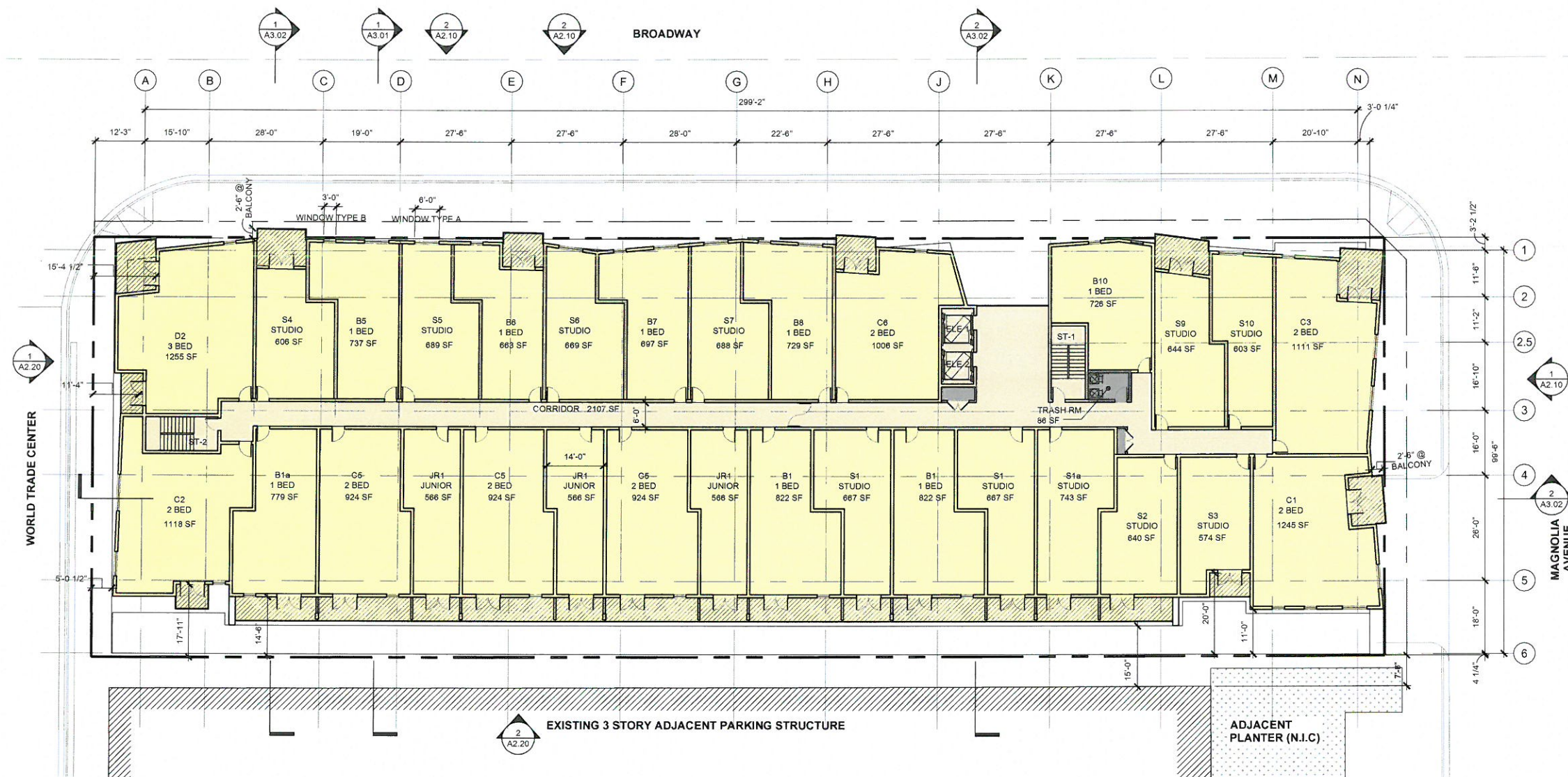


# A1.40

FOURTH FLOOR PLAN



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MAGNOLIA  
APARTMENTS**

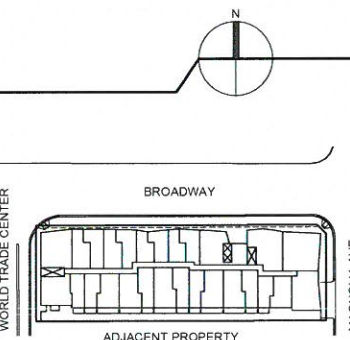
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

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**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**A1.50**  
FIFTH FLOOR PLAN





# BROADWAY AND MAGNOLIA APARTMENTS

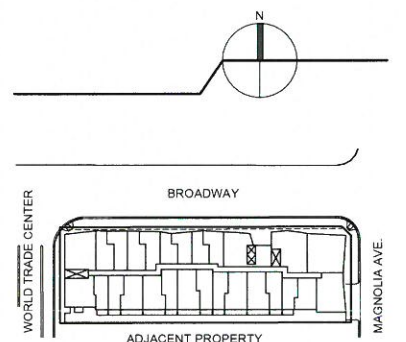
500 W. BROADWAY.  
LONG BEACH | CA 90802

## ENSEMBLE REAL ESTATE INVESTMENTS

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

## SITE PLAN REVIEW

JANUARY 04, 2017  
PROJECT NO. 16003

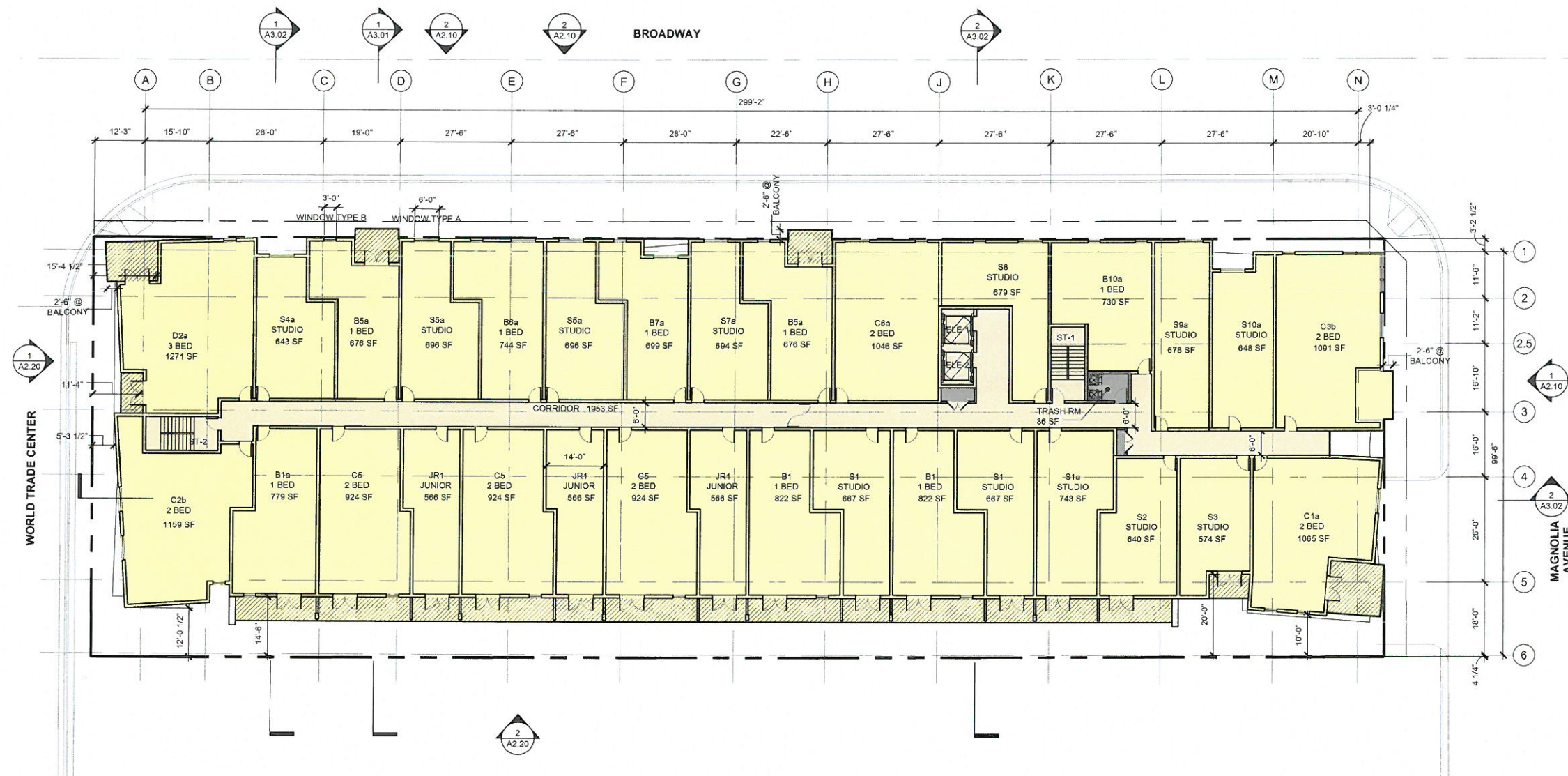


# A1.60

SIXTH FLOOR PLAN



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

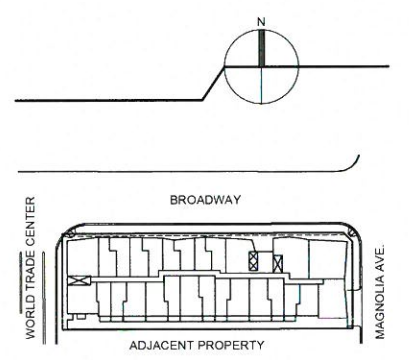
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

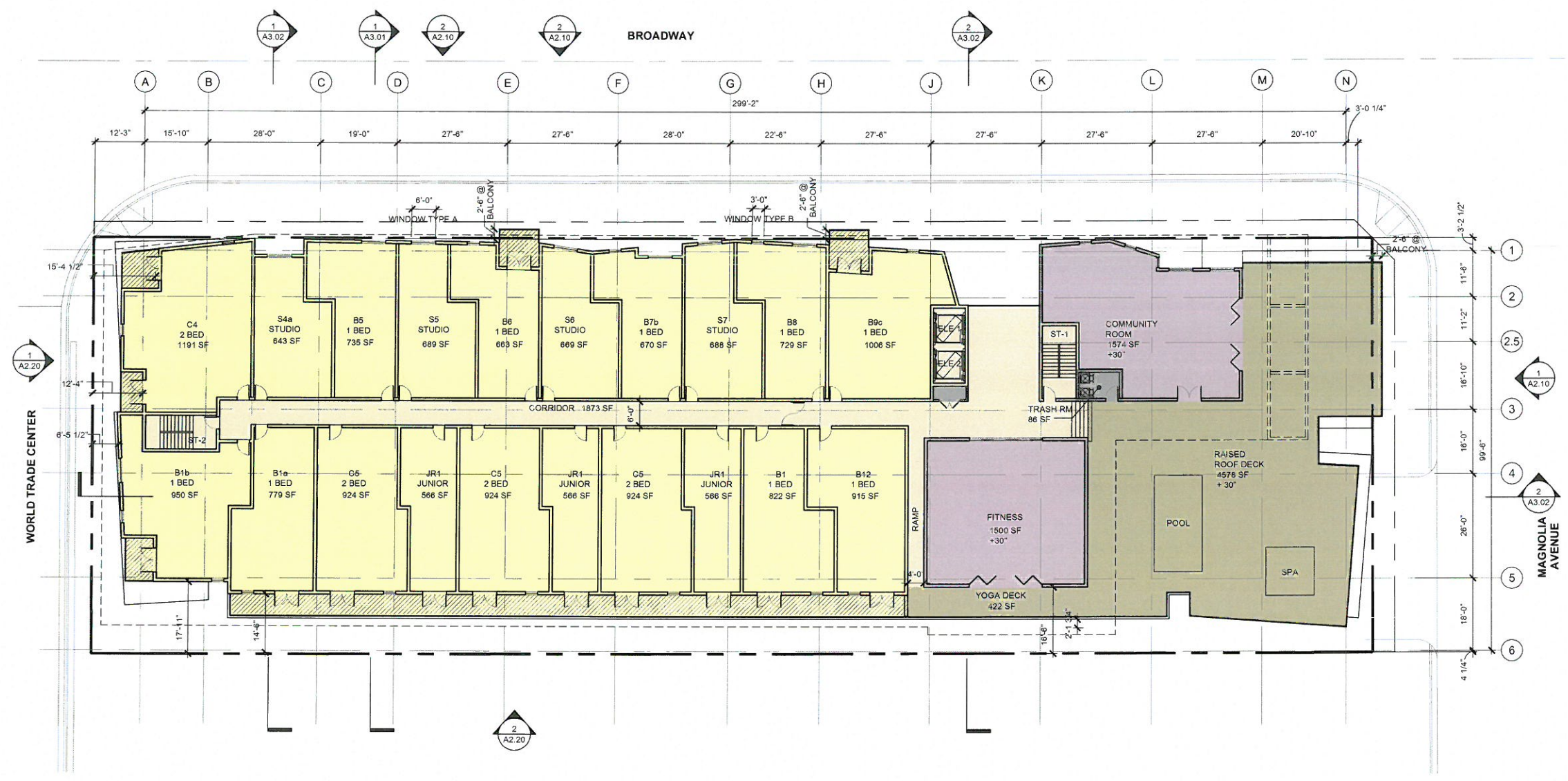
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LONG BEACH | CA 90802

**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**A1.70**  
SEVENTH FLOOR PLAN





**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

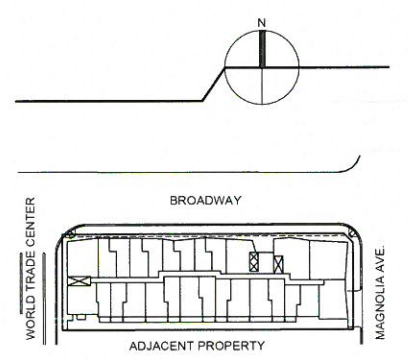
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003

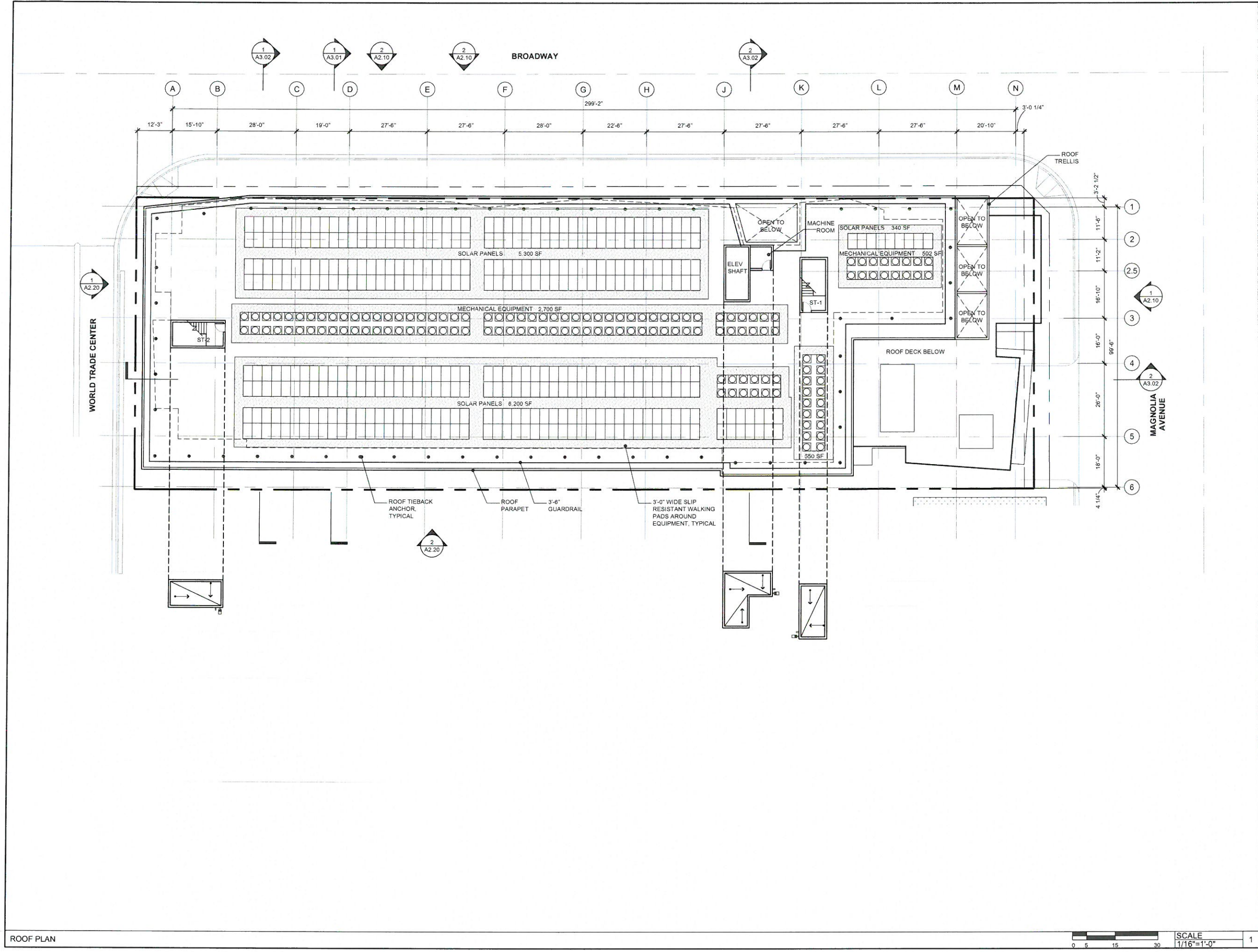


**A1.80**

ROOF PLAN



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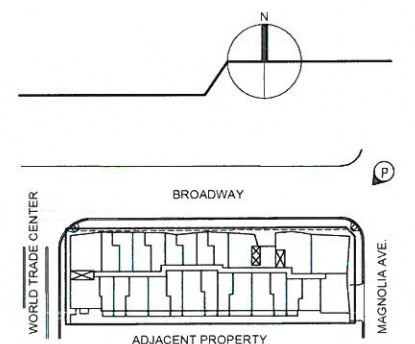
500 W. BROADWAY.  
LONG BEACH | CA 90802

## ENSEMBLE REAL ESTATE INVESTMENTS

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## SITE PLAN REVIEW

JANUARY 04, 2017  
PROJECT NO. 16003



# A2.01

PERSPECTIVE



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## BROADWAY AND MAGNOLIA APARTMENTS

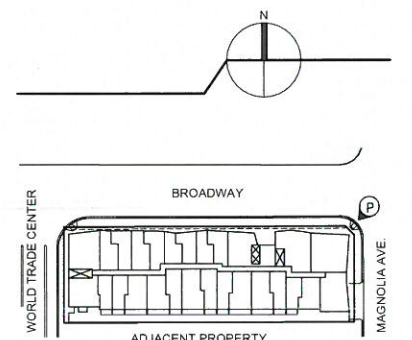
500 W. BROADWAY.  
LONG BEACH | CA 90802

## ENSEMBLE REAL ESTATE INVESTMENTS

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

## SITE PLAN REVIEW

JANUARY 04, 2017  
PROJECT NO. 16003



# A2.02

PERSPECTIVE



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

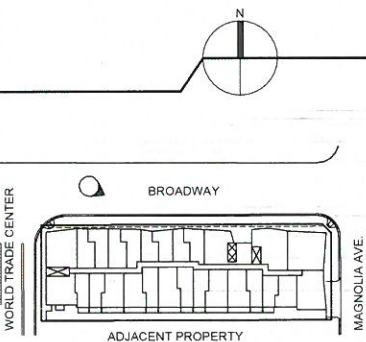
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

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**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**A2.03**

PERSPECTIVE



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

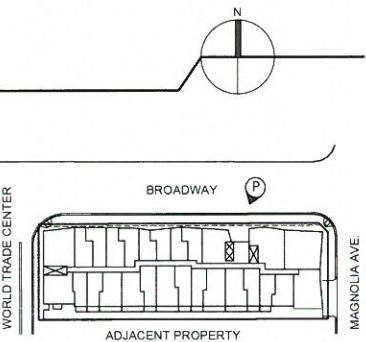
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
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**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**A2.04**

PERSPECTIVE



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

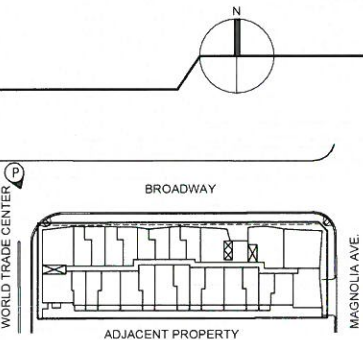
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
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**SITE PLAN REVIEW**

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**A2.05**

PERSPECTIVE



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

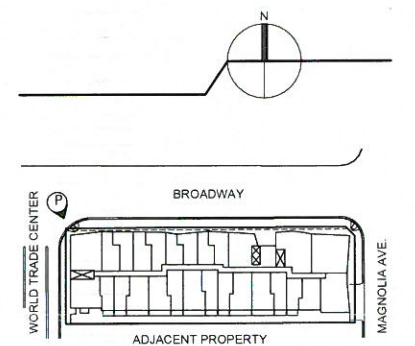
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
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**SITE PLAN REVIEW**

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PROJECT NO. 16003



**A2.06**

PERSPECTIVE



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

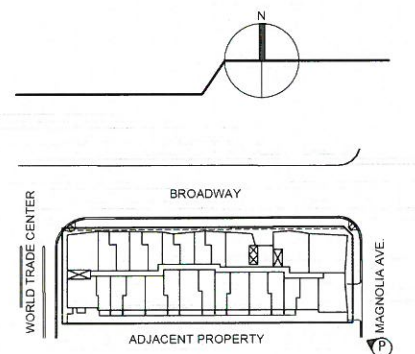
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
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**SITE PLAN REVIEW**

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PROJECT NO. 16003



**A2.07**

PERSPECTIVE



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

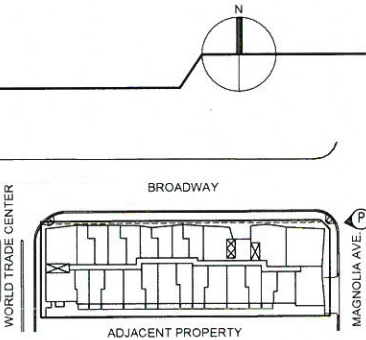
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**A2.08**

PERSPECTIVE



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

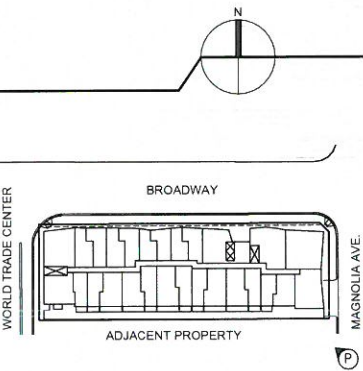
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
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**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**A2.09**

PERSPECTIVE



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**MATERIALS**

LOW-E TINTED VISION GLASS	CEMENT PLASTER COLOR: DARK GRAY	CEMENT BOARD COLOR: BROWN	ALUMINUM #1 COLOR: DARK ANODIZED	CEMENT PLASTER COLOR: GREY	CEMENT PLASTER COLOR: WHITE	WOOD SCREEN #1 COLOR: EBONY	WOOD SCREEN #2	SELF ATTACHING - CREEPING FIG	FEATURE GREEN WALL OR MODULAR LIVING WALL	SIGNAGE 34" CUT LETTERS COLOR: WHITE	FEATURE ART WALL

**NOTE: PROJECT SIGNAGE IS SHOWN FOR DESIGN INTENT REFERENCE ONLY. SIGNAGE TO BE APPROVED UNDER SEPARATE SUBMITTAL.**

# **BROADWAY AND MAGNOLIA APARTMENTS**

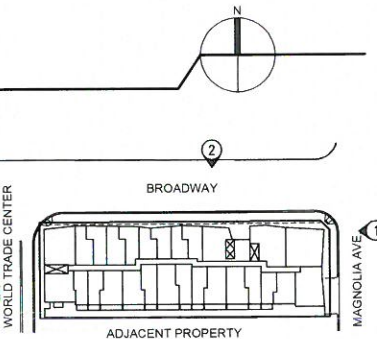
500 W. BROADWAY.  
LONG BEACH | CA 90802

## **ENSEMBLE REAL ESTATE INVESTMENTS**

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

### **SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



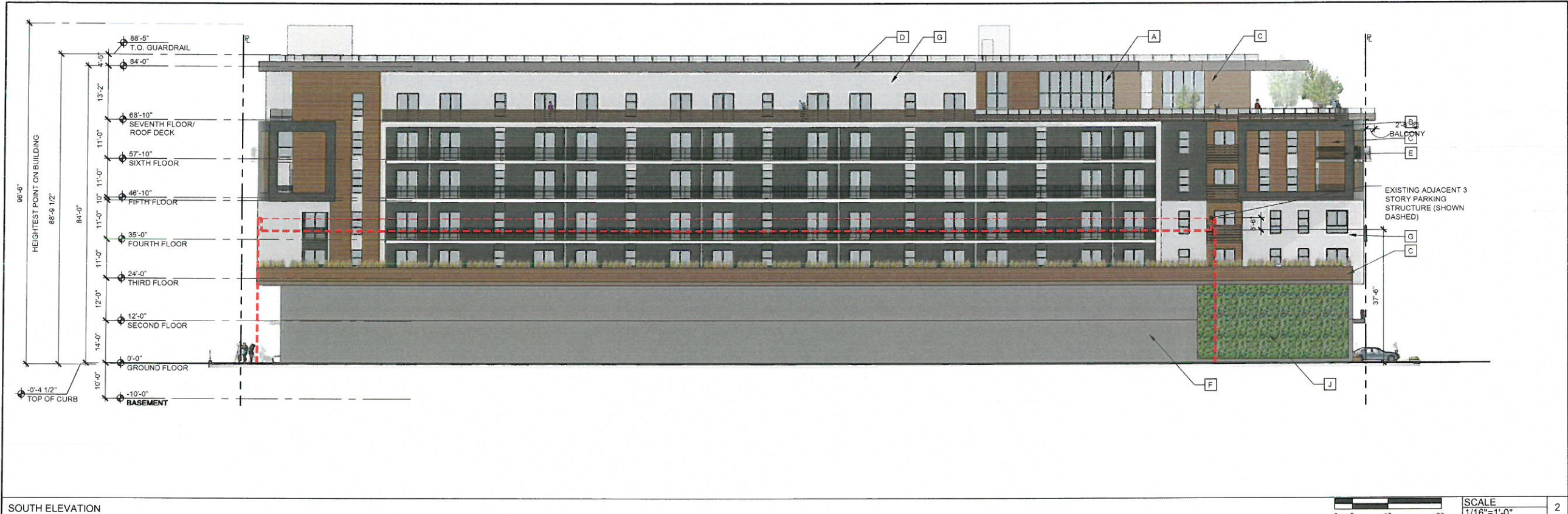
## **A2.10** **ELEVATIONS**

**urban-architecture**

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SOUTH ELEVATION

SCALE 1/16"=1'-0" 2



WEST ELEVATION

SCALE 1/16"=1'-0" 1

											
LOW-E TINTED VISION GLASS	CEMENT PLASTER COLOR: DARK GRAY	CEMENT BOARD COLOR: BROWN	ALUMINUM #1 COLOR: DARK ANODIZED	CEMENT PLASTER COLOR: GRAY	CEMENT PLASTER COLOR: WHITE	WOOD SCREEN #1 COLOR: EBONY	WOOD SCREEN #2	SELF ATTACHING - CREEPING FIG	FEATURE GREEN WALL OR MODULAR LIVING WALL	SIGNAGE 34" CUT LETTERS COLOR: WHITE	FEATURE ART WALL

MATERIALS

NOTE: PROJECT SIGNAGE IS SHOWN FOR DESIGN INTENT REFERENCE ONLY. SIGNAGE TO BE APPROVED UNDER SEPARATE SUBMITTAL.

# BROADWAY AND MAGNOLIA APARTMENTS

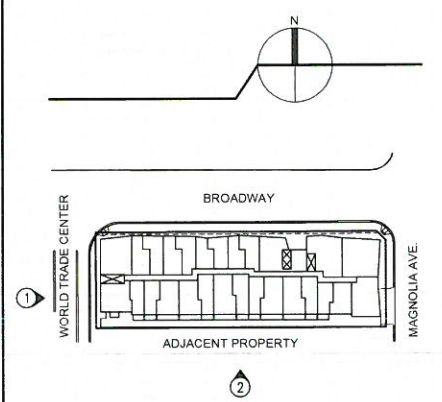
500 W. BROADWAY.  
LONG BEACH | CA 90802

# ENSEMBLE REAL ESTATE INVESTMENTS

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

## SITE PLAN REVIEW

JANUARY 04, 2017  
PROJECT NO. 16003



# A2.20

ELEVATIONS

  
urban-architecture  
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FINISH MATERIAL LEGEND

- A. LOW-E TINTED VISION GLASS
- B. CEMENT PLASTER  
COLOR: DARK GRAY
- C. CEMENT BOARD  
COLOR: BROWN
- D. ALUMINUM #1  
COLOR: DARK ANNODIZED
- E. NOT USED
- F. CEMENT PLASTER  
COLOR: GRAY
- G. CEMENT PLASTER  
COLOR: WHITE
- H. WOOD SCREEN #1  
COLOR: EBONY
- I. WOOD SCREEN #2  
COLOR: BROWN
- J. SELF ATTACHING CREEPING FIG
- K. FEATURE GREEN WALL OR  
MODULAR LIVING WALL
- L. SIGNAGE CUT LETTER  
COLOR: WHITE
- M. FEATURE ART WALL

**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

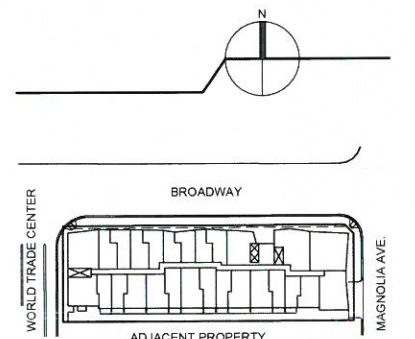
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
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**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**A2.30**

MATERIAL BOARD



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**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

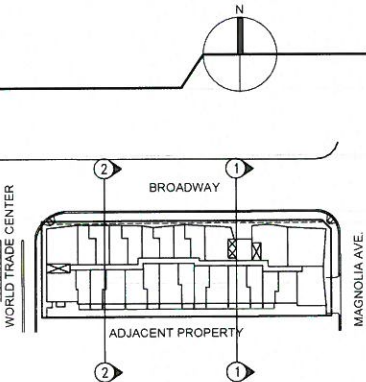
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

**SITE PLAN REVIEW**

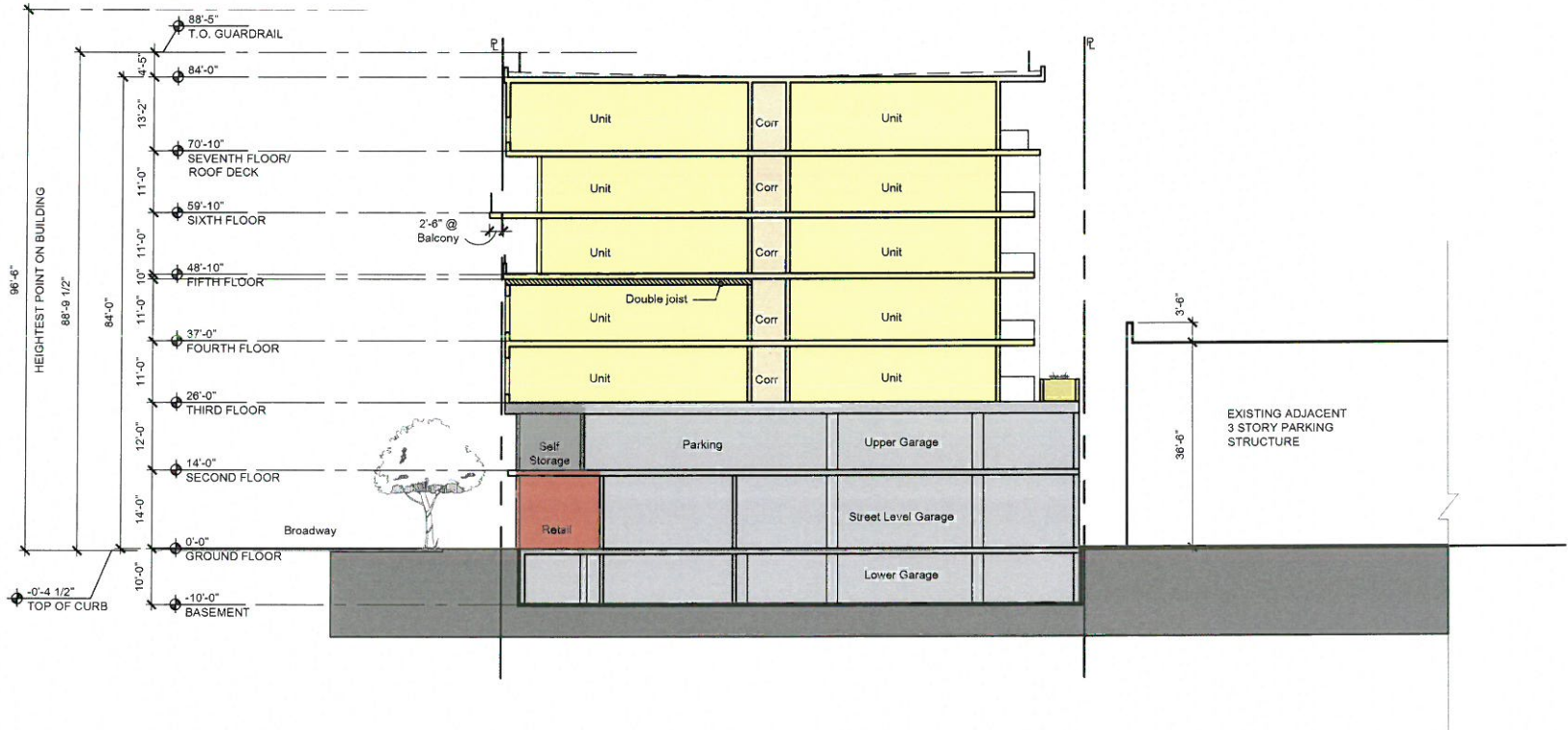
JANUARY 04, 2017  
PROJECT NO. 16003



**A3.01**  
SECTIONS



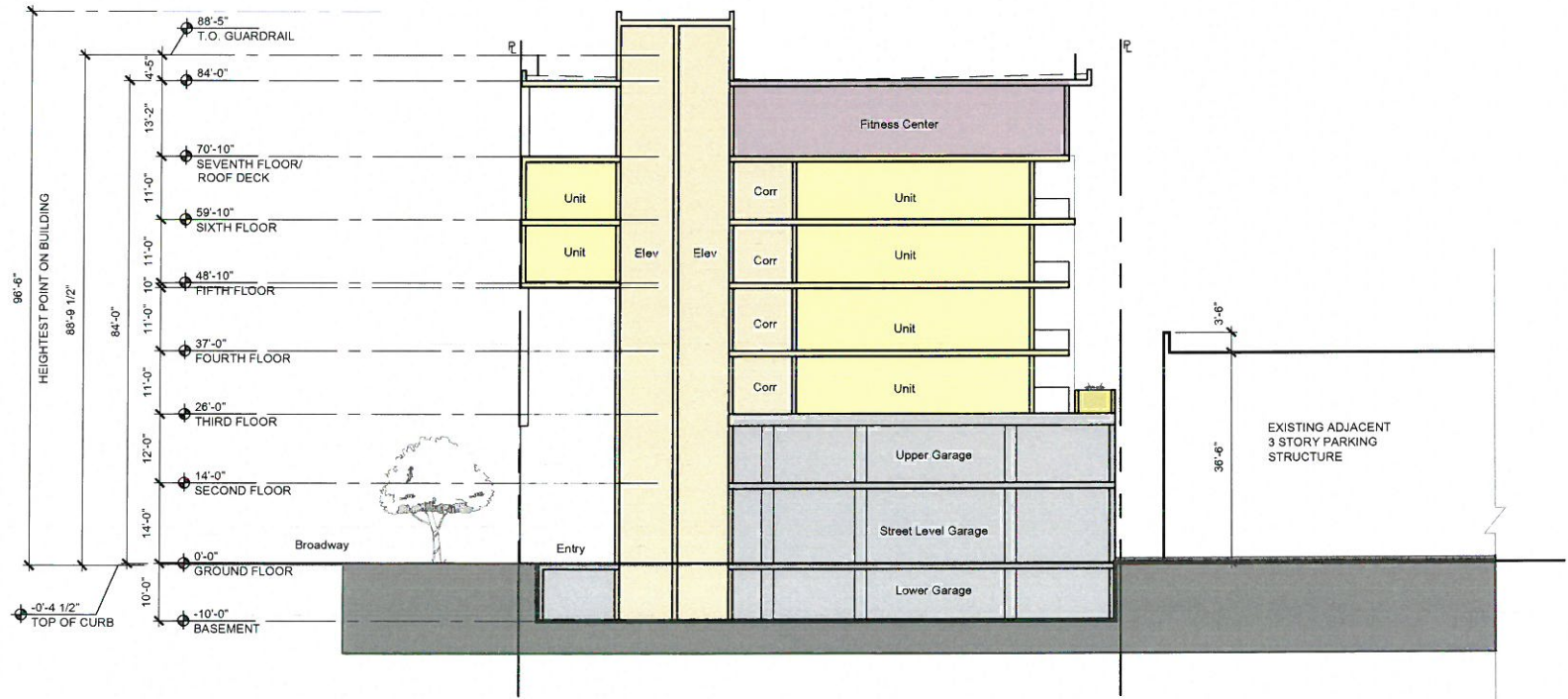
1657 alvira street second floor los angeles, ca 90035  
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BUILDING SECTION

SCALE  
1/16"=1'-0"

2



APARTMENT LOBBY COMMON / AMENITY RETAIL MARKET BOH CARPARK / SERVICE CIRCULATION AMENITY TERRACE / PLAZA OFFICE

BUILDING SECTION

SCALE  
1/16"=1'-0"

1



**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

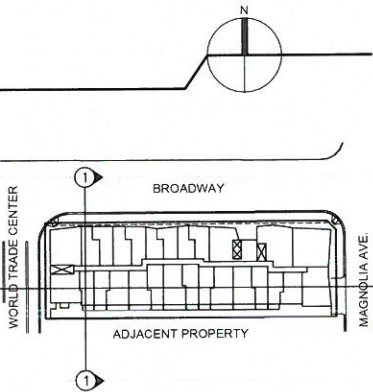
500 W. BROADWAY.  
LONG BEACH | CA 90802

**ENSEMBLE REAL  
ESTATE  
INVESTMENTS**

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003

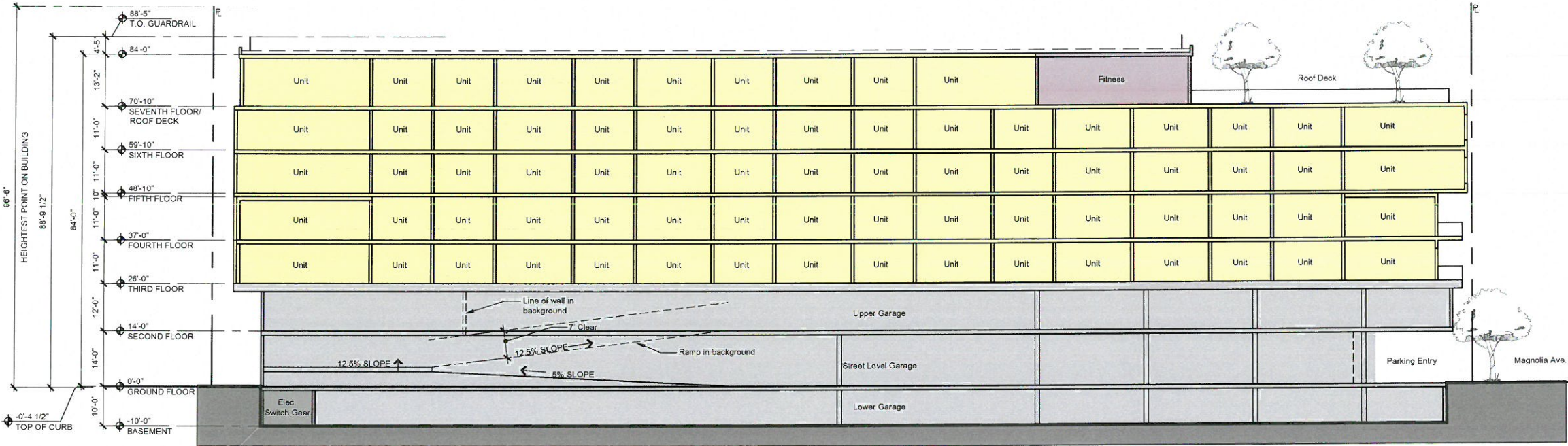


**A3.02**

SECTIONS

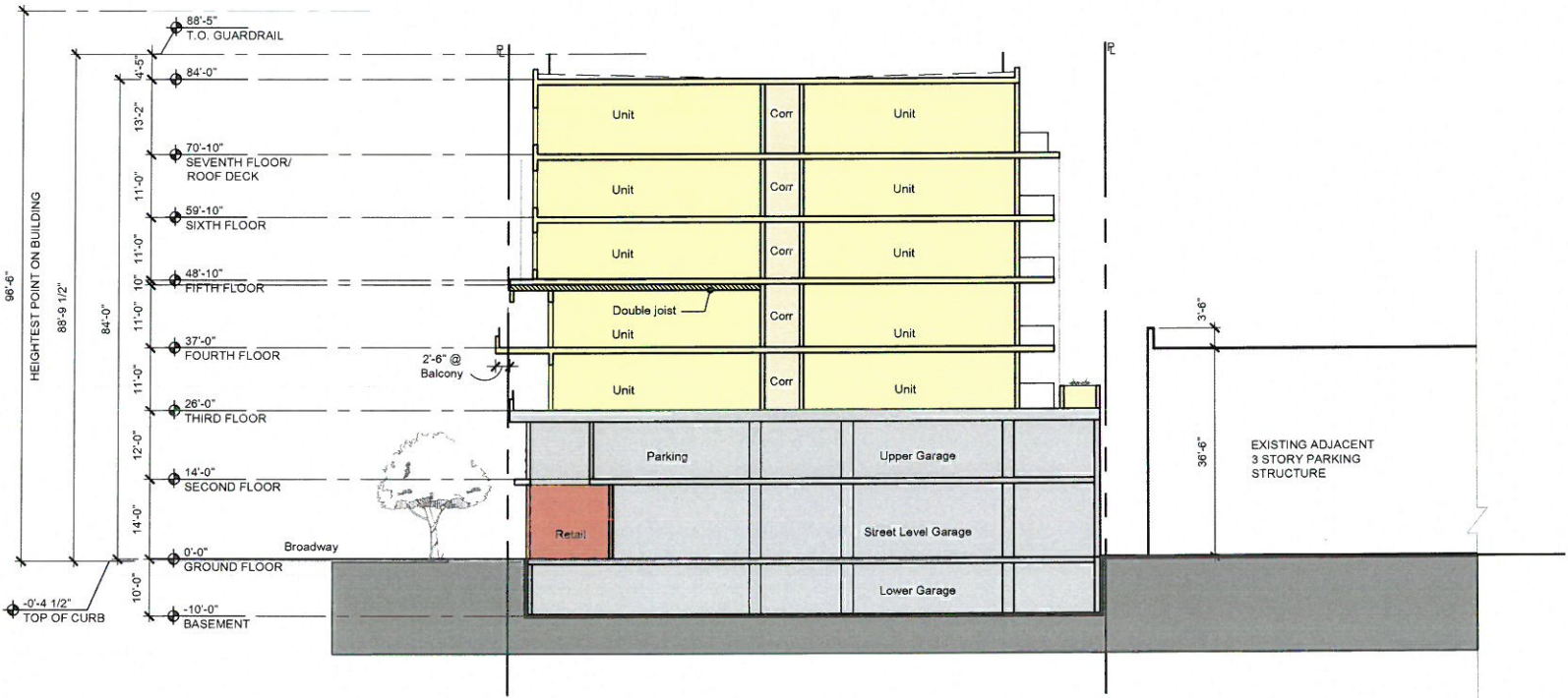


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BUILDING SECTION

SCALE  
1/16"=1'-0"



APARTMENT LOBBY COMMON / AMENITY RETAIL MARKET BOH CARPARK / SERVICE CIRCULATION AMENITY TERRACE / PLAZA OFFICE

BUILDING SECTION

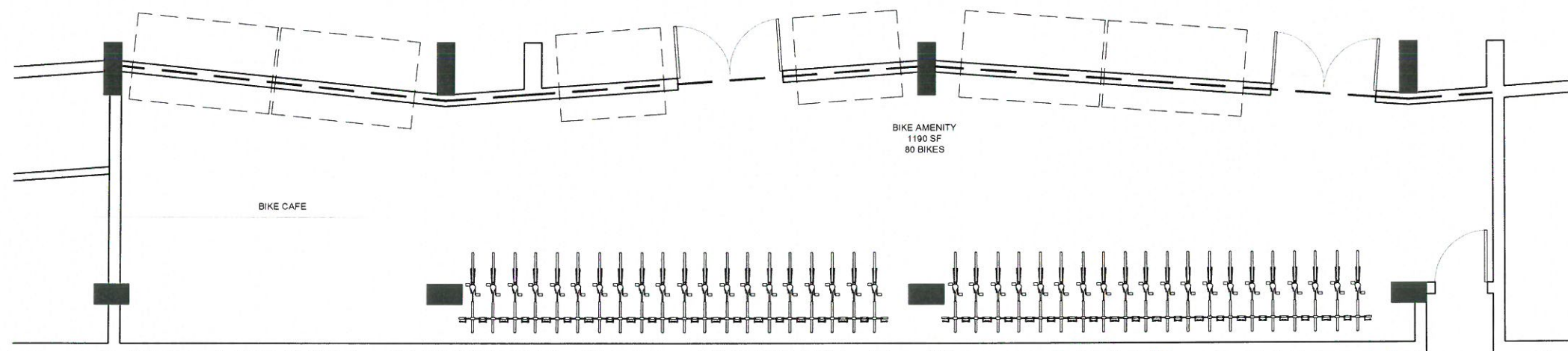
SCALE  
1/16"=1'-0"





BICYCLE AMENITY / CAFE INSPIRATION IMAGES

SCALE  
NTS 2



ENLARGED BICYCLE AMENITY - GROUND LEVEL

SCALE  
1/4"=1'-0" 1

## BROADWAY AND MAGNOLIA APARTMENTS

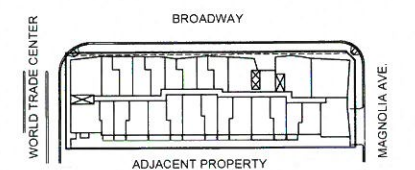
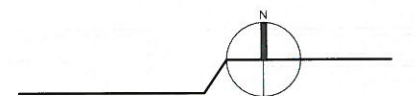
500 W. BROADWAY.  
LONG BEACH | CA 90802

## ENSEMBLE REAL ESTATE INVESTMENTS

444 W OCEAN BLVD # 1108,  
LONG BEACH | CA 90802

## SITE PLAN REVIEW

JANUARY 04, 2017  
PROJECT NO. 16003



# A4.00

BIKE AMENITY



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# BROADWAY AND MAGNOLIA APARTMENTS

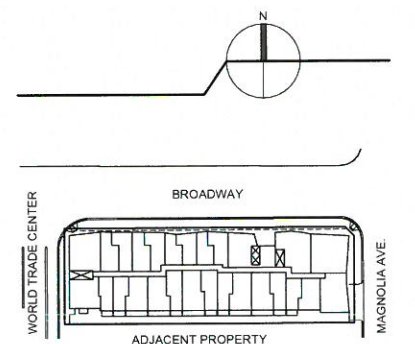
500 W. BROADWAY.  
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## ENSEMBLE REAL ESTATE INVESTMENTS

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LONG BEACH | CA 90802

## SITE PLAN REVIEW

JANUARY 04, 2017  
PROJECT NO. 16003

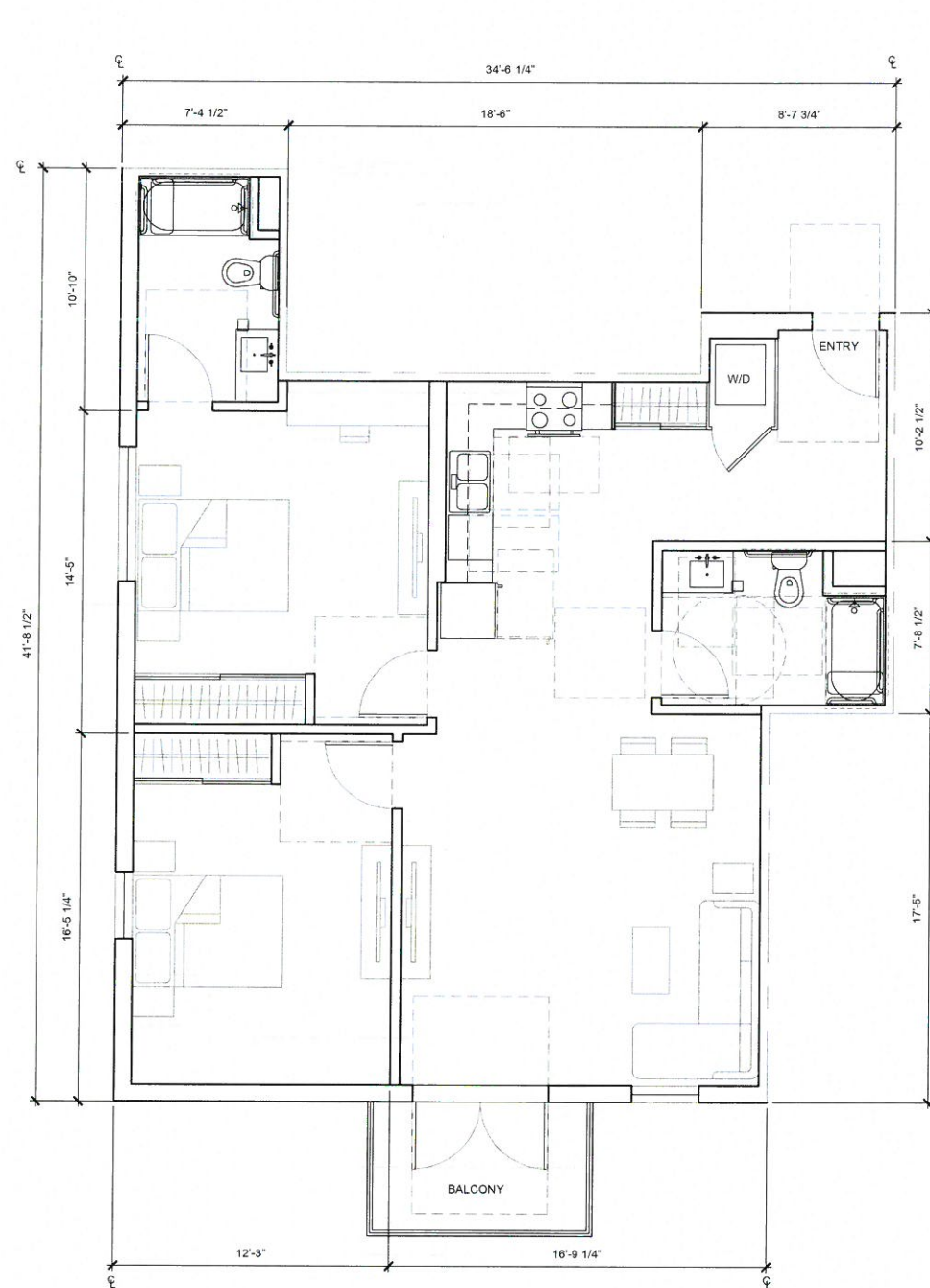


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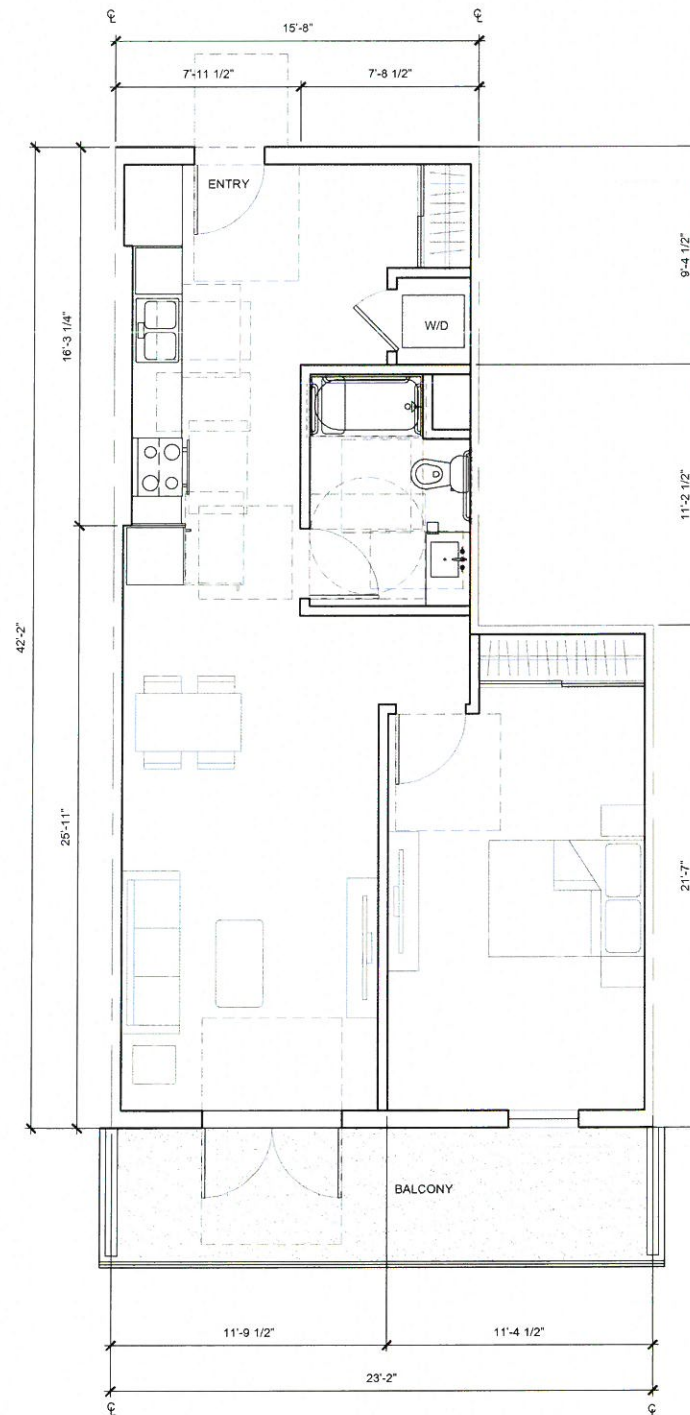
## TYPICAL UNIT PLANS



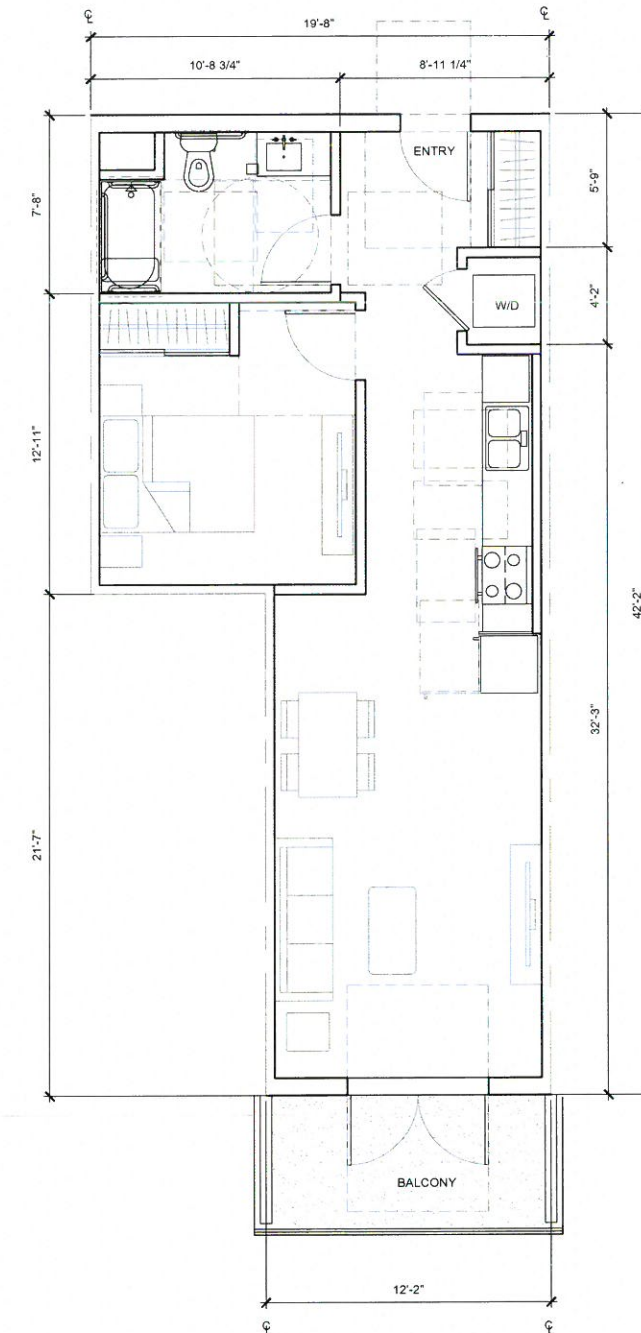
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3 UNIT "C2" - SCALE 1/4"=1'-0"  
2 BEDROOM/2 BATH  
1118 SF



2 UNIT "B1" - SCALE 1/4"=1'-0"  
1 BEDROOM/1 BATH  
822 SF



1 UNIT "S1" - SCALE 1/4"=1'-0"  
STUDIO/1 BATH  
667 SF



STREET TREES AND PARKWAY PLANTING  
TO MATCH SPECIES USED @ MATCH LONG  
BEACH COURTHOUSE, (TRI LAU / DIA REV)

PLANTERS W/ TRUMPET VINE (DIS RIV)

UPGRADED SIDEWALK PAVING,  
CAST IN PLACE CONCRETE  
PAVING W/ ALTERNATING BANDS

ACCENT PAVING /  
GROUNDPLANE GRAPHICS,  
TYPICAL INDOORS AND OUT

BIKE RACKS

BROADWAY

INDOOR BIKE KITCHEN  
AND STORAGE

SITTABLE OBJECTS

UPGRADED SIDEWALK PAVING,  
CAST IN PLACE CONCRETE PAVING  
W/ ALTERNATING BANDS

DOG RUN

SHADE UMBRELLA (REMOVABLE)

WORLD TRADE CENTER

SHADE UMBRELLA  
(REMOVABLE)  
PLANTING @  
NEIGHBORING  
PROPERTY

PARKWAY PLANTING MIX  
CAR TUM, CAR PRO, LOM BRE

PARKING ENTRY

PROPERTY LINE

(E) SIDEWALK

PLANTING @  
NEIGHBORING  
PROPERTY

EXISTING ADJACENT PARKING STRUCTURE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
KOE ELE	TRISTANIA LAURINA 'ELEGANT'	ELEGANT TRISTANIA	36" BOX	15
DIS RIV	DISTICTUS 'RIVERS'	VIOLET TRUMPET VINE	15 GAL	12
DIA REV	DIANELLA 'LITTLE REV'	LITTLE REV DIANELLA	1 GAL	12" O.C.

GENERAL NOTE:  
1 - THE NEW LANDSCAPING ON MANGOLIA AVE SHALL GENERALLY FOLLOW THE  
LANDSCAPING PLAN PROPOSED FOR THE CIVIC CENTER PROJECT

**BROADWAY  
AND  
MAGNOLIA  
APARTMENTS**

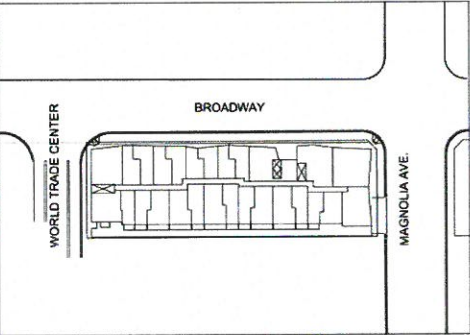
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ESTATE  
INVESTMENTS**

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CA 90802

**SITE PLAN REVIEW**

JANUARY 04, 2017  
PROJECT NO. 16003



**L2.0**

**GROUND FLOOR  
LANDSCAPE PLAN**

**Mark Tessier  
— Landscape  
Architecture<sup>INC</sup>**

1424 4th Street, Suite 234  
Santa Monica, CA 90401  
Tel — 310.395.3595  
www.marktessier.com



SCALE: 1/16"=1'-0"



BROADWAY  
AND  
MAGNOLIA  
APARTMENTS

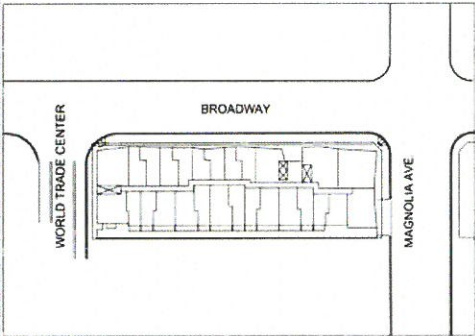
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SITE PLAN REVIEW

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PROJECT NO. 16003

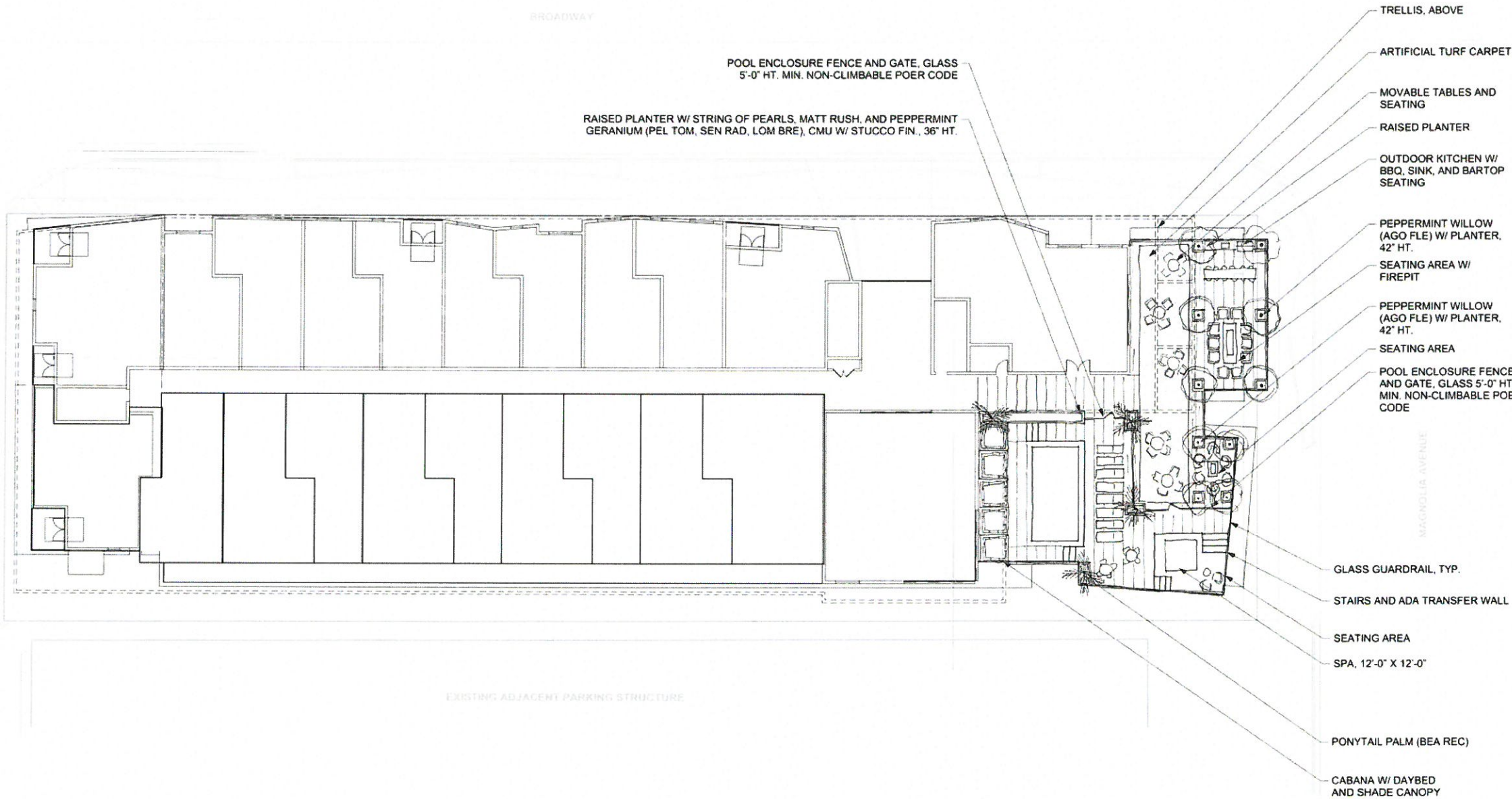


L2.2

SEVENTH FLOOR  
LANDSCAPE PLAN

Mark Tessier  
— Landscape  
Architecture<sup>INC</sup>

1424 4th Street, Suite 234  
Santa Monica, CA 90401  
Tel — 310 395 3595  
www.marktessier.com



PLANT SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
AGO FLE	AGONIS FLEXUOSA	PEPPERMINT WILLOW	24" BOX	10
BEA REC	BEAUCARNEA RECURVATA	PONYTAIL PALM	24" BOX	4
PEL TOM	PELARGONIUM TOMENTOSUM	PEPPERMINT GERANIUM	1 GAL	18" O.C.
SEN RAD	SCENECIO RADICANS	STRING OF PEARLS	4" POTS	10" O.C.
LOM BRE	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL	18" O.C.



SCALE: 1/16"=1'-0"